



THE FACTORY AT FRANKLIN

4,265 SF SECOND FLOOR LOFT OFFICE SPACE FOR LEASE
230 Franklin Road Franklin, TN 37064



AN ICONIC LANDMARK DEEPLY ROOTED IN THE TOWN'S HISTORY, THE FACTORY AT FRANKLIN IS A LOCAL TREASURE BELOVED BY ITS COMMUNITY AND ITS PATRONS, OLD AND NEW

Originally a cast iron stove works factory built in 1929, the Factory at Franklin is undergoing extensive renovations to restore its historic charm and bring about a vibrant transformation. Under new ownership by Holladay Properties, the goal is to create a premier destination, offering a unique blend of retail, dining, and cultural experiences for Franklin and its visitors.

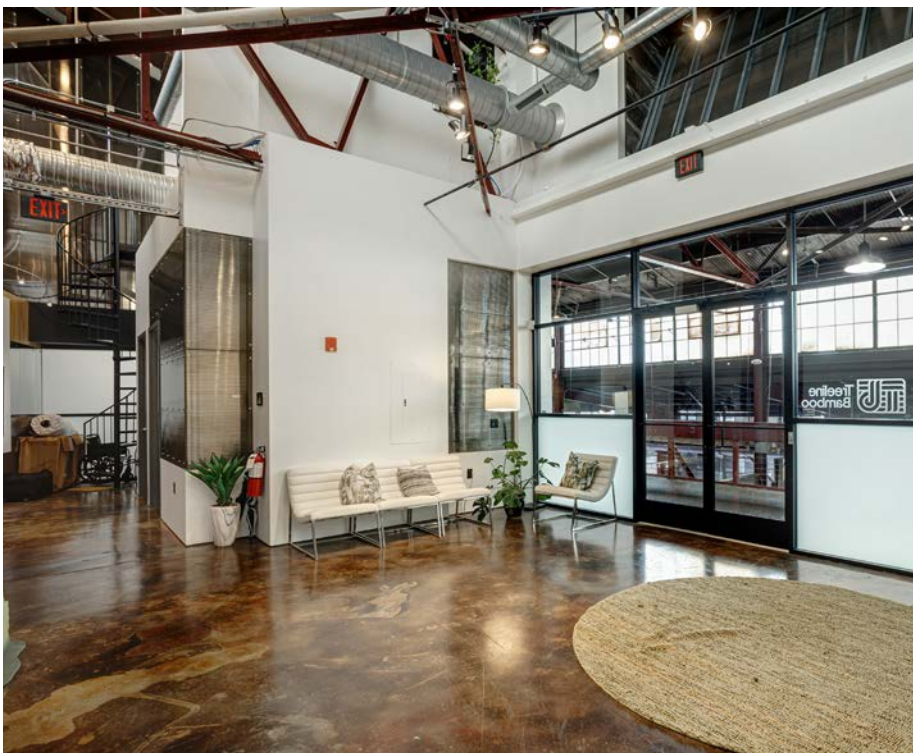
The renovated Factory features a captivating grand hall, anchored by the beautiful, lively Skylight Bar, alongside a selection of diverse restaurants, including beloved local eateries like Edley's, Otaku Ramen, Jeni's Ice Cream, Mojo Tacos, and more.

With its iconic landmarks, such as the water tower and smokestack, the Factory boasts an abundance of park-like green spaces. Sidewalks connect the property to downtown Franklin, creating an unmatched walkable and bikeable shopping district.

Additionally, the Factory continues to serve as an events destination, providing nearly 30,000 square feet of venue space. It also houses a premier office hub, with approximately 80,000 square feet of authentic creative office space.

In all, the Factory at Franklin provides a unique and vibrant experience, seamlessly blending its historic character with modern amenities, making it a must-visit destination for both locals and tourists alike.





4,265 SF LOFT OFFICE SPACE

SUITE HIGHLIGHTS:

- Suite 12-JKLN: 4,265 SF Total
- Second floor loft space
- Located above Honest Coffee and White Alligator
- High ceilings
- Private offices and open area
- Available Q1 2025
- Historical site offering a unique tenant experience
- Unmatched on-site amenities
- Walkability to restaurants, shops, patios, parks and entertainment venues
- A part of the widely known, Historic Downtown Franklin
- Abundant parking



ADAPTIVE REUSE DESIGN



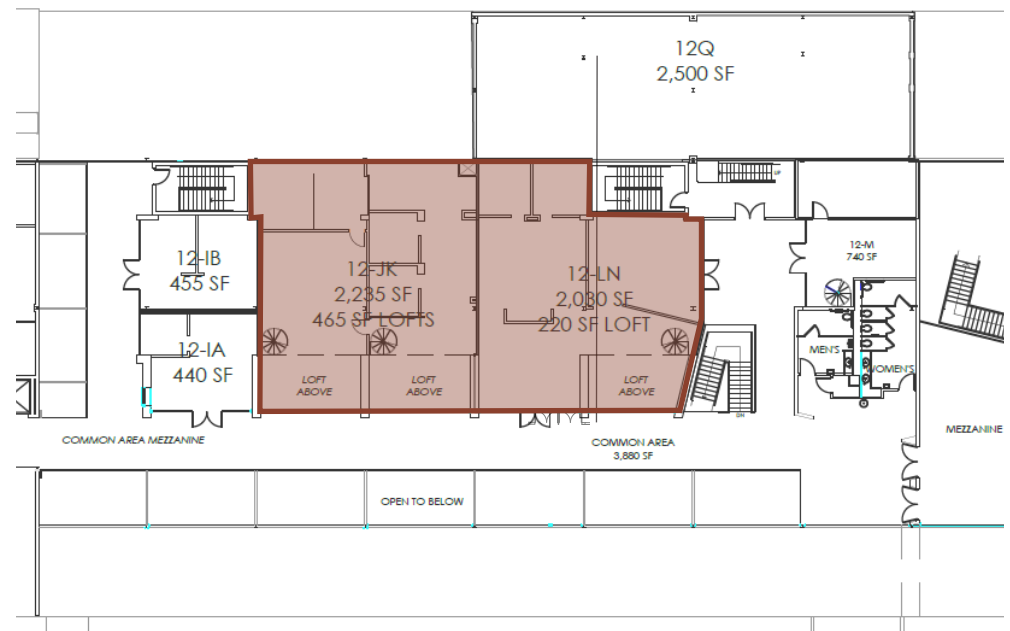
MULTIMILLION DOLLAR REDEVELOPMENT



4 SPACES PER 1,000 SF OFFICE PARKING



24-HOUR ACCESS CONTROL



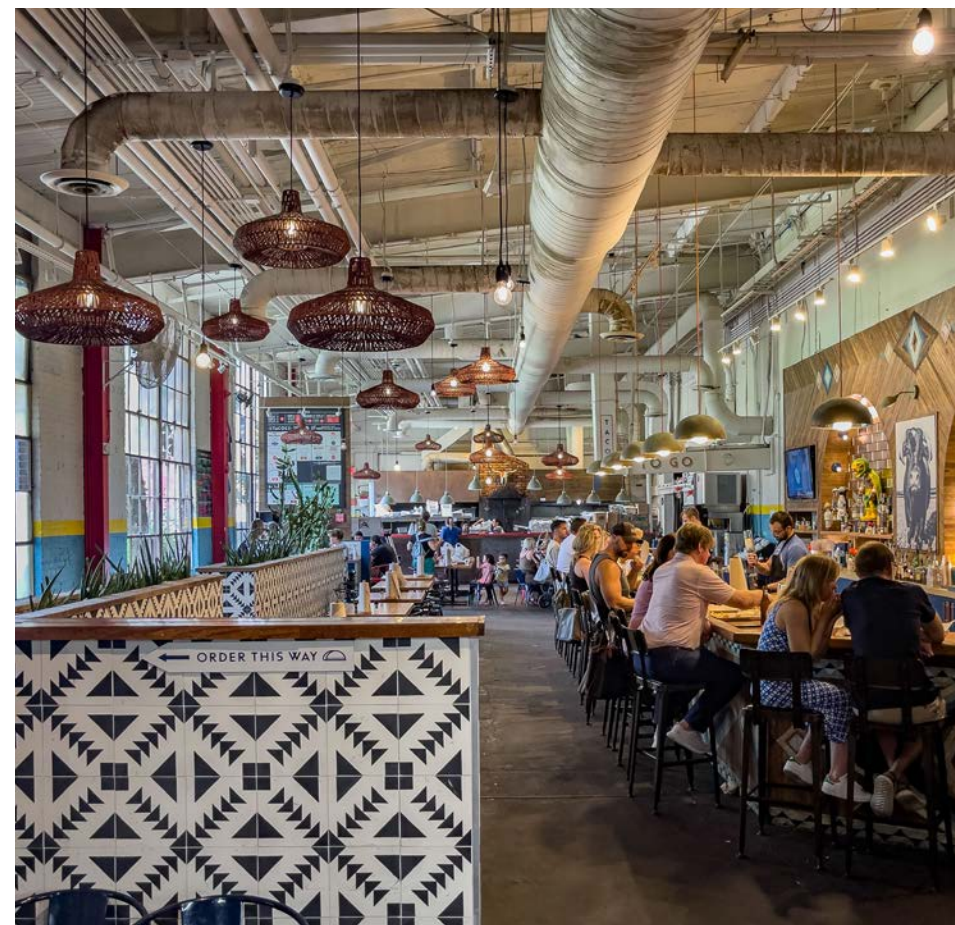
4,265 SF LOFT OFFICE SPACE



OFFERING A VARIETY OF ON-SITE AMENITIES

Featuring **NEW RESTAURANTS, BARS AND RETAIL** being announced soon, the current on-site restaurants include:

- Five Daughters Bakery
- Honest Coffee Roasters
- Mojo's Tacos
- The Skylight
- Edley's Bar-B-Que
- Otaku Ramen
- Hattie B's
- Two Hands (Coming Soon)
- The White Alligator
- Grey's Fine Cheeses
- Etch (Coming Soon)
- Saffire (Coming Soon)
- Daddy's Dogs
- Slim & Husky's (Coming Soon)



LOCATION OVERVIEW



THE NEIGHBORHOOD

Nestled in the heart of Williamson County, Franklin, Tennessee offers a prime location with easy access to nearby destinations. The Factory at Franklin is just a quick walk away from Downtown Franklin, ensuring convenient access to its unique shops, restaurants, and vibrant atmosphere. Additionally, a short drive will take you to Downtown Nashville, Thompson's Station, Brentwood, and Spring Hill.

Conveniently situated only 20 miles from Downtown Nashville, Franklin combines the allure of a small town with proximity to the dynamic energy of a major city. Renowned as one of America's Best Small Towns by various publications, Franklin captivates residents and visitors alike with its rich history and undeniable charm. As part of Williamson County and one of the most affluent suburbs in Tennessee, Franklin offers a desirable residential setting that exudes elegance and prestige.



#4 BEST SMALL TOWN
BY SOUTHERN LIVING



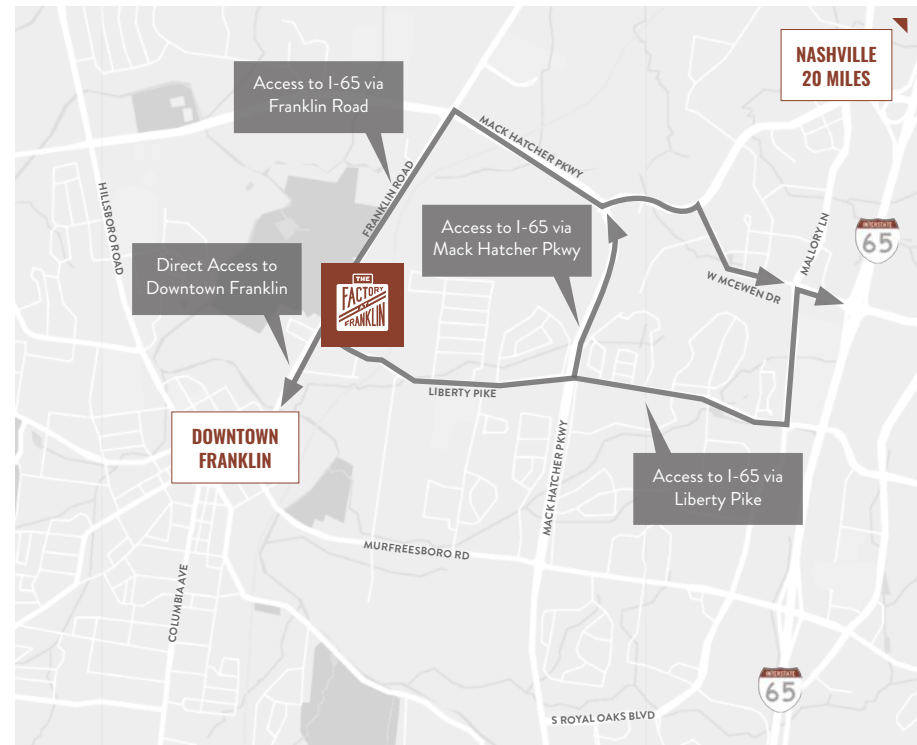
2 MILLION ANNUAL VISITORS
TO WILLIAMSON COUNTY



#1 SMALL TOWN GETAWAY
BY READER'S DIGEST



#8 BEST TOWN IN THE NATION
BY TRAVEL + LEISURE MAGAZINE





WILLIAMSON COUNTY DEMOGRAPHICS

251 K Total population in Williamson County

40+ National & international company headquarters

88.7 K Households

33% Increase in housing units over past decade

\$514 K Median home value in May 2022, up 19.5% from 2021

62% Bachelors degree or higher

\$114 K Average household income

22.6 K Housing units built since 2010

94.7 K Housing units total

40 Median age

Sources: Tennessean.com; U.S. Census Bureau 2021 Projections via ESRI; Redfin.com; NashvilleChamber.com

ECONOMIC OVERVIEW

Williamson County, Tennessee, has emerged as a highly sought-after destination for company headquarters. Its allure stems from a combination of factors that make it an ideal location for growth and opportunity. With a deep pool of talent, Williamson County offers access to a skilled and educated workforce, essential for businesses seeking to thrive. The county's business-friendly environment fosters innovation and entrepreneurial spirit, while also creating a sense of community and collaboration.

Williamson County already boasts an impressive lineup of over 40 corporate headquarters, including 12 of the 25 largest publicly traded companies in the Nashville area. Notable names such as Nissan North America, Mars Petcare, Tractor Supply, and Mitsubishi Motors have chosen Williamson County as their home. This concentration of successful companies not only contributes to the county's economic growth but also fosters a thriving business ecosystem for future businesses to call it home.

With its winning combination of talent, business-friendly environment, renowned schools, and thriving corporate presence, Williamson County stands out as a premier destination for companies seeking long-term success and prosperity.

FACTORY VIEWS



REVITALIZATION PLAN



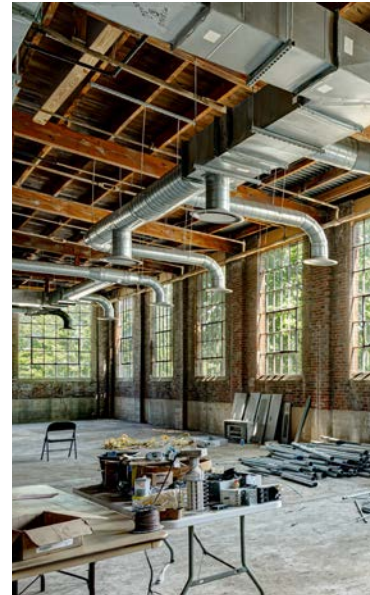


ABOUT THE OWNER

Established in 1952, Holladay Properties expanded from residential development to commercial buildings and land development in the Midwest. After a split in 1999, the Washington, D.C. office became Holladay Corporation while the Midwest operations became Holladay Properties.

Today, Holladay Properties is a fully integrated commercial real estate company specializing in land development, design/build services, and medical office management. With over 20 million square feet of commercial space developed in the Midwest and a team of 240 specialists across multiple offices, Holladay Properties handles diverse projects while maintaining their values.

Recently, Holladay Properties acquired the Factory, aiming to create an unparalleled shopping, dining, and cultural experience in Franklin. The acquisition strengthens their presence and contributes to their vision of transforming the space for the benefit of the city.





THE FACTORY AT FRANKLIN

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PROPERTIES