

Find Your Ideal Workplace Setting in the Heart of Cool Springs



Canteen on Carothers

30,000 SF of Retail and F&B



On-Site Retail

barre3

Open

Desert
BLONDE
SALON

July

SCOUT'S
BARBERSHOP

Open



Estimated
August/September

NASH TN ESTD 23
FORZA PILATES
Athletic Co.

Open



Estimated
September/October



May

SWTHZ

Estimated
September/October

Corporate Centre is located in beautiful Cool Springs, just miles from Nashville, Tennessee. It is home to Five Class A buildings in a master-planned office park set on 48 acres. The buildings are loaded with amenities and easily accessible from Carothers Parkway and nearby I-65.

Available Space

2,980 – 71,804 SF

Property Highlights

 CLICK THE ICON FOR A VIRTUAL TOUR



Immediate access to I-65



LEED certified and Energy Star rated buildings



Minutes from Cool Springs Galleria



4.0-5.5/1,000 SF parking ratio



Full-height glass windows



Recently updated fitness centers, lockers and showers



Access to 2.3-mile greenway

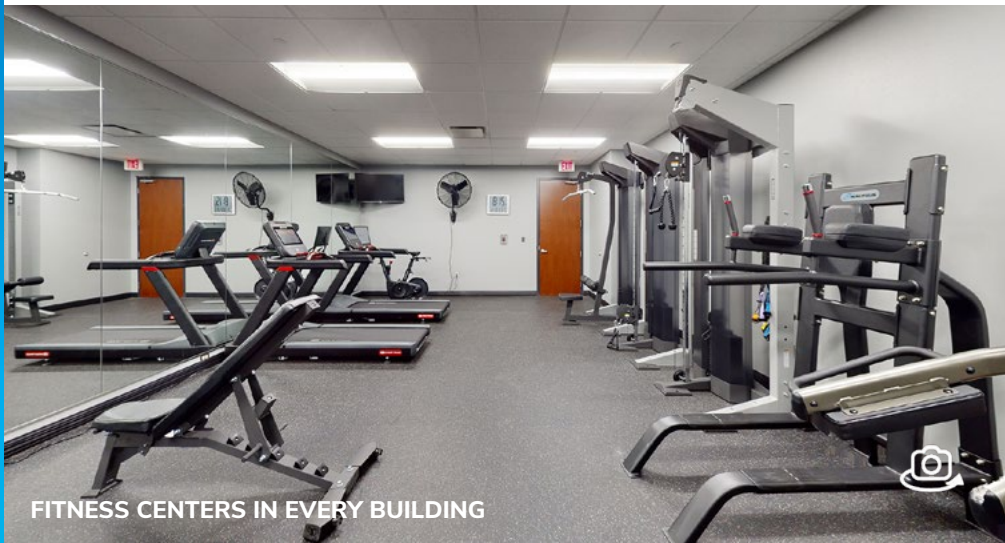


Recently renovated lobbies in buildings 3 and 7

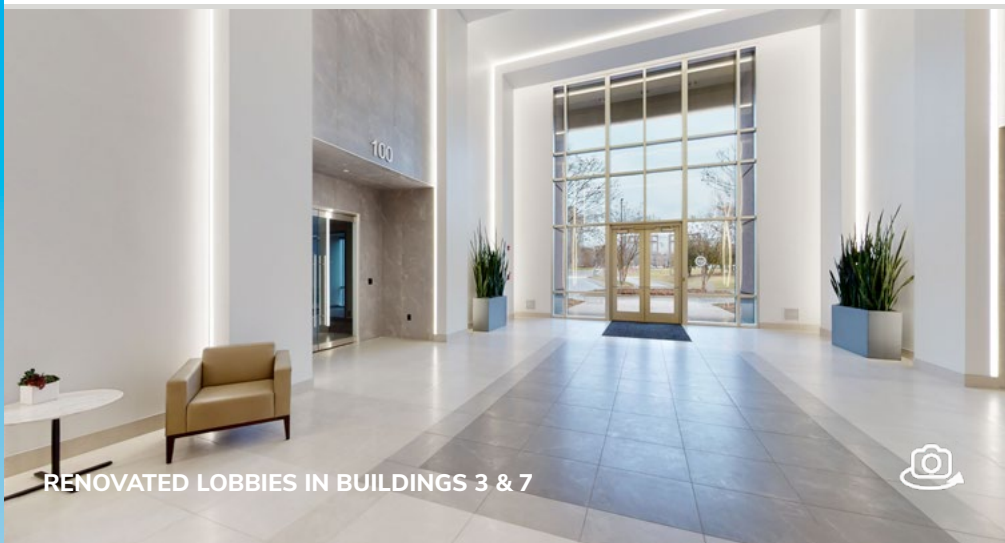




SPEC SUITE



FITNESS CENTERS IN EVERY BUILDING



RENOVATED LOBBIES IN BUILDINGS 3 & 7

Space for Lease



CLICK THE ICON FOR A VIRTUAL TOUR

3

Corporate Centre

- 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

4

Corporate Centre

- 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

5

Corporate Centre

- 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**


6

Corporate Centre


- SUITE 100 / 4,157 SF
- SUITE 120 / 2,980 SF
- SUITE 200 / 4,817 SF
- SUITE 220 / 12,558 SF
- SUITE 260 / 6,584 SF
- SUITE 320 / 3,158 SF - Available 8/1/26
- SUITE 490 / 2,997 SF
- SUITE 520 / 3,882 SF
- SUITE 550 / 13,185 SF
- SUITE 600 / 13,510 SF 

7

Corporate Centre

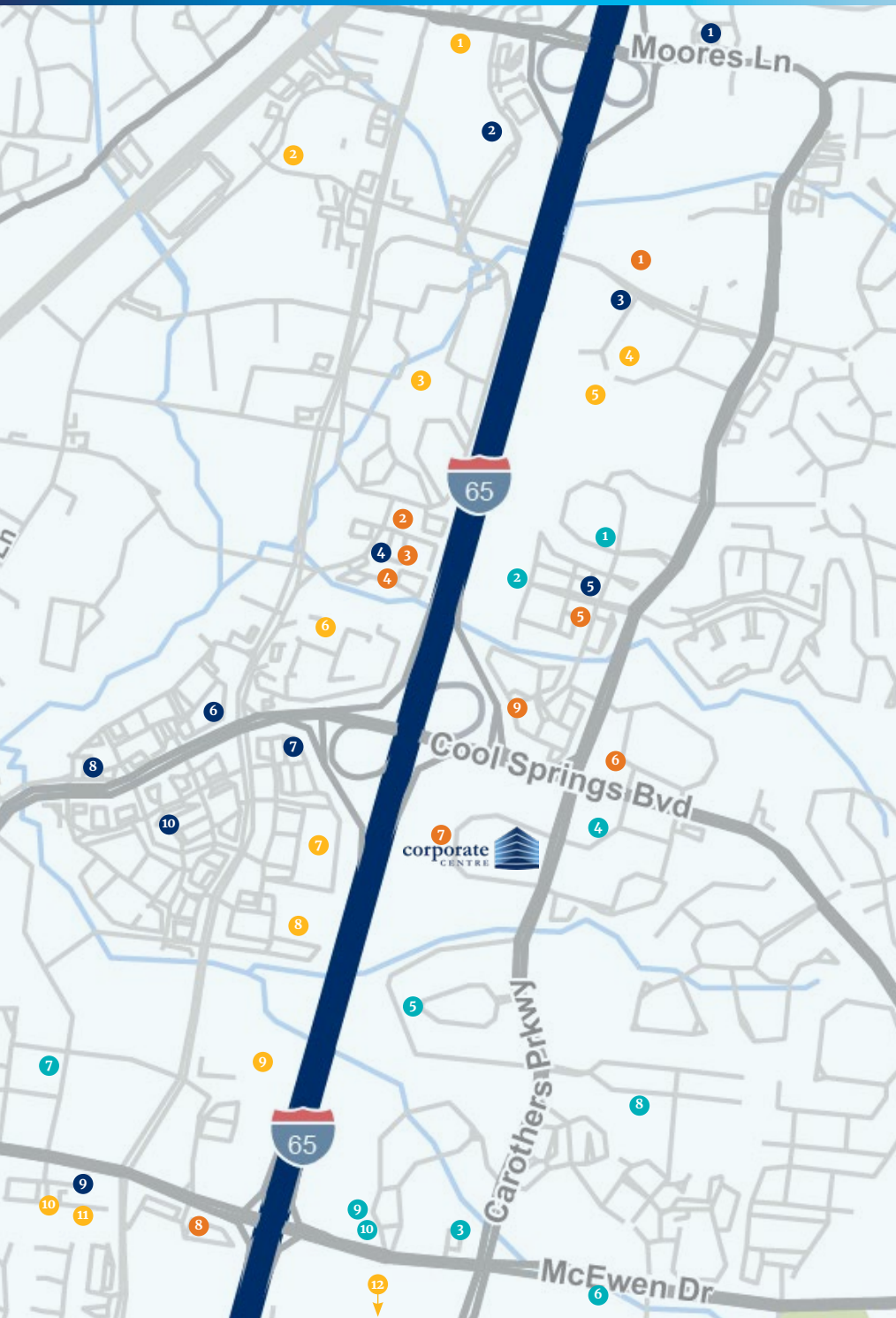
- SUITE 160 / 4,252 SF
- SUITE 400 / 23,122 SF
- SUITE 540 / 4,857 SF 

SPEC SUITES

- SUITE 500 / 4,328 SF 
- SUITE 510 / 3,903 SF 



Abundance of Area Amenities



RESTAURANTS

- 1 Amerigo
- 2 J. Alexanders
- 3 Wild Ginger
- 4 Jonathan's Grille
- 5 Tupelo Honey Cafe
- 6 Carrabba's
- 7 Bonefish Grill
- 8 Burger Up
- 9 BrickTop's
- 10 Sperry's

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

SERVICES/RETAIL

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



Anatomy of the Area

Cool Springs is a major commercial center located in Williamson County, Tennessee. The commercial center has developed around the Cool Springs Galleria shopping mall and encompasses land on both sides of Interstate 65. The area boasts a range of businesses, including several luxury hotels, strip malls, business parks, mid-rise office buildings, big-box retailers, low-rise apartments, condominiums, restaurants, and car dealerships. Cool Springs is bordered by Brentwood to the north and Franklin to the south.



\$143,592
2025 MEDIAN HOUSEHOLD INCOME



277,990
2025 POPULATION



66%

OF WORKFORCE BETWEEN THE AGES OF 25-64



158,025

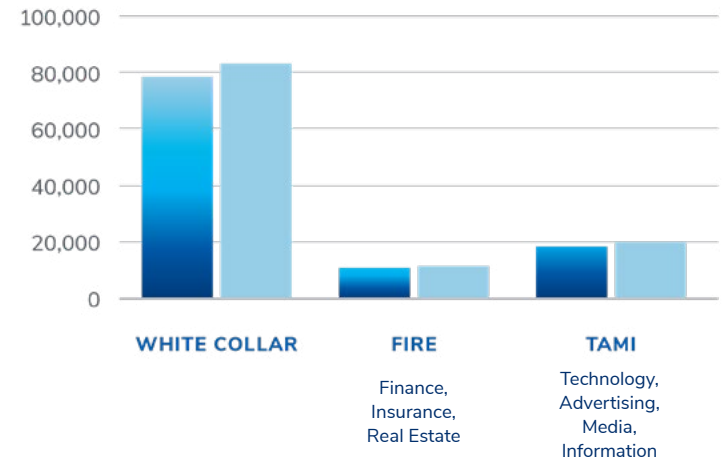
WILLIAMSON COUNTY JOBS IN 2025



173,069

WILLIAMSON COUNTY JOBS IN 2030 (projected)

■ 2025 ■ 2030 (projected)



2025 PERCENTAGE OF JOBS BY SECTOR

WHITE COLLAR	49%
FIRE	7%
TAMI	12%

WALKING AT WORK

1 LAP = .55 MI
2 LAPS = 1.1 MI

1 LAP = .5 MI
2 LAPS = 1 MI

ENTRANCE TO
GREENWAY



For more information, contact:

STEWART LYMAN

Managing Director, Office Division
stewart.lyman@streamrealty.com
615.336.9055

ROBBY DAVIS

Managing Director, Office Division
robby.davis@streamrealty.com
615.618.3967

MADDISON SICKELS

Vice President
maddison.sickels@streamrealty.com
760.504.1726



501 Commerce Street | Suite 1120
Nashville, TN 37203
615.795.0000

www.streamrealty.com