

 FRANKLIN PARK



WHERE BUSINESS THRIVES

6100 AND 6700 TOWER CIRCLE, FRANKLIN, TENNESSEE

Spaces Designed for Success

NORTHWOOD  
INVESTORS 

NORTHWOOD  
OFFICE 

  
STREAM

FOR MORE INFORMATION, VISIT [FRANKLINPARKCS.COM](http://FRANKLINPARKCS.COM).

# TWO BUILDINGS. ONE STUNNING CAMPUS.

The Franklin Park campus is in beautiful Cool Springs, just south of Nashville. The area is known for its stellar schools, pristine recreational facilities and an array of retail and restaurant choices. It has a strong business climate that is home to world-class brands.

A crown jewel of Cool Springs, Franklin Park delivers on what's important for an engaged, productive workforce. From desirable amenities to scenic outdoor spaces, elevate the workday experience here.



TWO FRANKLIN PARK

ONE FRANKLIN PARK

- AVAILABLE SPACE -

ONE FRANKLIN PARK

4,374 - 200,882 RSF

UP TO 7 FULL FLOORS

TWO FRANKLIN PARK

4,038 - 10,898 RSF

# FRANKLIN PARK PROJECT DETAILS



TWO FRANKLIN PARK

ONE FRANKLIN PARK

	<b>ADDRESS</b>	<b>TOTAL SF</b>	<b>CONSTRUCTED</b>	2014 - 2017	<b>EV CHARGERS</b>	13
ONE FRANKLIN PARK	6100 Tower Circle Franklin, TN 37067	272,720 SF	<b>LEASE TERM</b>	5 - 10+ Years	<b>FUTURE MULTI-FAMILY</b>	480 units
TWO FRANKLIN PARK	6700 Tower Circle Franklin, TN 37067	278,161 SF	<b>CEILING HEIGHTS</b>	9' - 13'6"	<b>STRUCTURED GARAGE</b>	Covered
			<b>PARKING</b>	5/1000, Free of Charge No Fee for Reserved		

## LOCATION

# WHY COOL SPRINGS?

Cool Springs is more than just a premier business district – it's a center where innovation, accessibility and lifestyle intersect. Cool Springs offers the perfect environment for companies to grow and succeed with a highly skilled workforce, top-tier office spaces and unparalleled connectivity to Nashville. Surrounded by upscale dining, retail and green spaces, employees can enjoy a sense of balance while enhancing productivity and well-being in a highly-amenitized, convenient location.

**\$131,202** Median Household Income

**#1** County for Families in Tennessee

**66%** of Population with Bachelor's Degree or Higher

**6K** Employers Call Williamson County Home



## AREA AMENITIES + DEVELOPMENT

# EASY ACCESS

### RETAIL

- |                                                                                                                         |                                                                                                                                                                      |                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>1</b> Thoroughbred Village II<br>McAlister's<br>Burger Up<br>Moe's<br>Starbase 1552                                  | <b>6</b> Cool Springs Crossing<br>Target<br>J Alexander's                                                                                                            | <b>9</b> Cool Springs Pointe<br>Best Buy<br>Nike<br>Ross<br>Twin Peaks                                      |
| <b>2</b> McEwen Northside<br>Shake Shack<br>Condado<br>Jeni's<br>Just Love Coffee<br>North Italia<br>Perry's Steakhouse | <b>5</b> Mallory Lane<br>Walmart<br>Kohl's<br>Petco<br>Buffalo Wild Wings                                                                                            | <b>10</b> Cool Springs Festival<br>Publix<br>Michaels<br>Home Depot<br>Petsmart<br>Outback<br>Guitar Center |
| <b>3</b> McEwen Southside<br>Whole Foods<br>Pure Barre<br>Bricktop's<br>Lululemon<br>Pei Wei<br>Blo                     | <b>7</b> Cool Springs Galleria<br>Apple Store<br>M.A.C.<br>Dillard's<br>Cheesecake Factory<br>Macy's<br>JC Penney<br>Pottery Barn<br>King's Entertainment<br>Conners | <b>11</b> Carother's Crossing East<br>Chicken Salad Chick<br>Buttermilk Sky<br>Juice Bar                    |
| <b>4</b> Thoroughbred Village<br>TJ Maxx<br>Loft<br>Office Depot<br>Starbucks<br>Carrabba's                             | <b>8</b> Cools Spring Market<br>Kroger<br>JoAnn<br>Staples<br>Marshalls<br>Dick's<br>DSW                                                                             |                                                                                                             |
| <b>12</b> P.F. Chang's                                                                                                  | <b>16</b> Costco                                                                                                                                                     | <b>20</b> Sam's Club                                                                                        |
| <b>13</b> AMC Theatres                                                                                                  | <b>17</b> Orangetheory                                                                                                                                               | <b>21</b> Lifetime Fitness                                                                                  |
| <b>14</b> AnyTime Fitness                                                                                               | <b>18</b> Bonefish Grill                                                                                                                                             |                                                                                                             |
| <b>15</b> CVS                                                                                                           | <b>19</b> Lowes                                                                                                                                                      |                                                                                                             |



### LODGING

- |                         |                             |
|-------------------------|-----------------------------|
| <b>1</b> Aloft Hotels   | <b>6</b> Residence Inn      |
| <b>2</b> Hyatt Place    | <b>7</b> Home2 Suites       |
| <b>3</b> Embassy Suites | <b>8</b> Marriott           |
| <b>4</b> Courtyard      | <b>9</b> Homewood Suites    |
| <b>5</b> Hilton         | <b>10</b> Drury Plaza Hotel |

### MULTIFAMILY

- |                                            |                                |
|--------------------------------------------|--------------------------------|
| <b>1</b> McEwen Northside Apartments       | <b>4</b> Camden Franklin Park  |
| <b>2</b> Legacy at Cool Springs Apartments | <b>5</b> Cadence Cool Springs  |
| <b>3</b> The Harper Apartments             | <b>6</b> Venue at Cool Springs |

### ON CAMPUS



FEATURES + AMENITIES

# THE CAMPUS EXPERIENCE

Enjoy a workplace destination with thoughtful features and amenities to elevate the workday. Franklin Park offers productivity and convenience, from working out at the fitness center or exploring the scenic natural areas to fueling up at the on-site Coffee House or collaborating at our modern conference facilities.



5/1000 STRUCTURED PARKING



LEED® SILVER CERTIFIED



ENERGY® STAR CERTIFIED



11 ACRES OF NATURAL AREA



3+ MILES OF WALKING TRAILS + GREENWAY ACCESS



OUTDOOR AMPHITHEATER



FITNESS CENTERS



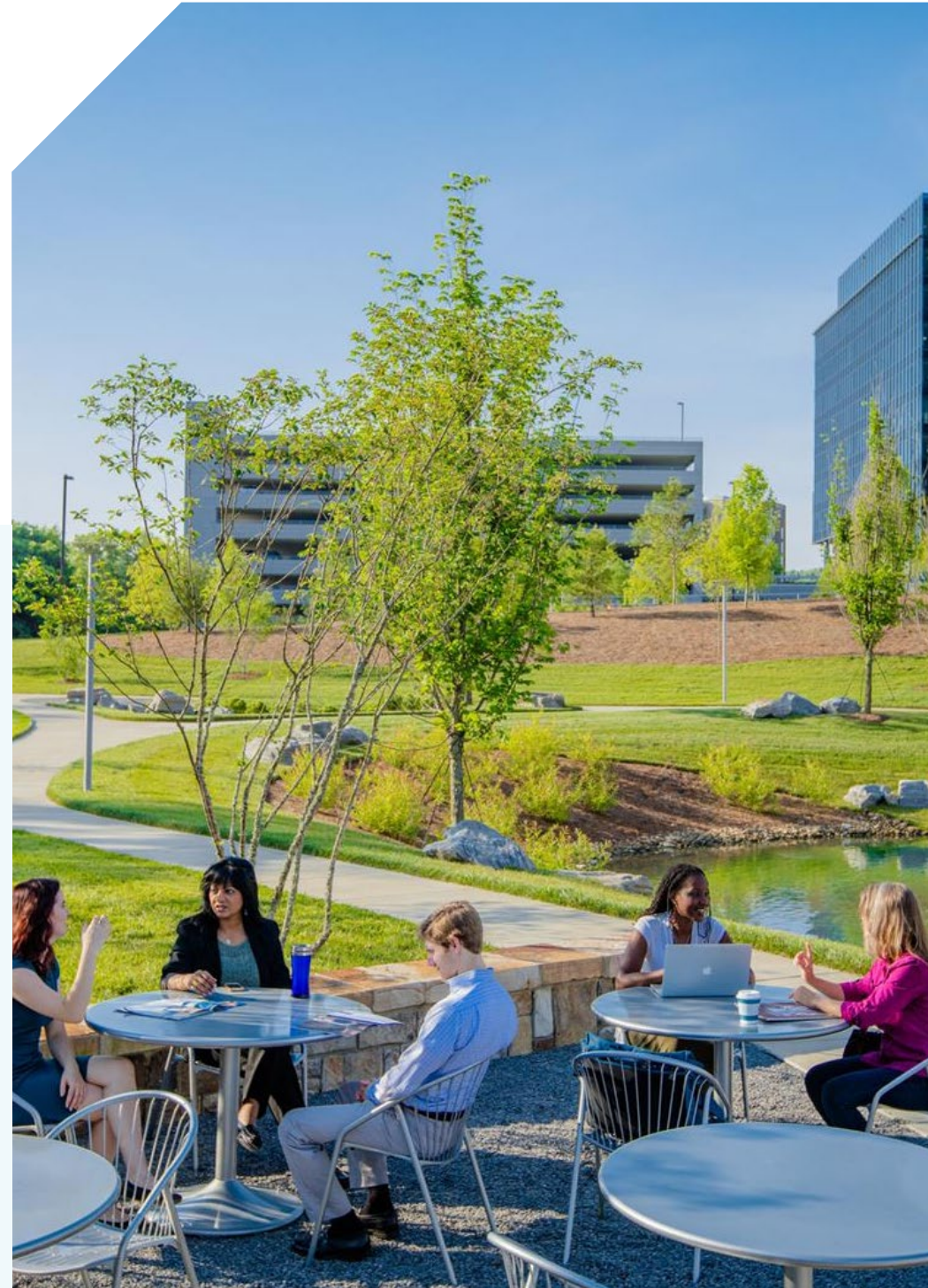
COFFEE + FOOD SERVICE

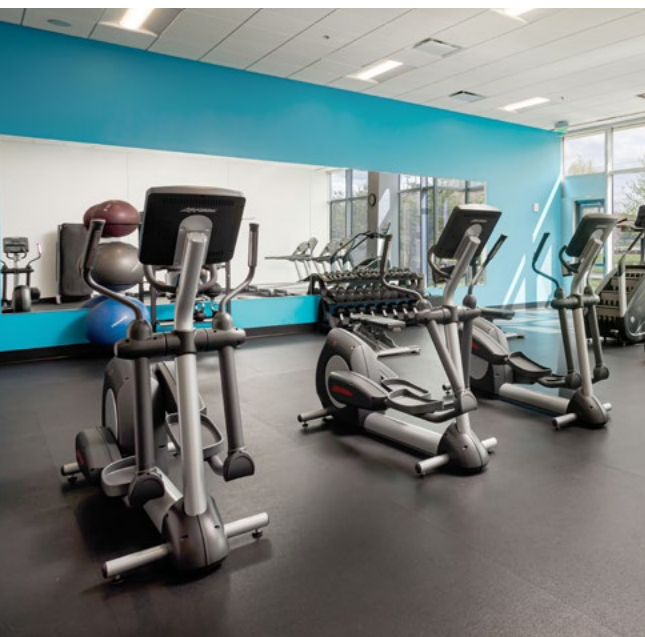


CONFERENCE FACILITIES



FUTURE MULTI-FAMILY





ONE FRANKLIN PARK + TWO FRANKLIN PARK  
FITNESS CENTERS

Franklin Park's on-site fitness centers provide an easy way to stay active throughout the workday and beyond. Renovated in 2022, the state-of-the-art fitness centers offer the latest equipment and locker rooms for maximum convenience.



TWO FRANKLIN PARK LOBBY

# FOOD + COFFEE

Enjoy local coffee and a crowd-pleasing menu featuring all-day breakfast, sandwiches, salads and baked goods. The Coffee House provides the perfect spot to connect with coworkers or take a midday break.

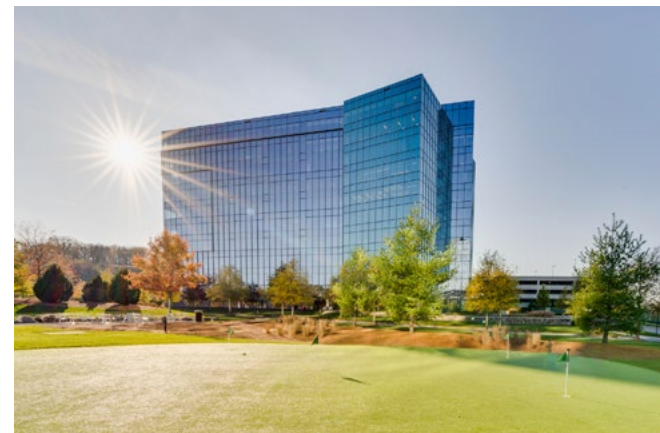
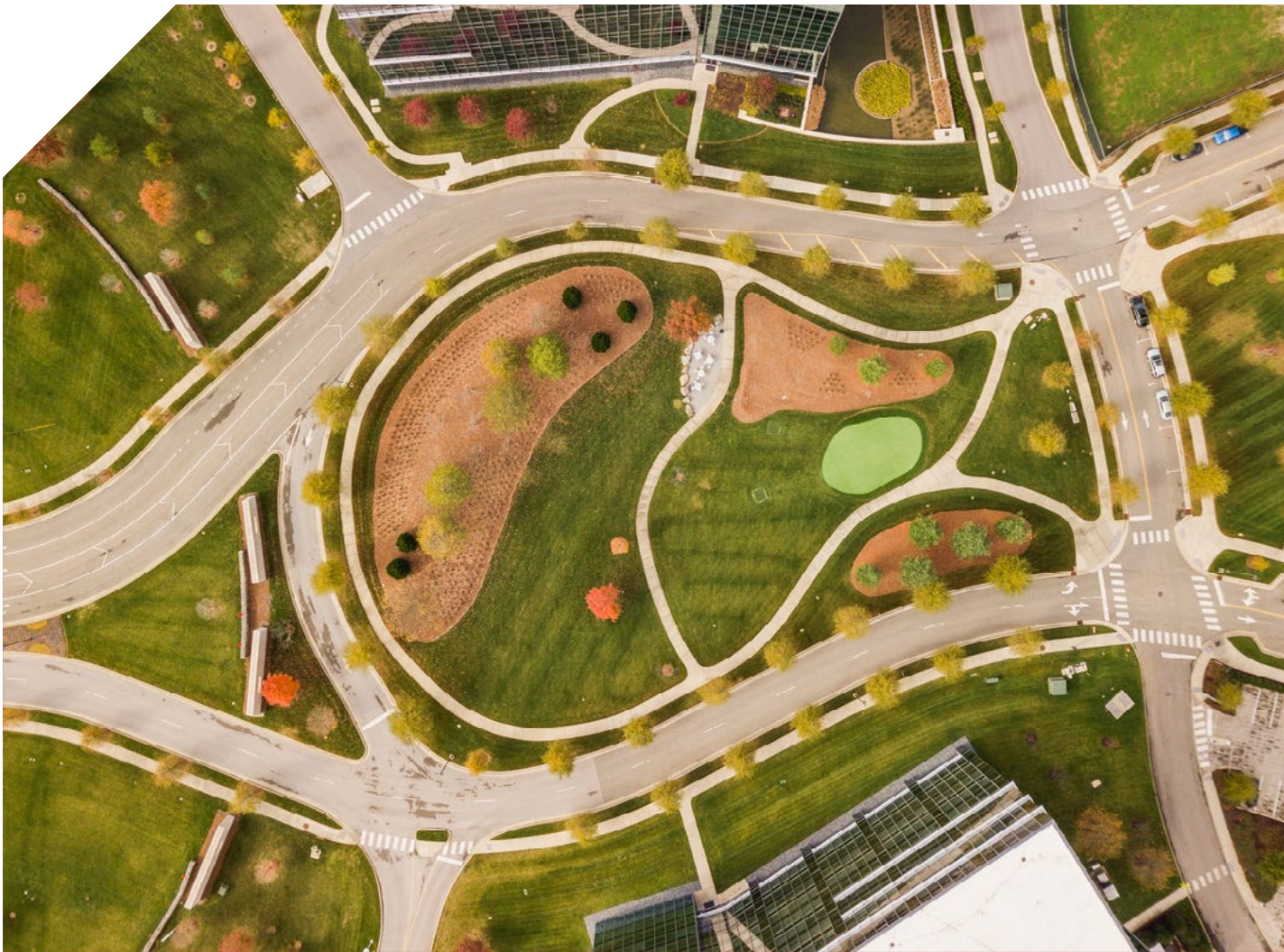
-FEATURES-

OPEN ON WEEKDAYS  
7 A.M. - 5 P.M.

CATERING AVAILABLE



MENU



## OUTDOOR AMENITIES

# CENTER GREENSPACE

Abundant green space is a differentiator at Franklin Park. In addition to providing beautiful scenery, the Great Lawn promotes well-being, improves productivity and encourages a healthier work environment.

### -FEATURES-

11 ACRES OF NATURAL SPACE

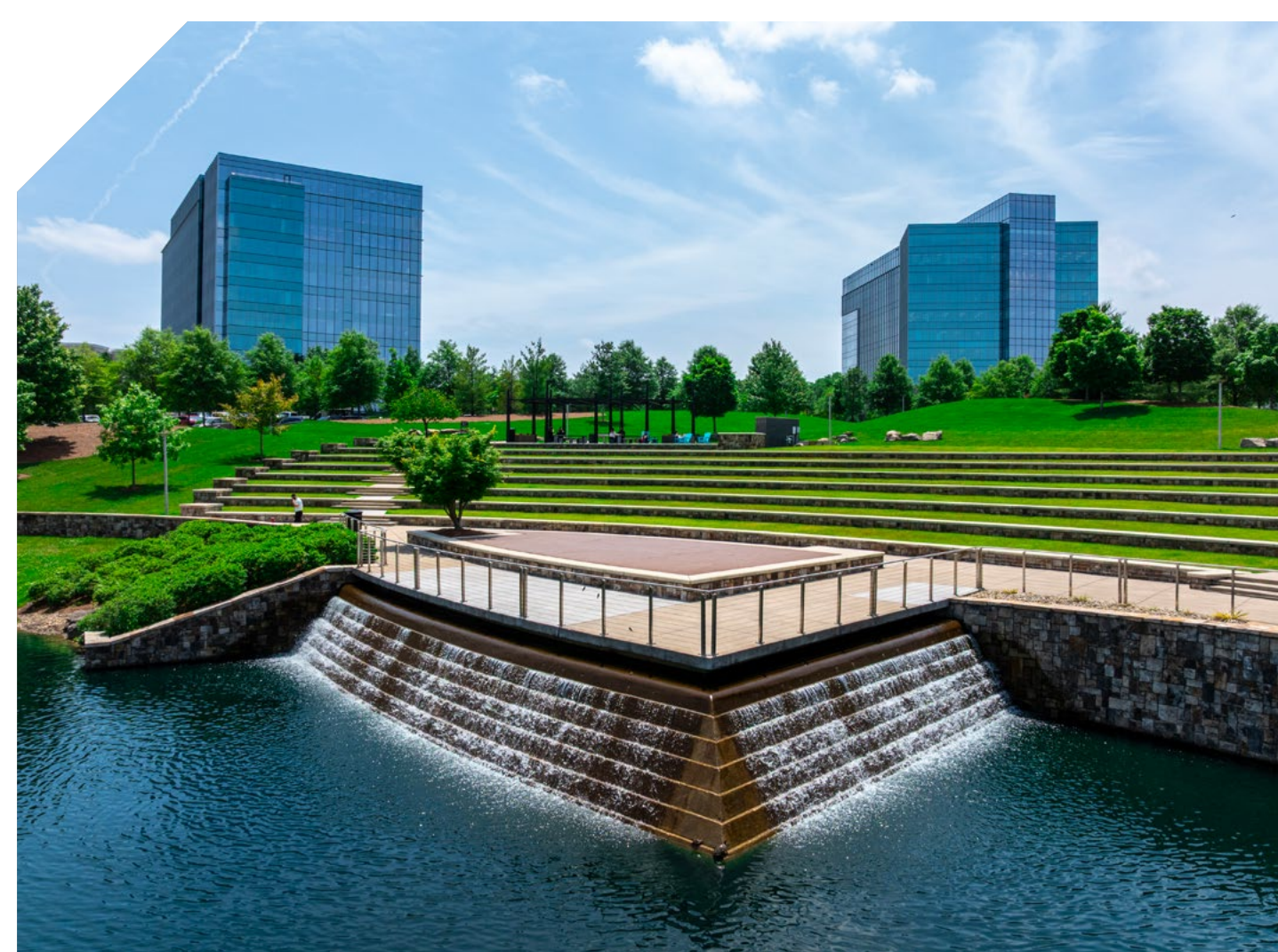
3+ MILES OF WALKING PATHS

WATERWAYS + PONDS

PUTTING GREEN

BOCCE BALL

PING PONG



## OUTDOOR AMENITIES

# AMPHITHEATER

The 600-seat amphitheater offers a scenic setting for a variety of uses. From hosting company outings to engaging entertainment, the natural space serves as the heart of Franklin Park.

TWO FRANKLIN PARK

ONE FRANKLIN PARK  
COMING SOON



ONE FRANKLIN PARK + TWO FRANKLIN PARK

# CONFERENCE CENTERS

Benefit from an on-site, professional setting for meetings and events at Two Franklin Park. Construction is underway for a conference center at One Franklin Park, which will offer a capacity of 58.

ONE FRANKLIN PARK  
-COMING SOON-

MODERN TECHNOLOGY

FLEXIBLE LAYOUTS

COMFORTABLE SEATING



ONE FRANKLIN PARK

# EXTERIOR SIGNAGE

Enhance your brand's visibility with premium exterior signage in a high-traffic area. With an average daily traffic (ADT) of 148,000 on I-65, this signage opportunity ensures a 24/7 marketing presence while making your office easy to find.

-FEATURES-

EXTERNAL + INTERNAL ILLUMINATION

# ONE FRANKLIN PARK



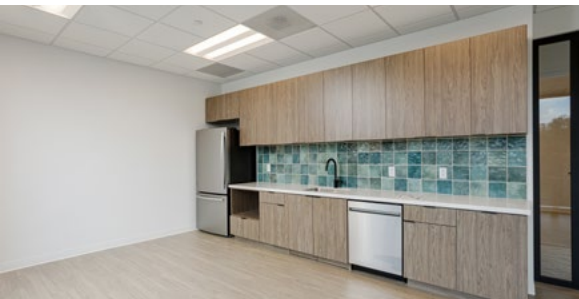
One Franklin Park is a Class A building that is LEED®-certified and ENERGY STAR®-certified. Featuring modern amenities, accessible parking and convenient interstate access to I-65, this property offers a premier location.

272,720 SF

CLASS A  
OFFICE SPACE

10

STORIES



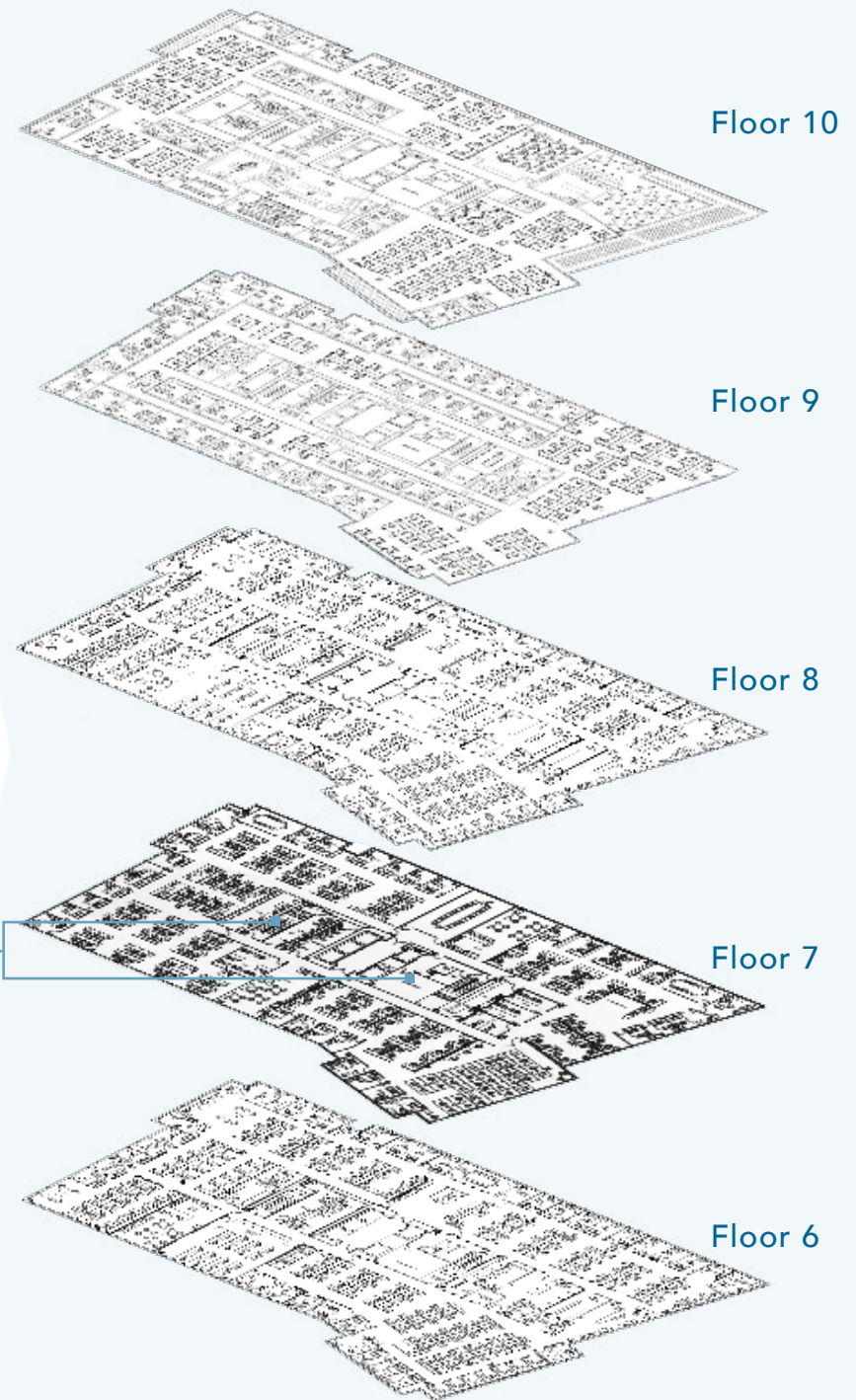
## ONE FRANKLIN PARK

# AVAILABILITIES

<b>Floor 10</b>	Move-in Ready	28,370 RSF
<b>Floor 9</b>	Move-in Ready	28,752 RSF
<b>Floor 8</b>	Move-in Ready	28,752 RSF
<b>Floor 7</b>	Move-in Ready	28,752 RSF
<b>Floor 6</b>	Move-in Ready	28,752 RSF

143,378 RSF CONTIGUOUS SPACE

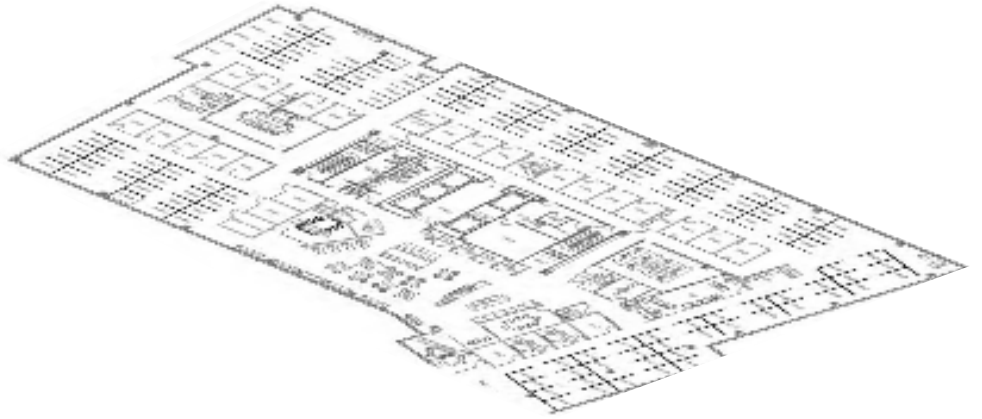
Intervention opportunities with interconnecting staircases from Floor 6 to 10.



ONE FRANKLIN PARK

# AVAILABILITIES

**Floor 4** Move-in Ready + Furnished 28,752 RSF



**Floor 3** Shell 28,752 RSF

POTENTIAL SPEC SUITES

LAYOUT 1 - TWO SUITES

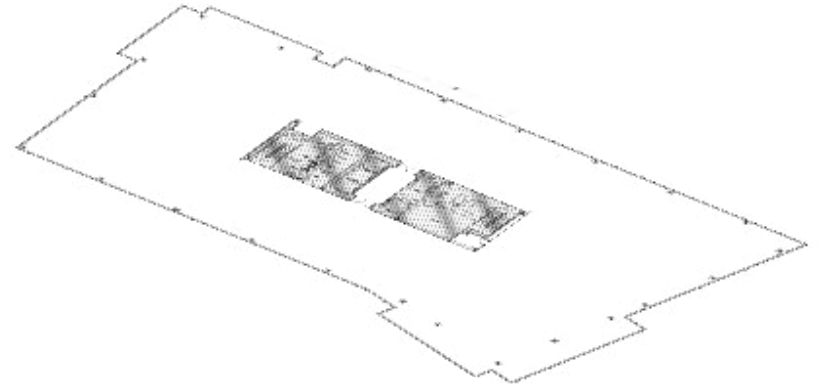
Suite 310	15,690 RSF
Suite 320	12,255 RSF

LAYOUT 2 - FOUR SUITES

Suite 310	9,665 RSF
Suite 320	6,755 RSF
Suite 340	6,025 RSF
Suite 330	5,500 RSF

LAYOUT 3 - NINE SUITES

Suite 320	3,954 RSF
Suite 390	3,778 RSF
Suite 340	3,221 RSF
Suite 380	2,977 RSF
Suite 310	2,957 RSF
Suite 360	2,830 RSF
Suite 350	2,804 RSF
Suite 330	2,754 RSF
Suite 370	2,670 RSF



ONE FRANKLIN PARK

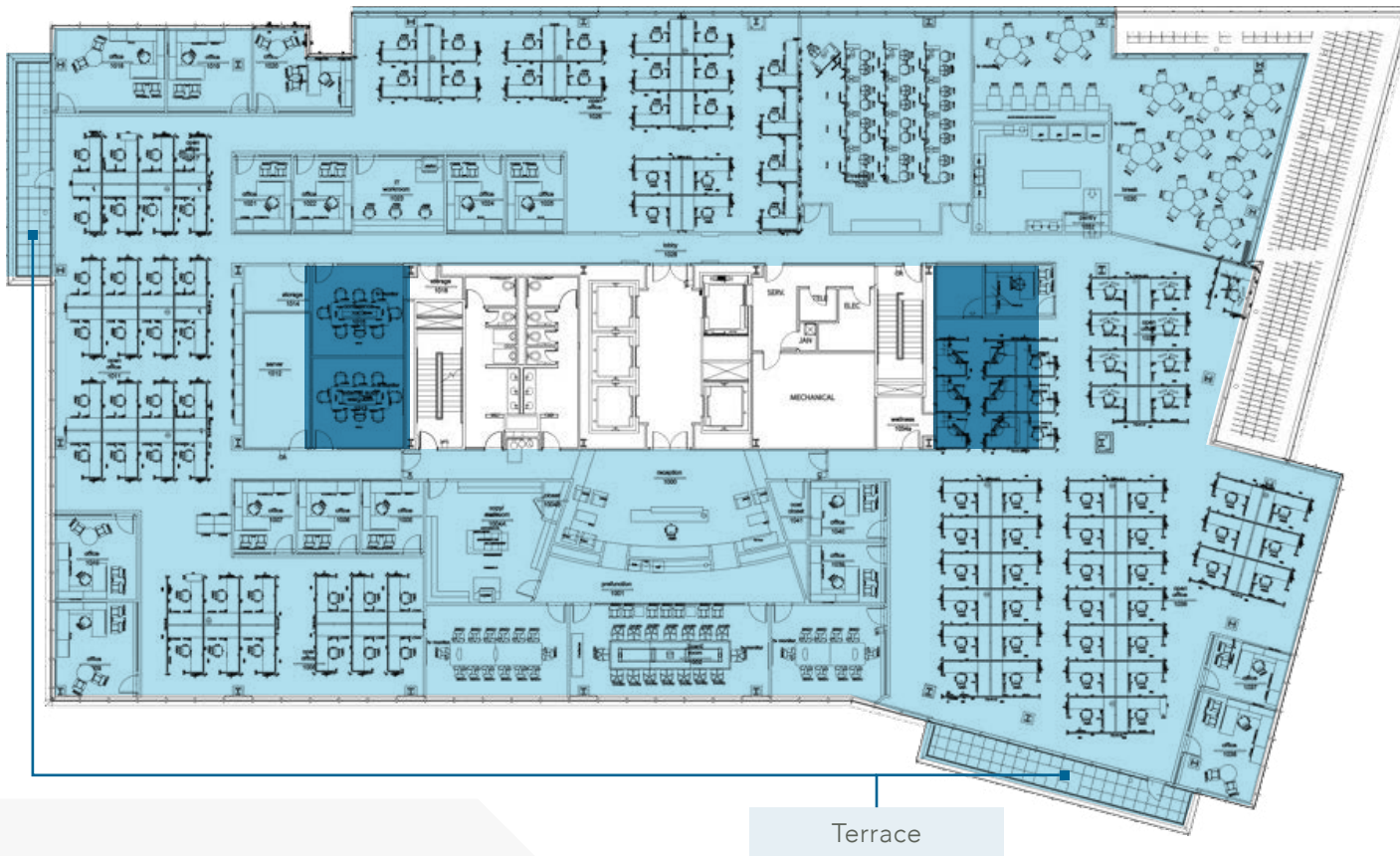
# FLOOR 10 – SUITE 1000

MOVE-IN READY

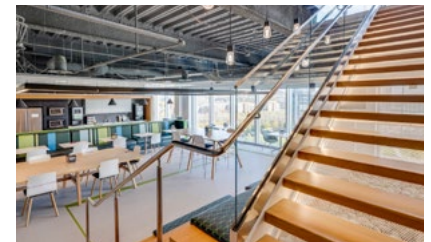
28,370

RSF

AVAILABLE JANUARY 1, 2026



Intervention opportunities with interconnecting staircases from Floors 6–10 and access to a terrace.



- AVAILABLE
- LEASED
- INTERCONNECTING STAIRCASE OPPORTUNITY

ONE FRANKLIN PARK

# FLOOR 7-9

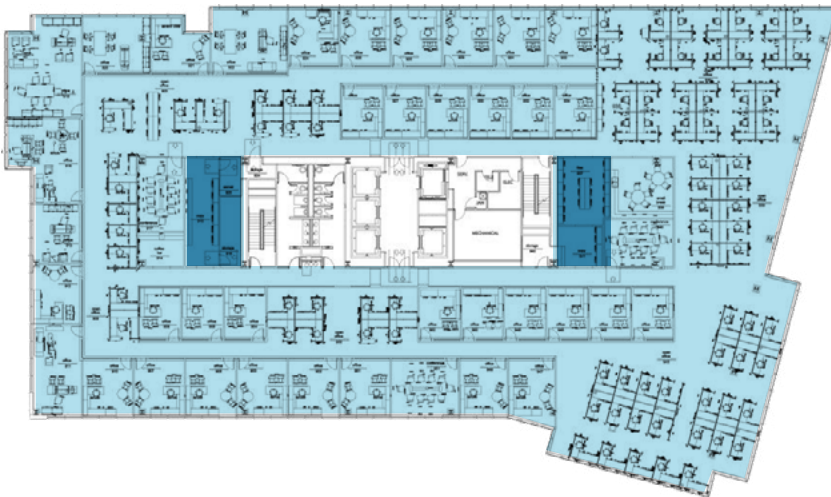
MOVE-IN READY

28,752

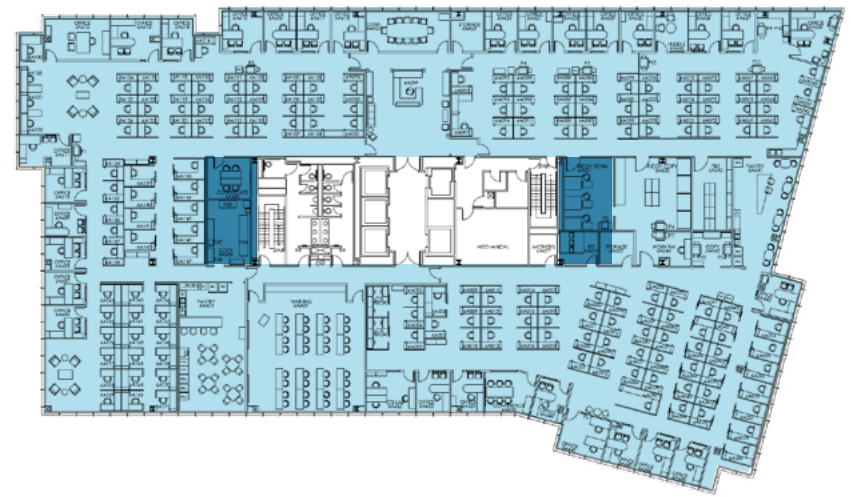
RSF

AVAILABLE JANUARY 1, 2026

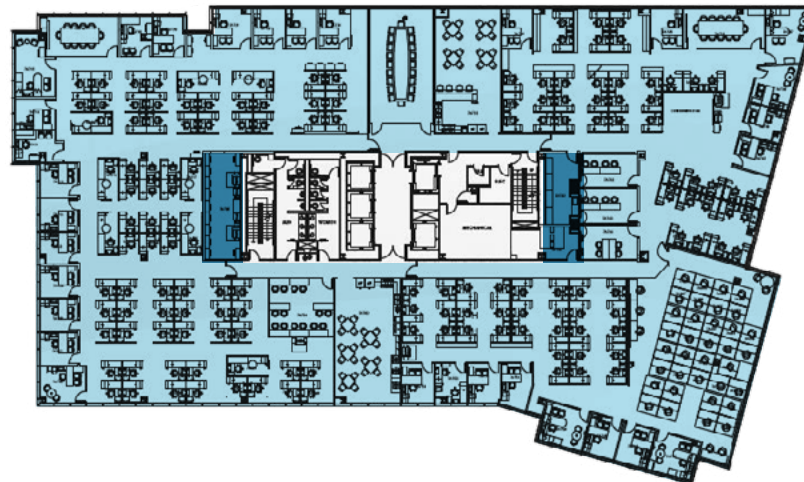
FLOOR 9 - SUITE 900



FLOOR 8 - SUITE 800

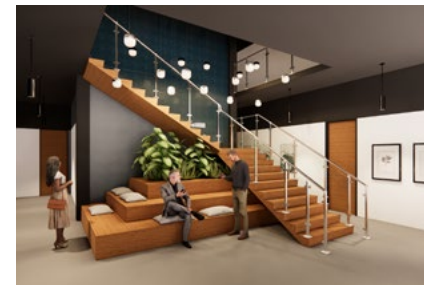


FLOOR 7 - SUITE 700



-  AVAILABLE
-  LEASED
-  INTERCONNECTING STAIRCASE OPPORTUNITY

Intervention opportunities with interconnecting staircases from Floor 6 to 10.



ONE FRANKLIN PARK

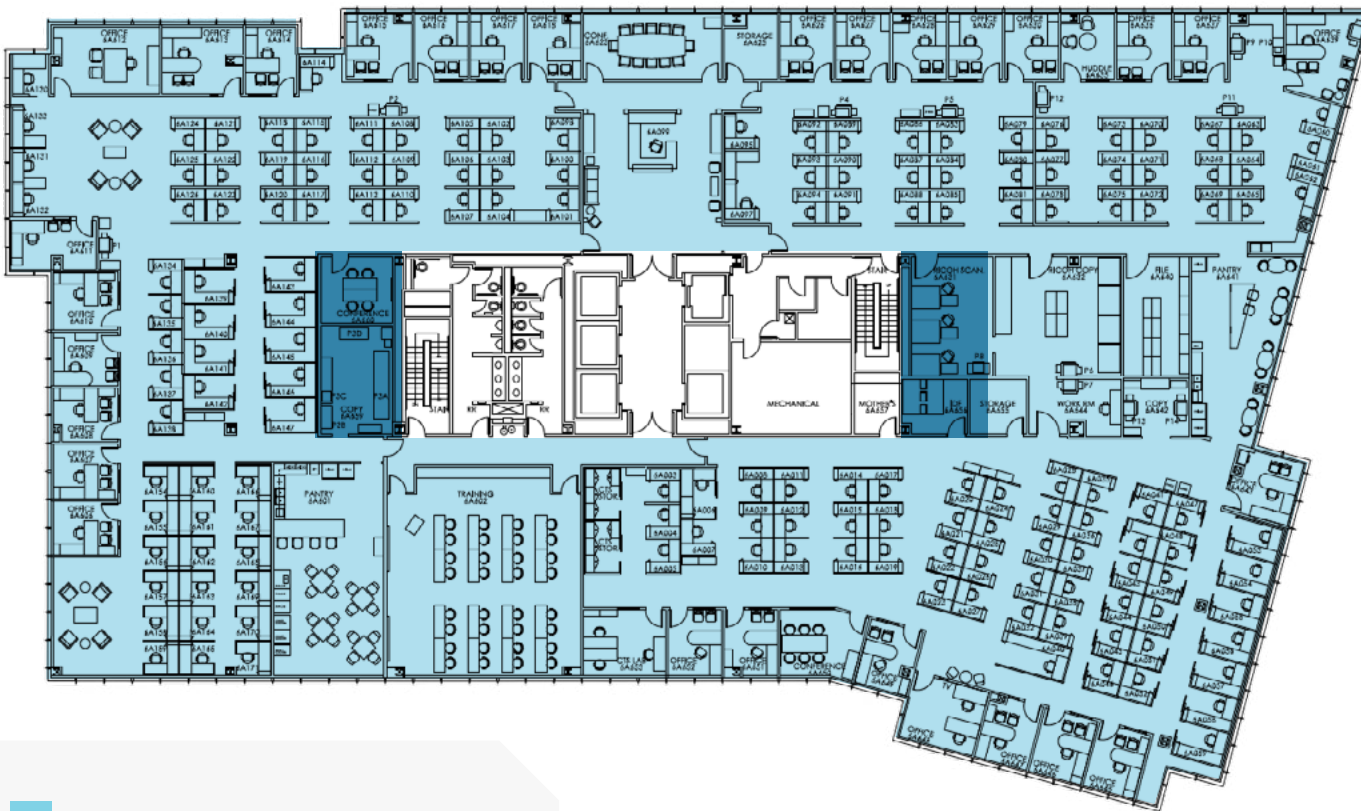
# FLOOR 6 - SUITE 600

MOVE-IN READY

28,752

RSF

AVAILABLE JANUARY 1, 2026



- AVAILABLE
- LEASED
- INTERCONNECTING STAIRCASE OPPORTUNITY

Intervention opportunities with interconnecting staircases from Floors 6-10 and access to a terrace.



ONE FRANKLIN PARK

# FLOOR 4 - SUITE 400

BUILT-OUT FULL FLOOR SPEC SUITE

28,752

RSF

AVAILABLE IMMEDIATELY



Move-in ready space provides maximum convenience for the user.

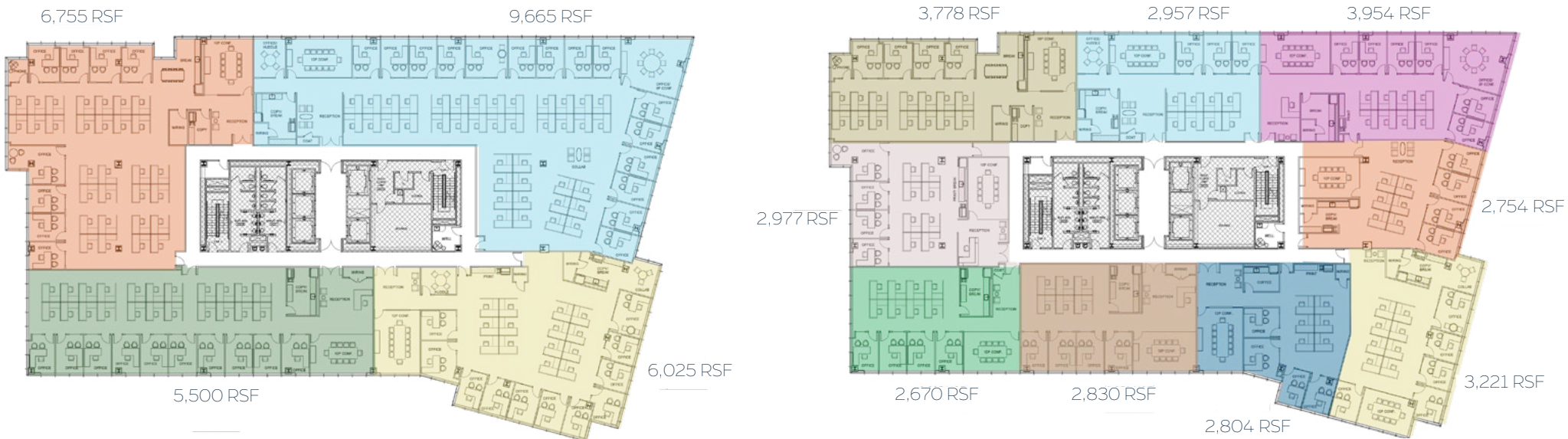
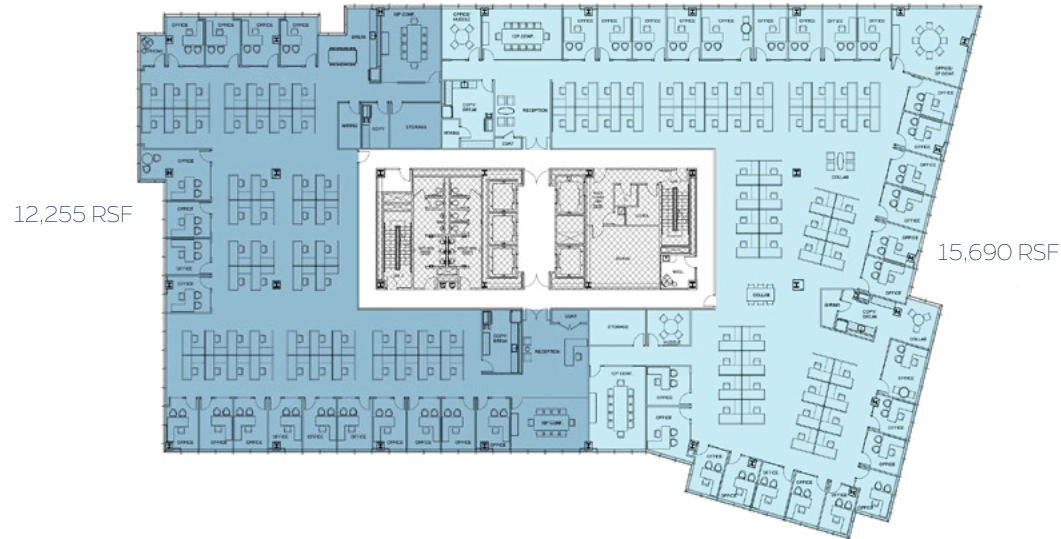


■ AVAILABLE  
■ LEASED

# FLOOR 3 - SUITE 300

2,670 - 15,690

RSF



ONE FRANKLIN PARK

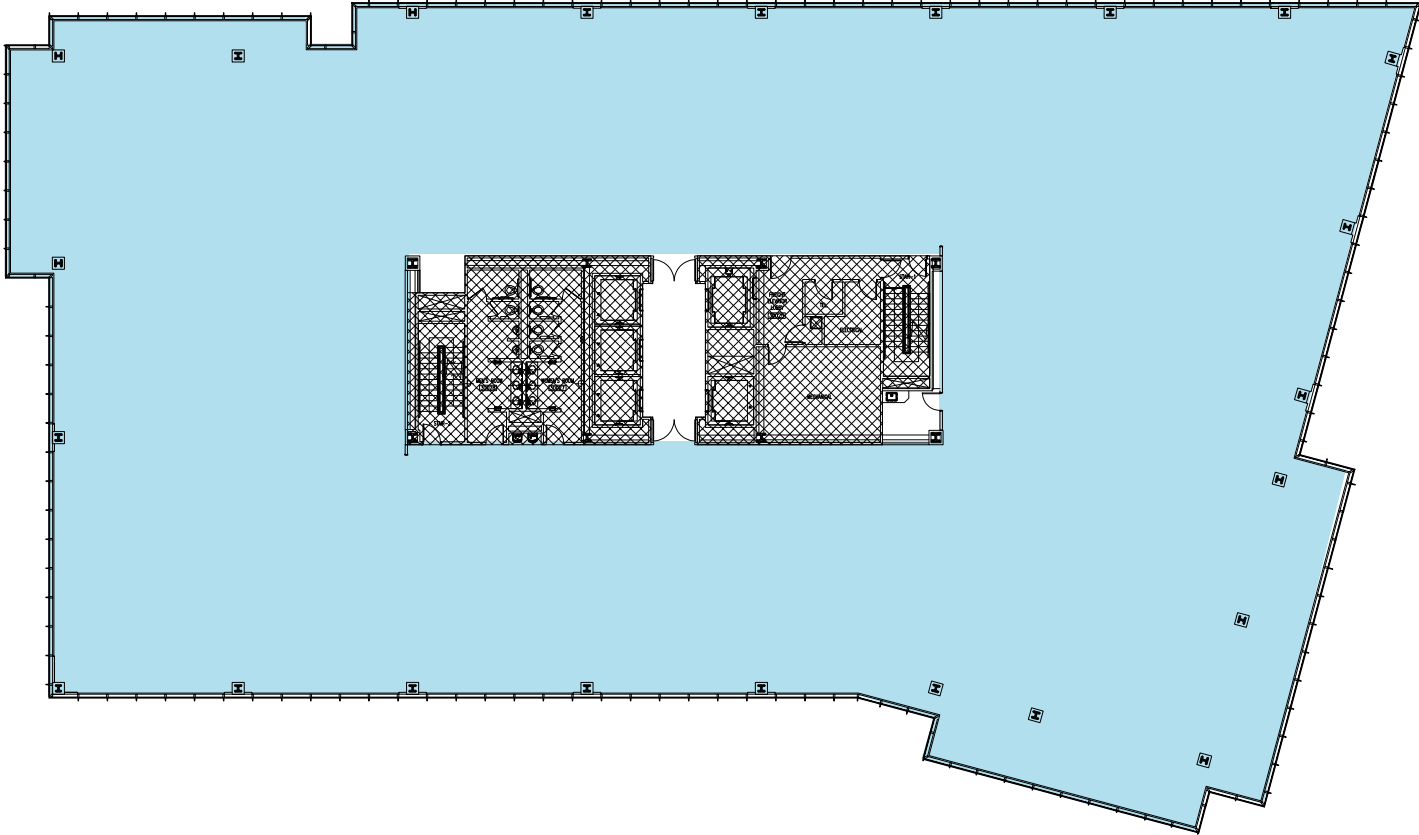
# FLOOR 3 – SUITE 300

SHELL

28,752

RSF

AVAILABLE NOW



- AVAILABLE
- LEASED

ONE FRANKLIN PARK

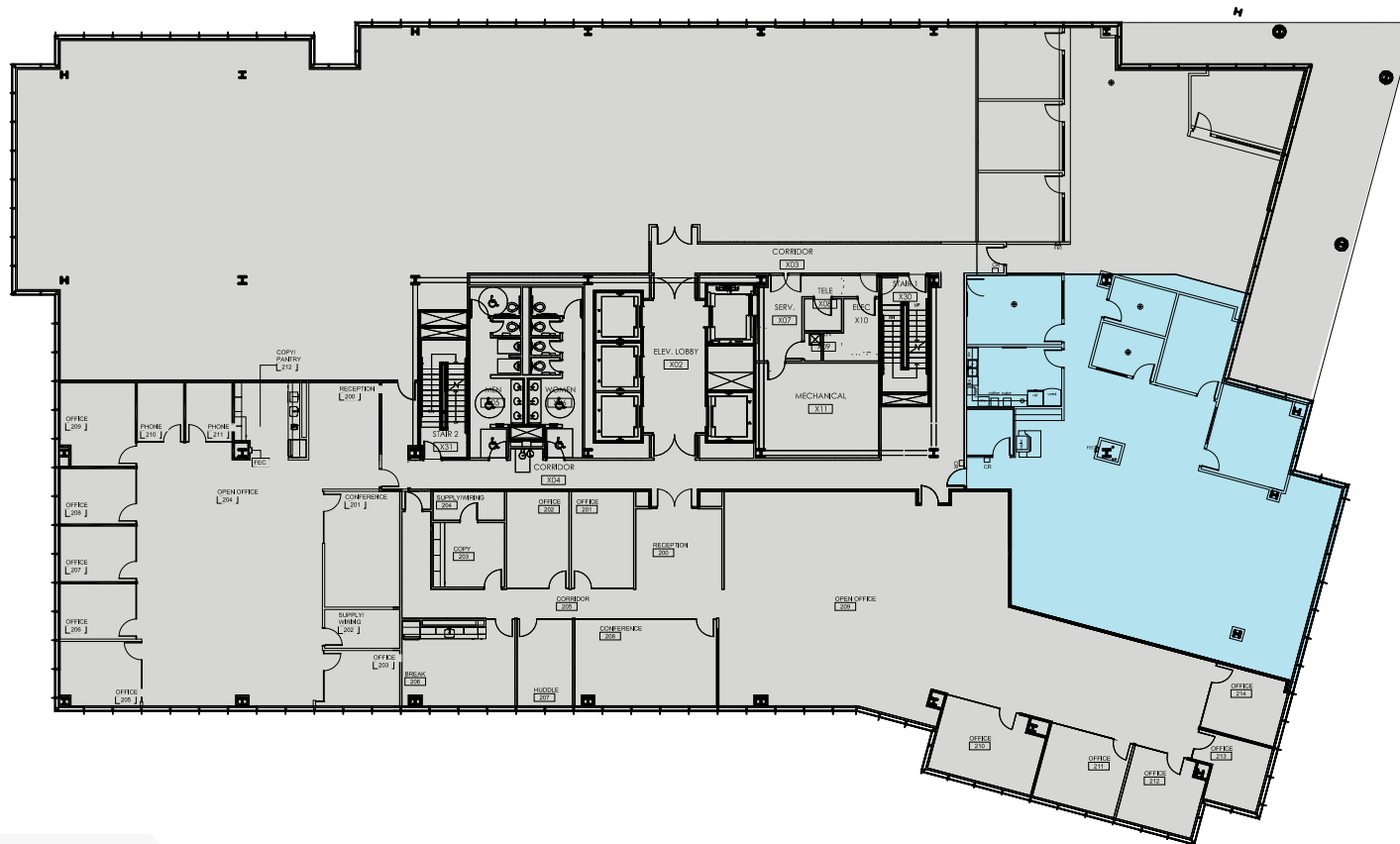
# FLOOR 2 - SUITE 280

MOVE-IN READY

4,374

RSF

AVAILABLE NOW



- AVAILABLE
- LEASED

# TWO FRANKLIN PARK



Two Franklin Park offers high-quality, modern office space with desirable amenities. The LEED® and ENERGY STAR®-certified building features a variety of convenient accommodations, including a cafe and coffee bar, a training center for reservation and a fully equipped fitness center.

278,161 SF

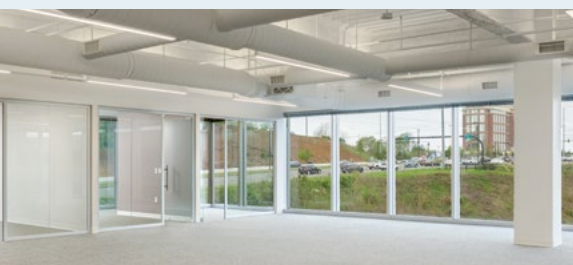
CLASS A  
OFFICE SPACE

10

STORIES

## AVAILABILITIES

<b>Floor 2 - Suite 220</b>	Move-in Ready	10,898 RSF
<b>Floor 3 - Suite 310</b>	Available 12/1/26	4,038 RSF



TWO FRANKLIN PARK

# FLOOR 2 - SUITE 220

MOVE-IN READY

10,898

RSF



- AVAILABLE
- LEASED

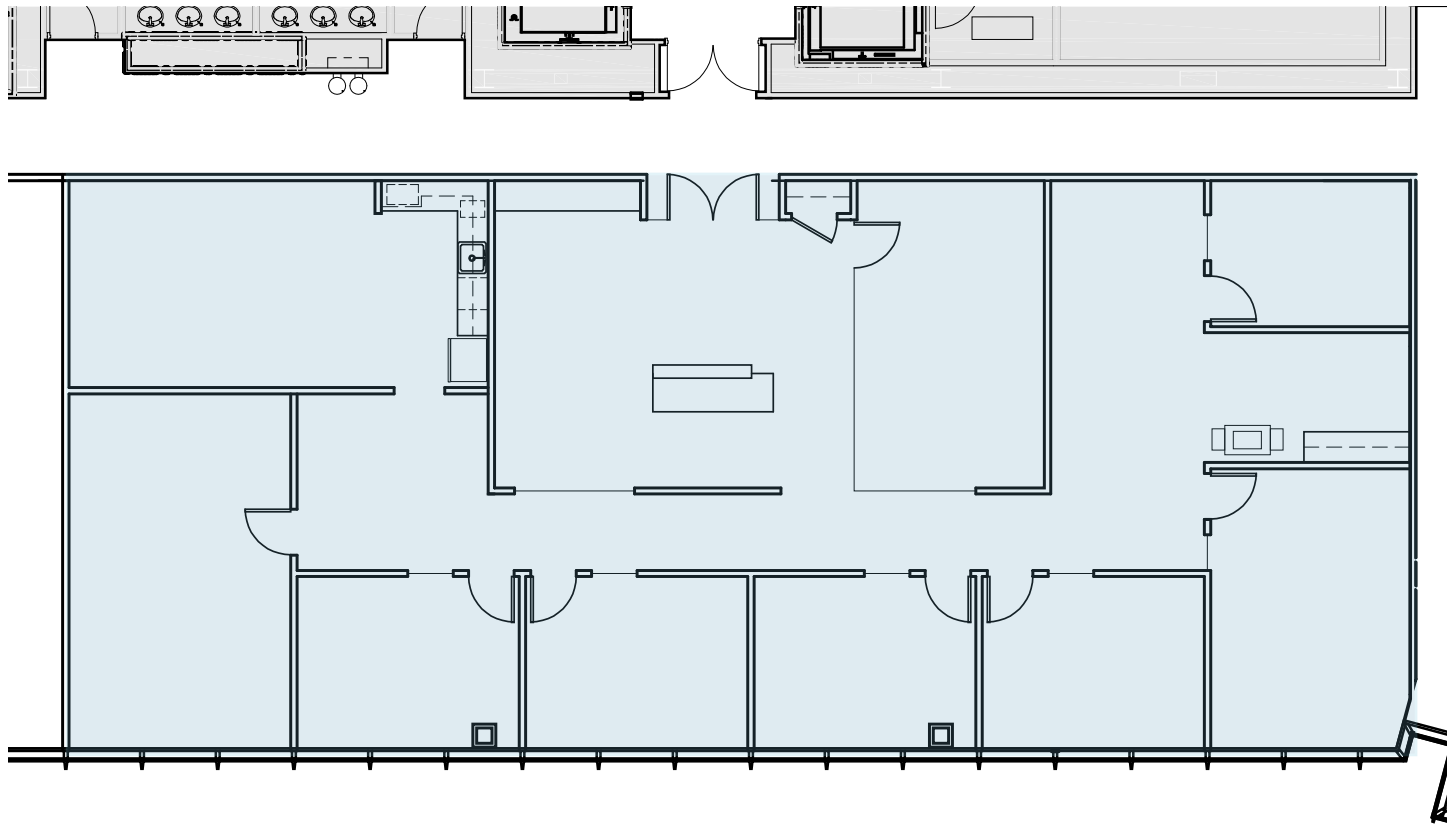
TWO FRANKLIN PARK

# FLOOR 3 - SUITE 310

AVAILABLE 12/1/26

4,038

RSF



- AVAILABLE
- LEASED

The logo features the letters 'FP' in a stylized, white, sans-serif font, enclosed within a blue square frame with rounded corners. To the right of this frame, the words 'FRANKLIN PARK' are written in a clean, white, uppercase, sans-serif font.

# FP FRANKLIN PARK

FOR MORE INFORMATION

STEWART LYMAN

✉ [stewart.lyman@streamrealty.com](mailto:stewart.lyman@streamrealty.com)

☎ 615.336.9055

ROBBY DAVIS

✉ [robby.davis@streamrealty.com](mailto:robby.davis@streamrealty.com)

☎ 615.618.3967

NORTHWOOD   
INVESTORS

NORTHWOOD   
OFFICE

  
STREAM

501 COMMERCE STREET,  
SUITE 1120  
NASHVILLE, TN 37203  
615.795.0000