

Aspen Grove Tech Center

318 SEABOARD LANE, FRANKLIN, TN



BROKER CONTACTS:

Colliers International | Nashville

Chris Grear SIOR CCIM, Executive VP & Partner

Charlotte Ford CCIM, Senior Vice President

Colliers International Nashville
523 3rd Avenue South
Nashville, TN 37210
www.colliers.com





Executive Summary

Located just off Cool Springs Boulevard, Aspen Grove Tech Center is a four building “Tech” park offering a convenient location for those needing a mix of office/warehouse space. This 13 acre center offers ample parking and drive-in doors for easy in and out access.

FOR MORE INFORMATION, CONTACT:

CHRIS GREAR CCIM SIOR

Executive Vice President & Partner

DIR 615 850 2702

chris.grear@colliers.com

CHARLOTTE FORD CCIM

Senior Vice President

DIR 615 850 2751

charlotte.ford@colliers.com



Campus Features

ASPEN GROVE TECH CENTER FOR LEASE

126,045 SF OF CLASS B TECH SPACE

- » Site Area: Approximately 13 AC
- » Year Built: 1998
- » Ceiling Heights: 9-10 feet finished
- » Telecom Providers: Level 3 Communications, XO Communications, Telecom of TN
- » Parking: 3.6/1,000 SF
- » Drive-in Doors: 17 Drive-in doors with clear height of 14'



For more information, visit: www.colliers.com

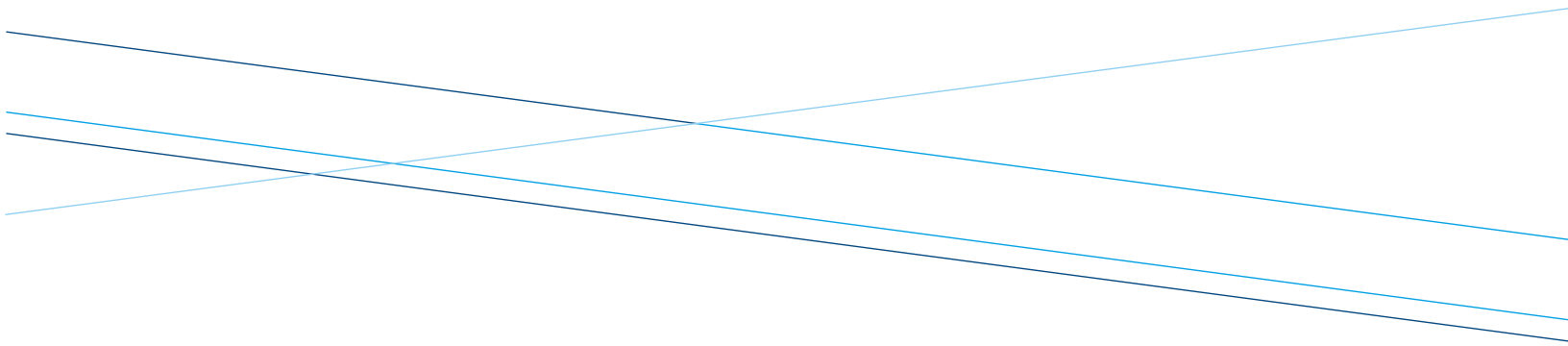
Market Overview

The city of Franklin, in which Cool Springs resides, is located approximately 20 miles south of downtown Nashville and 15 miles southwest of the Nashville International Airport. It is located in the heart of Middle Tennessee, a scenic and cultural treasure of beautiful rolling countryside, woven intricately with quaint small towns, metropolitan landscapes and a rich heritage of traditions. Located in Williamson County, Franklin is one of the wealthiest suburbs in Tennessee and includes households with significant amounts of disposable income. Consumer index spending in Williamson County is higher than the national average as well as in the region, ranked at 151 with the U.S. index at 100. Immediate interstate access, convenient eateries, quality hotel and conference facilities, healthcare, superior schools and low crime rate further enhance its desirability and add to the area’s high quality of life. Residents can live, work, shop, play and thrive in this community, making Franklin one of the most desirable suburbs in Middle Tennessee.

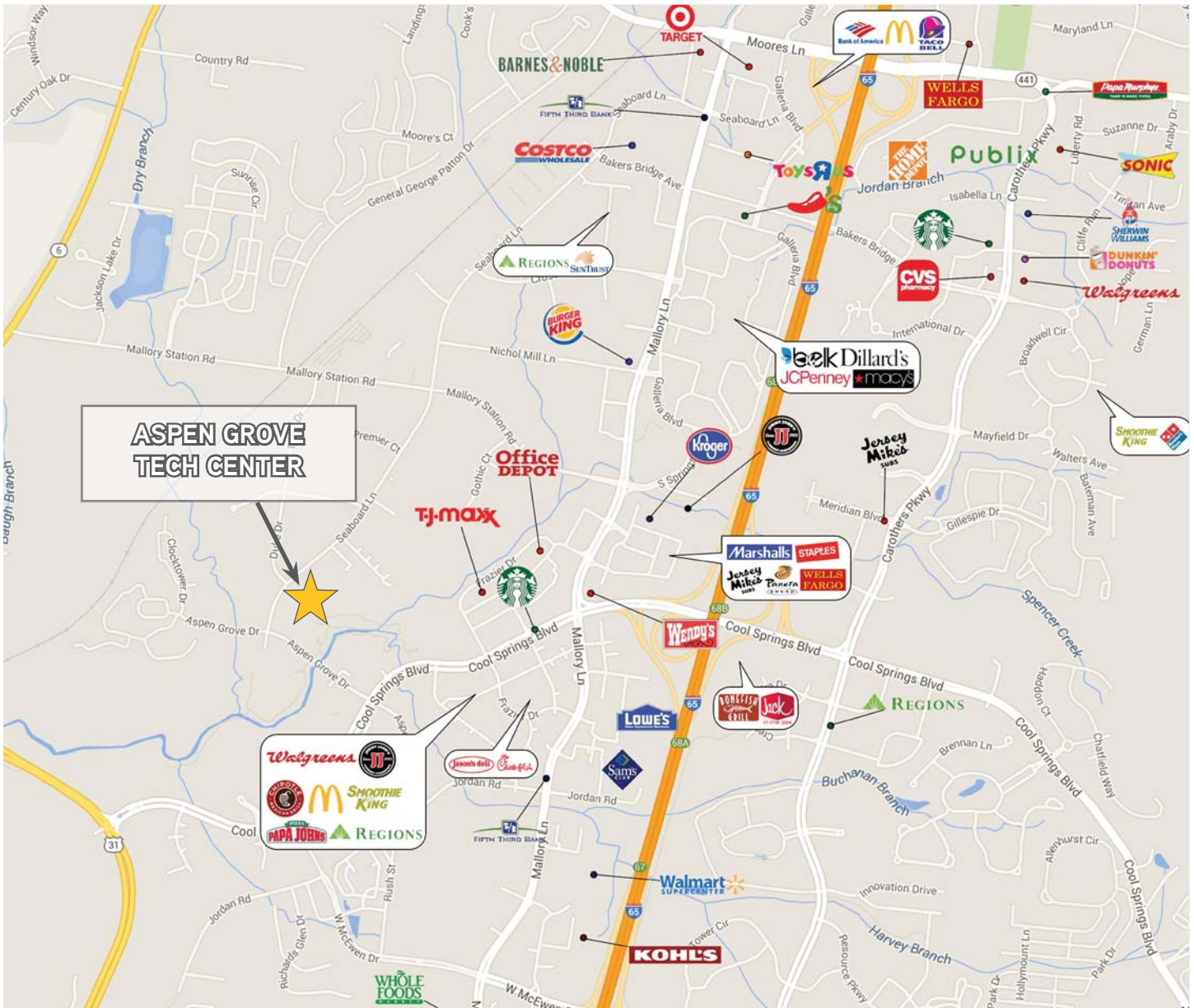
The Cool Springs area houses over 8.8 million square feet of office space and 9.5 million square feet of retail space. Cool Springs has experienced significant growth since 1991 when the Cool Springs Galleria opened. Upscale development expanded to encompass land on both sides of Interstate 65 and includes business parks, office buildings, over 600 restaurants, low-rise apartments and condominiums, big box retail apartments, and multiple high end car dealerships. The labor pool is highly-educated, working in professional, healthcare and management jobs. According to EMSI data released by the Williamson County Chamber of Commerce, Williamson County will experience a projected growth of over 30% across the education and health services, and professional and business services industries through 2023.

WILLIAMSON COUNTY TOP 20 PRIVATE SECTOR EMPLOYERS

Community Health Systems	3,092	Healthways	717
Nissan North America	1,580	Lee Company	661
Williamson Medical Center	1,400	Mars Petcare	659
United Health Group	1,342	DaVita Health Care Partners, Inc.	650
Verizon Wireless	1,001	Delek US Holdings, Inc.	650
Tractor Supply Company	910	MedSolutions, Inc.	625
COMDATA	900	MEDHOST, Inc.	501
Optum, Inc.	801	Affinion Group, Inc.	460
Ford Motor Credit Company, LLC	800	Ozburn-Hessey Logistics	460
Brookdale Senior Living	730	The Lampo Group	458



Area Amenities



Aerial



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