

REALSITE
COMMERCIAL

For Sublease

3,625 SF

Furnished Office Space in Bowers Park I

6640 Carothers Pkwy, Suite 310
Franklin, TN 37067

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PROPERTY HIGHLIGHTS

- BOWERS PARK I - SUITE 310: 3,625 SF
- AVAILABLE NOW
- CONTACT BROKER FOR PRICING
- SUBLEASE EXPIRATION: 6/30/2028
- FURNITURE AVAILABLE
- CLASS A OFFICE SPACE
- LEED EB GOLD CERTIFIED WITH U.S. GREEN BUILDING COUNCIL
- PROPERTY MANAGEMENT ON SITE
- FITNESS CENTER WITH STATE OF THE ART MACHINES, LOCKER ROOMS AND SHOWERS
- OUTDOOR MEETING AND GATHERING SPACE
- SECURE BUILDING ACCESS
- 4.00/1,000 PARKING

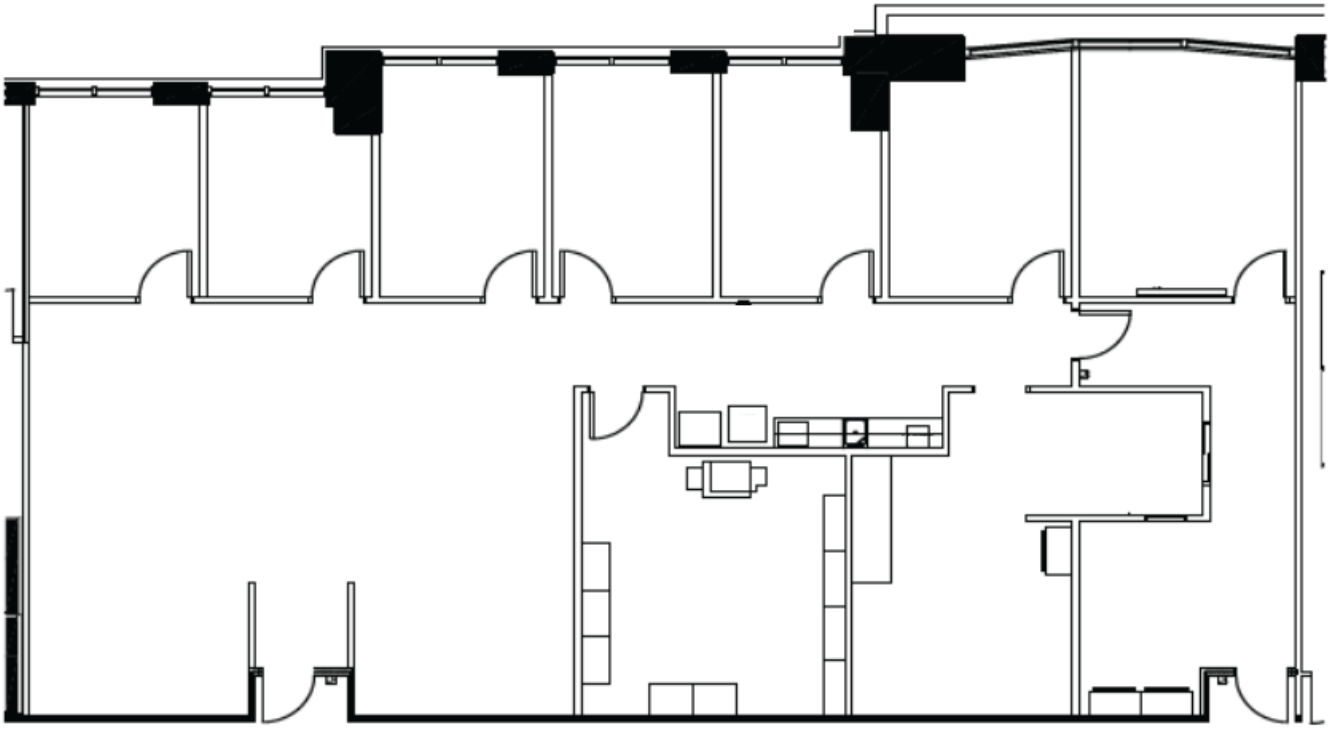


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FLOOR PLAN







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FRANKLIN | COOL SPRINGS
MARKET OVERVIEW









FRANKLIN WAS VOTED "#12 BEST CITY IN THE SOUTH"
by Southern Living

"SECOND BEST PLACE TO LIVE IN TENNESSEE"
by U.S. News & World Report

"8TH FASTEST GROWING CITY IN THE UNITED STATES"
by U.S. Census Bureau

Bowers Park I sits right in the heart of Cool Springs, Franklin's thriving business district, just 15 miles south of Nashville. The 163,495-square-foot Class A office building at 6640 Carothers Parkway is minutes from I-65, McEwen Drive and Cool Springs Boulevard. Cool Springs has more than 10 million square feet of office space and is anchored by CoolSprings Galleria, an upscale shopping destination with about 150 stores and roughly 13 million visitors a year. A standout perk is being just minutes from Historic Downtown Franklin, one of the first winners of the National Trust's coveted "Great American Main Street" award. Its 16-block stretch of beautifully restored Victorian storefronts holds more than 70 locally owned boutiques, galleries and restaurants. With vibrant retail, small-town charm and a booming business community, Bowers Park I is one of Middle Tennessee's most compelling addresses.

89,142	$155,399	2.54%
FRANKLIN, TN LOCAL POPULATION	AVERAGE HOUSEHOLD INCOME	ANNUAL POPULATION GROWTH RATE



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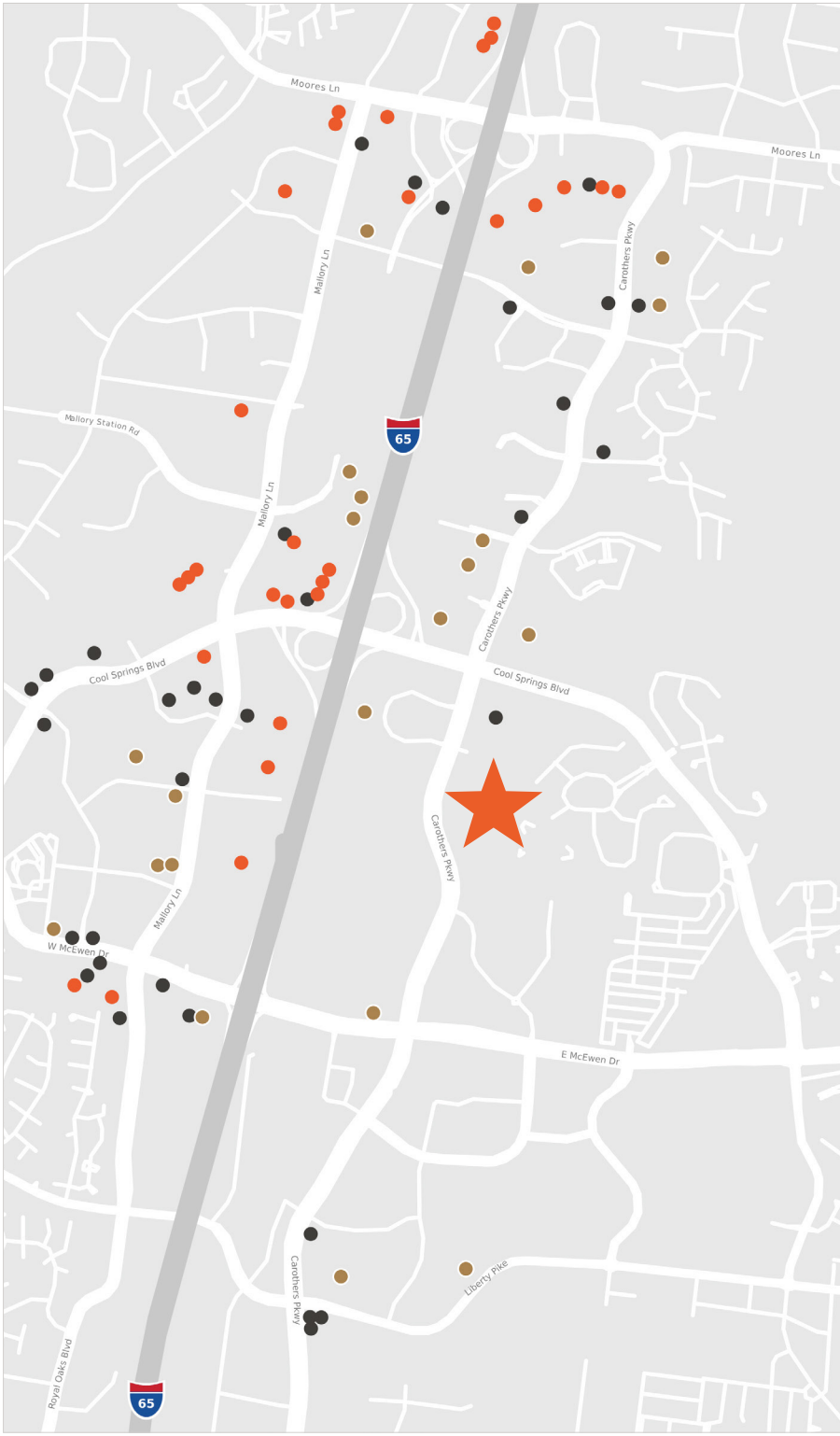
COOL SPRINGS MARKET OVERVIEW

NEARBY AMENITIES

DINING
Big Bad Breakfast
Bodeli Sushi
Bricktops
Burger Up
CAVA
Chicken Salad Chick
Chuy's
First Watch
Flower Child
Granite City Food & Brewery
Hogwood BBQ
House of India
Ichiddo Ramen
J. Alexander's
Jasmine Thai
Las Palmas
McAlister's Deli
P.F. Chang's
Panera Bread
Perry's Steakhouse
PortaVia
The Rutledge
Shake Shack
Sperry's Restaurant
Stoney River
Taziki's Mediterranean Cafe
The Tin Roof
Tony's Eat & Drink
Vui Kitchen
Waldo's Chicken & Beer
The Well Coffeehouse
Whataburger
Wild Ginger

RETAIL
Academy Sports + Outdoors
ALDI
Ashley HomeStore
Barnes & Noble
Burlington
Costco
Dick's Sporting Goods
DSW
Duluth Trading Co.
Golf Galaxy
The Home Depot
Kroger
Lowe's
Lululemon
Marshalls
Nordstrom Rack
Office Depot
Old Navy
PetSmart
Publix
Rooms To Go
Ross Dress for Less
Sam's Club
Staples
Target
Trader Joe's
Walgreens
Walmart Supercenter
Whole Foods Market

HOTELS & SERVICES
Aloft Nashville Franklin
AMC Dine-In
Thoroughbred 20
Columbia State Community College
Courtyard Cool Springs
Drury Inn & Suites
Embassy Suites Cool Springs
Fairfield Inn & Suites
Franklin Marriott Cool Springs
Hampton Inn & Suites Cool Springs
Hilton Franklin Cool Springs
Hilton Garden Inn
Holiday Inn Cool Springs
Homewood Suites Cool Springs
Hyatt House Franklin
Hyatt Place Cool Springs
Life Time Fitness
Orangetheory Fitness
Residence Inn Cool Springs
SpringHill Suites Cool Springs
Staybridge Suites Franklin
TownePlace Suites Cool Springs



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