



Designed for Business,
Built for People.



A Modern Workplace in the Heart of Cool Springs

Corporate Centre offers a premier workplace experience in the heart of Cool Springs, one of Middle Tennessee's most sought-after business districts. The 48-acre, master-planned campus features five Class A office buildings surrounded by thoughtfully curated amenities and exceptional connectivity via Carothers Parkway and Interstate 65, providing seamless access throughout the Nashville region.

Connected

-  Immediate access to I-65
-  Minutes from CoolSprings Galleria
-  Access to 2.3-mile greenway

Amenitized

-  Updated fitness centers, lockers, and showers
-  Full-service retail and dining on campus

Elevated

-  Class A office buildings
-  LEED-certified and ENERGY STAR-rated buildings
-  Renovated lobbies in Buildings 3 & 7
-  Full-height glass windows



Canteen on Carothers: 20,000 SF of Dining, Retail & Wellness

Canteen on Carothers reimagines the modern office campus by blending exceptional dining, curated retail, and wellness-focused amenities into a dynamic, walkable destination. Featuring open green spaces, outdoor seating, and year-round community programming, it extends the workplace beyond the office walls.



Open Now:

barre3
FORZA

Scout's
BARBERSHOP
Desert
BLONDE
SALON



Opening August – October:



SWTHZ



A WORKPLACE BEYOND THE DESK



CONNECT

Collaborative spaces
and gathering areas



RECHARGE

Fitness, wellness and
outdoor amenities



EXPLORE

Dining, retail and
2.3 miles of greenway

Available Space for Lease
2,980 – 71,804 SF



CLICK THE ICON FOR A VIRTUAL TOUR



48 Acres, **5** Buildings, **1** Workplace Community



Availabilities:

- SUITE 120 | 4,075 SF
- SUITE 200 | 21,910 SF
- SUITE 300 | 23,319 SF
- SUITE 550 | 12,333 SF - Available 1/1/27
- SUITE 620 | 4,932 SF



Building Details: 6 Stories | 4/1,000 Parking Ratio | Renovated Lobby



Availabilities:

- SUITE 160 | 4,395 SF
- SUITE 200 | 6,403 SF
- SUITE 280 | 4,754 SF - Available 1/1/29
- SUITE 300 | 9,187 SF
- SUITE 450 | 7,170 SF



Building Details: 6 Stories | 4/1,000 Parking Ratio



Availabilities:

- SUITE 100 | 4,995 SF
- SUITE 120 | 6,094 SF
- SUITE 160 | 4,588 SF
- SUITE 180 | 4,879 SF
- SUITE 200 | 24,169 SF
- SUITE 500 | 27,079 SF
- SUITE 600 | 25,865 SF
- Block of 71,804 SF



Building Details: 6 Stories | 4/1,000 Parking Ratio | Structured Parking Garage



Availabilities:

- SUITE 120 | 2,890 SF
- SUITE 200 | 4,817 SF
- SUITE 220 | 12,558 SF
- SUITE 260 | 6,584 SF
- SUITE 320 | 3,158 SF
- SUITE 520 | 3,882 SF
- SUITE 550 | 13,185 SF
- SUITE 600 | 13,510 SF 



Building Details: 6 Stories | 4/1,000 Parking Ratio



Availabilities:

- SUITE 160 | 4,252 SF
- SUITE 540 | 4,857 SF 



Building Details: 6 Stories | 4/1,000 Parking Ratio | Renovated Lobby



The Cool Springs Advantage

Located in the heart of Williamson County along the Interstate 65 corridor between Brentwood and historic downtown Franklin, Cool Springs has emerged as one of Middle Tennessee's premier business destinations. Exceptional connectivity, a thriving mix of corporate offices and amenities, and access to Williamson County's highly educated, affluent workforce make Cool Springs an ideal setting for today's businesses.



279,229

Williamson County
Population



\$156,817

Williamson County
Median Household Income



2.2%

Williamson County
Unemployment Rate



80.7%

Williamson County
White Collar Workforce

Source: Esri forecasts for 2026



An Abundance of Amenities



Restaurants

- 1 Amerigo
- 2 J. Alexander's
- 3 Wild Ginger
- 4 Jonathan's Grille
- 5 Pelato
- 6 Carrabba's
- 7 Bonefish Grill
- 8 Burger Up
- 9 BrickTop's
- 10 Culinary Dropout
- 11 Sperry's
- 12 Fozzy's Bar & Grill
- 13 Tony's Eat & Drink
- 14 Drake's
- 15 Hogwood BBQ

Hotels

- 1 Hyatt Place
- 2 TownePlace Suites
- 3 Hampton Inn & Suites
- 4 Aloft
- 5 Courtyard Franklin/Residence Inn
- 6 Franklin Marriott
- 7 Embassy Suites
- 8 Drury Plaza Hotel
- 9 Hilton Hotel
- 10 Residence Inn
- 11 Staybridge Suites
- 12 Homewood Suites
- 13 SpringHill Suites

Services/Retail

- 1 Target
- 2 Costco
- 3 CoolSprings Galleria
- 4 Staples
- 5 The Gardner School
- 6 Kroger
- 7 Lowe's
- 8 Sam's Club
- 9 Walmart
- 10 Lululemon
- 11 Whole Foods Market
- 12 Life Time Fitness

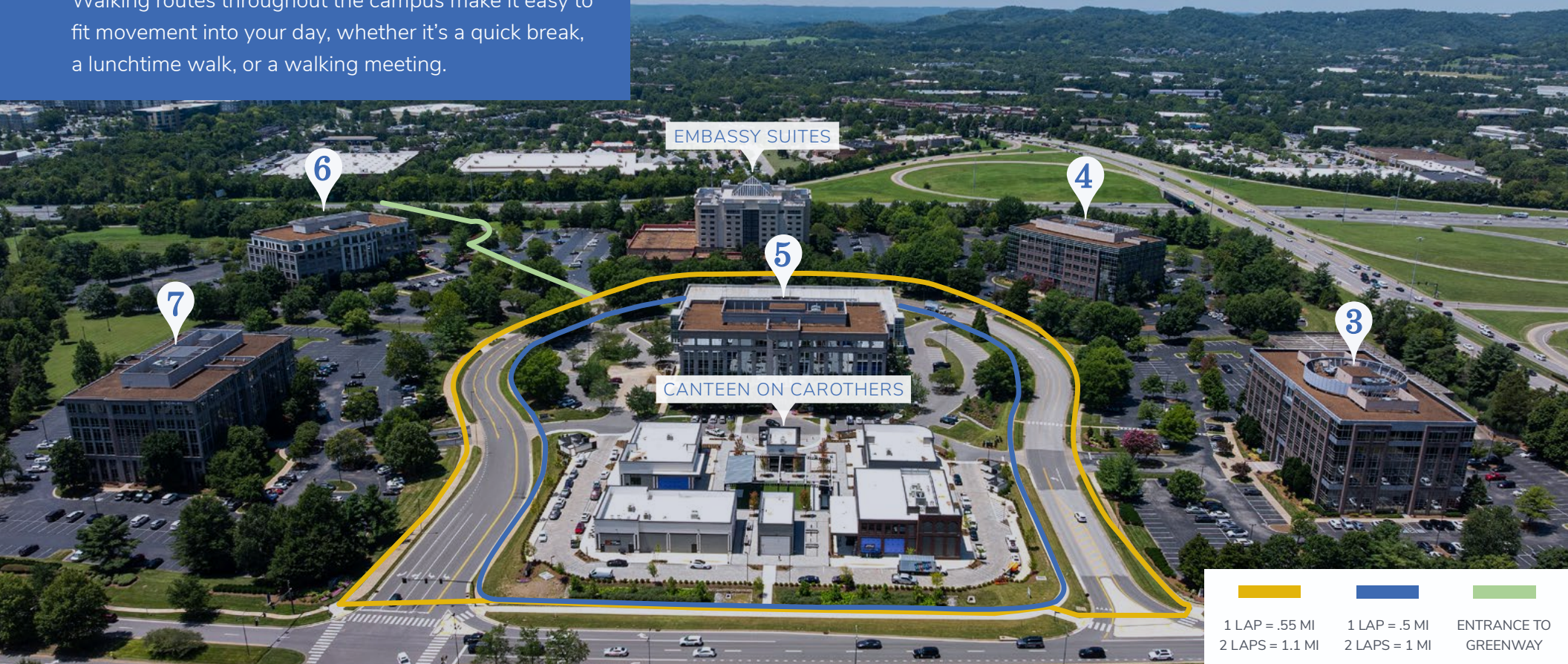
Corporate Neighbors

- 1 Ford Motor Credit
- 2 CHS
- 3 Franklin American Mortgage
- 4 Tivity Health
- 5 Nissan North America
- 6 Mars Petcare
- 7 Mitsubishi Motors North America
- 8 Jackson National Life
- 9 Schneider Electric
- 10 CKE Restaurants



Wellness at Work

Walking routes throughout the campus make it easy to fit movement into your day, whether it's a quick break, a lunchtime walk, or a walking meeting.



Yellow Line:
1 LAP = .55 MI
2 LAPS = 1.1 MI

Blue Line:
1 LAP = .5 MI
2 LAPS = 1 MI

Green Line:
ENTRANCE TO GREENWAY

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