

WINDCROSS PLACE



1009
& 1021

WINDCROSS COURT

Colliers



1009 & 1021
WINDCROSS COURT

GREAT LOCATION



Introducing for the first time in over **15** years, we invite you to explore **Windcross Place** in Cool Springs.



Windcross Place offers the unique opportunity for tenants to secure office space in Cool Springs in an efficient 2-building, campus-like setting that with exquisite, inviting landscaping situated on +/- 11.5 acres. Located near the corner of Mack Hatcher Blvd and Cool Springs Blvd 11, each of the two 3-story buildings in Windcross Place total roughly 66,000 square feet with +/- 22,000 square foot floor plates.



BUILDING FEATURES

Class A Office Space

2 Buildings Totaling 133,200 SF

- 67,398 SF - 1009 Windcross Court
- 65,802 SF - 1021 Windcross Court

11.43-acres of a pristinely landscaped campus situated on a cul-de-sac

5.44/1,000 SF Parking

On-site amenities include:

- Fitness Facility
- Cafeteria
- Signage Available



The interiors of both buildings have been completely renovated with roughly \$14 million of tenant improvements alone. Complete with new ceiling tiles, lighting fixtures, collaboration rooms, conference areas, fitness center, and SteelCase furniture throughout, Windcross Place is the perfect turnkey option for suburban office tenants searching for the right solution for today's remote/hybrid employee.





Building signage is available at **Windcross Place** just off of Cool Springs Blvd, which has a traffic count of roughly **25,000 vehicles per day** according to TDOT in 2021.

MARKET OVERVIEW



Why Williamson County?

This unique leasing opportunity in Franklin, Tennessee, is located approximately 10 miles south of Nashville in Williamson County, the nation's 16th wealthiest county per capita.

254,359 population (**30%** growth from 2010)

15% projected population growth in next **5** years

194,182 labor force

14,440 businesses

\$120,851 median HH income

\$490,828 median home value

61.5% 4-year degree or higher

2.1% unemployment rate

1 of **3** counties in TN with AAA bond rating



ECONOMIC DRIVERS

- Home to **33%** of TN's fastest growing companies (Inc. Magazine's 5000 list)
- **2nd** fastest growing metro economy in U.S.
- Home to **13** of the **25** largest publicly traded companies in the region
- **40+** national and international HQs
- **Lowest** property tax rates in the region



COOL SPRINGS & FRANKLIN, TN

The **Cool Springs** submarket boasts a variety of high end, Class A retail, office, and multi-family. This market has extremely strong income levels and is conveniently located near many upper management and executive residences.



- **15th** Fastest growing large city in the U.S., growing **32%** since 2010
- “Top Ten Cities for Historic Preservation” – **Franklin #4:** Livability.com
- “Top Ten Downtowns” – **Franklin #10:** Livability.com
- Recently Travel + Leisure Magazine named Franklin, “**8th Best** Town in The Nation”



KEY DRIVERS

TOP TIER
PUBLIC
SCHOOL
SYSTEM

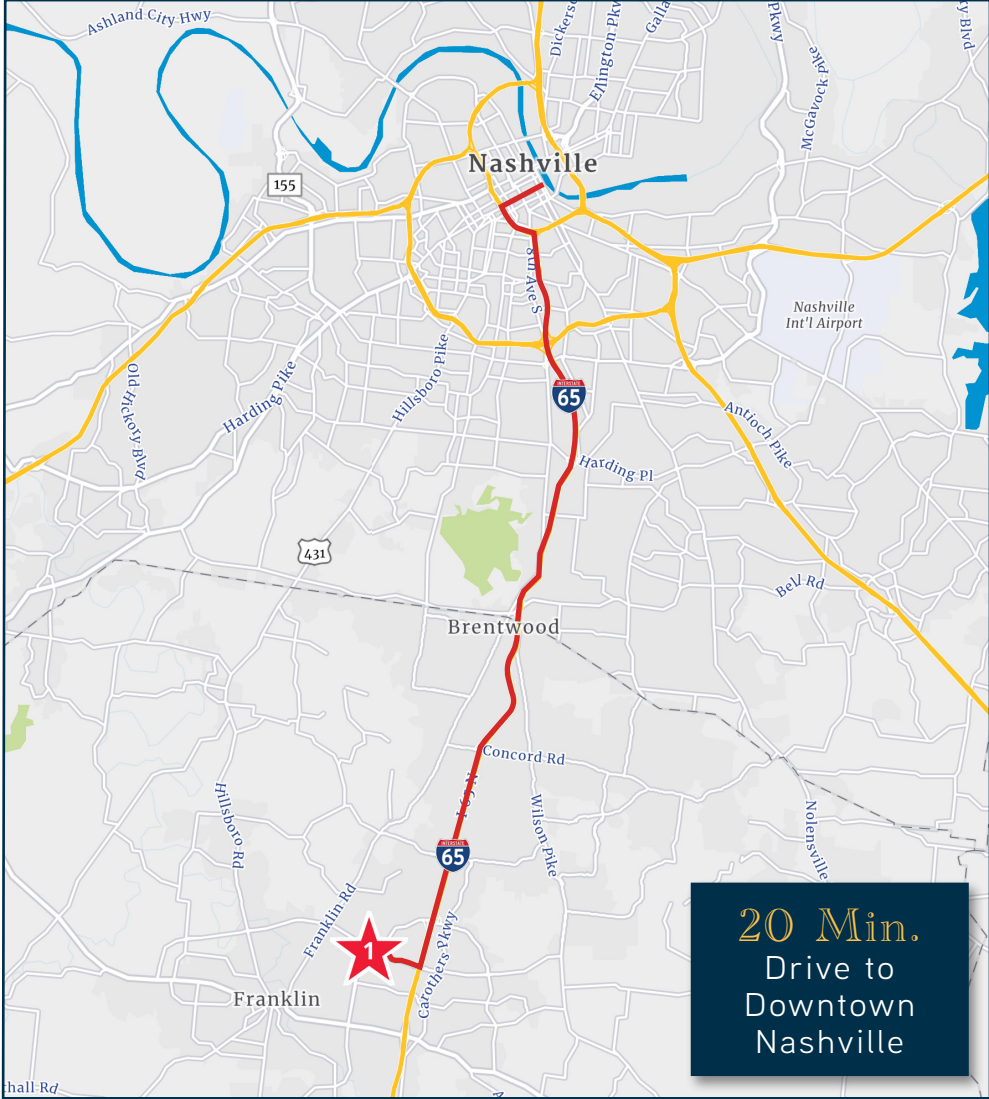
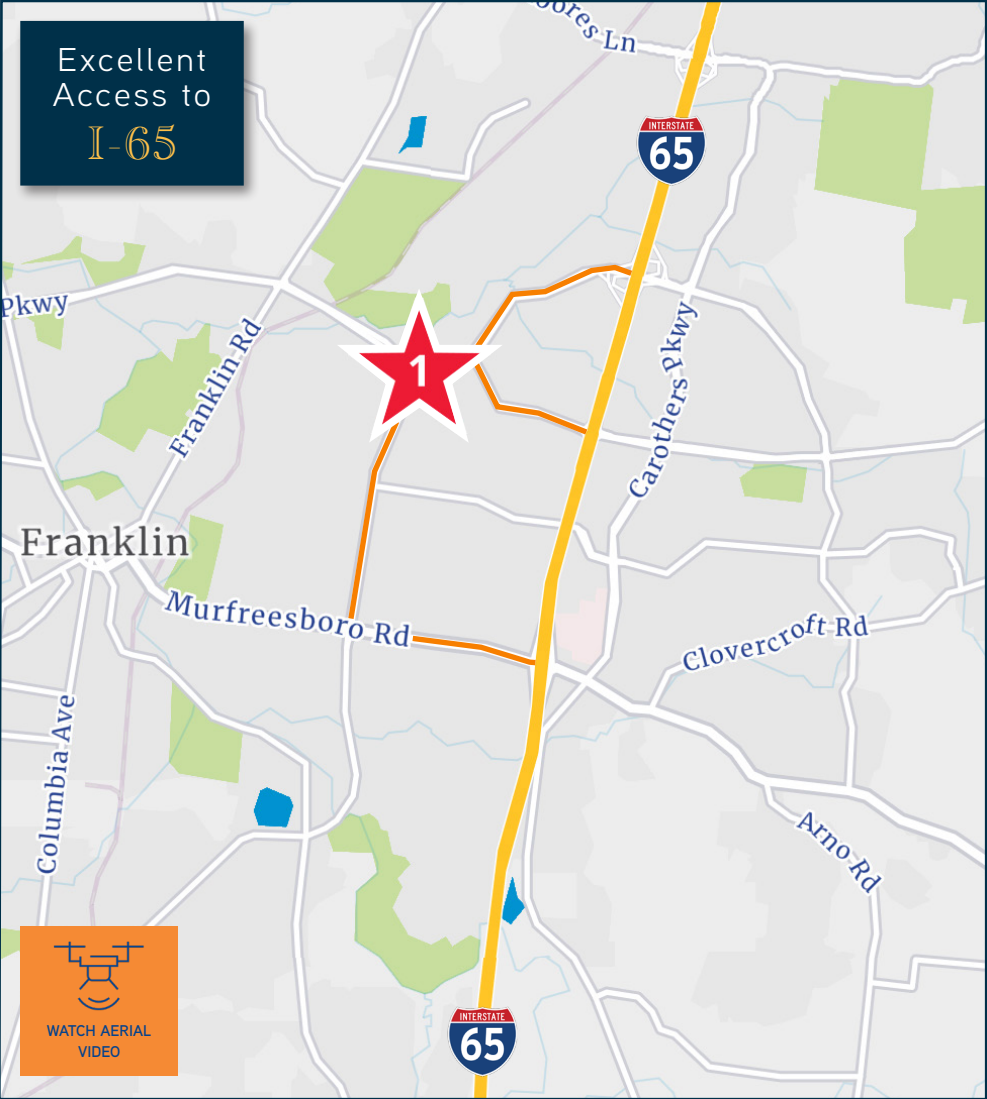
HIGH QUALITY,
HIGH EDUCATION
EMPLOYMENT
BASIS

AMENITY-
RICH
SUBURBAN
NODE

FREE AND
ABUNDANT
PARKING FOR
OFFICE USERS

TRANSPORTATION & ACCESS MAP

This location, directly off Cool Springs Blvd., benefits from excellent access to I-65, offering a 20-minute drive to Downtown Nashville and a 25-minute drive to the Nashville International Airport. There is a variety of office, retail, and residential units in the very near proximity, offering employees convenient access to offsite amenities. The Cool Springs office market is desirable for a variety of office users because of the central location and ease of access.

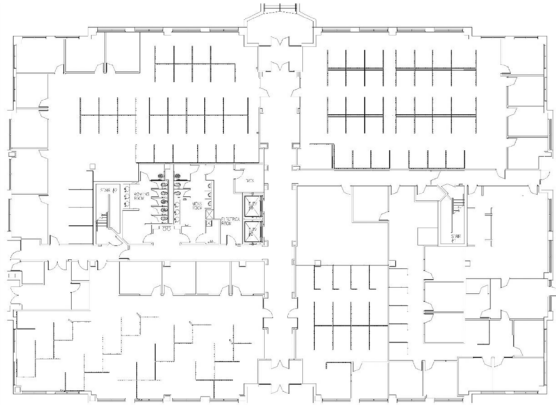


AMENITIES MAP

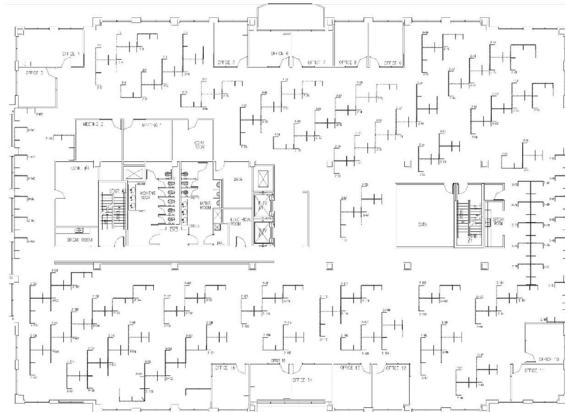


FLOOR PLANS

1009 - 1st Floor Plan



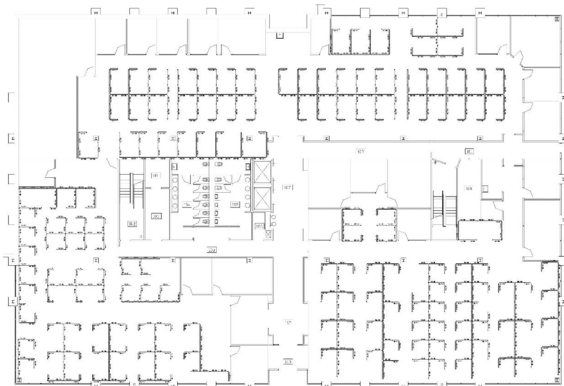
1009 - 2nd Floor Plan



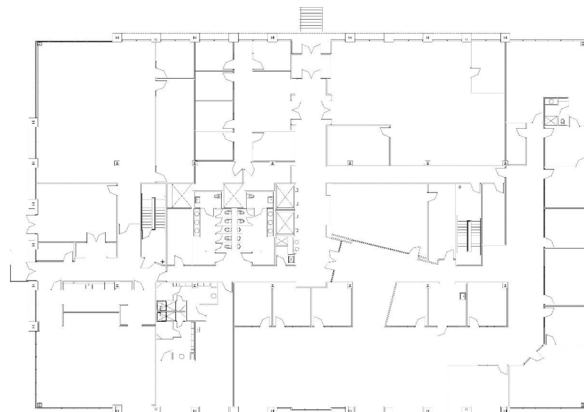
1009 - 3rd Floor Plan



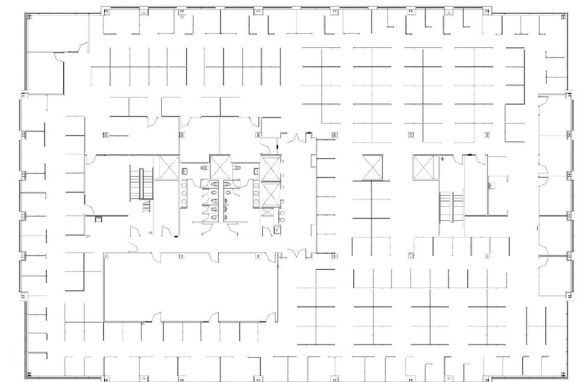
1021 - 1st Floor Plan



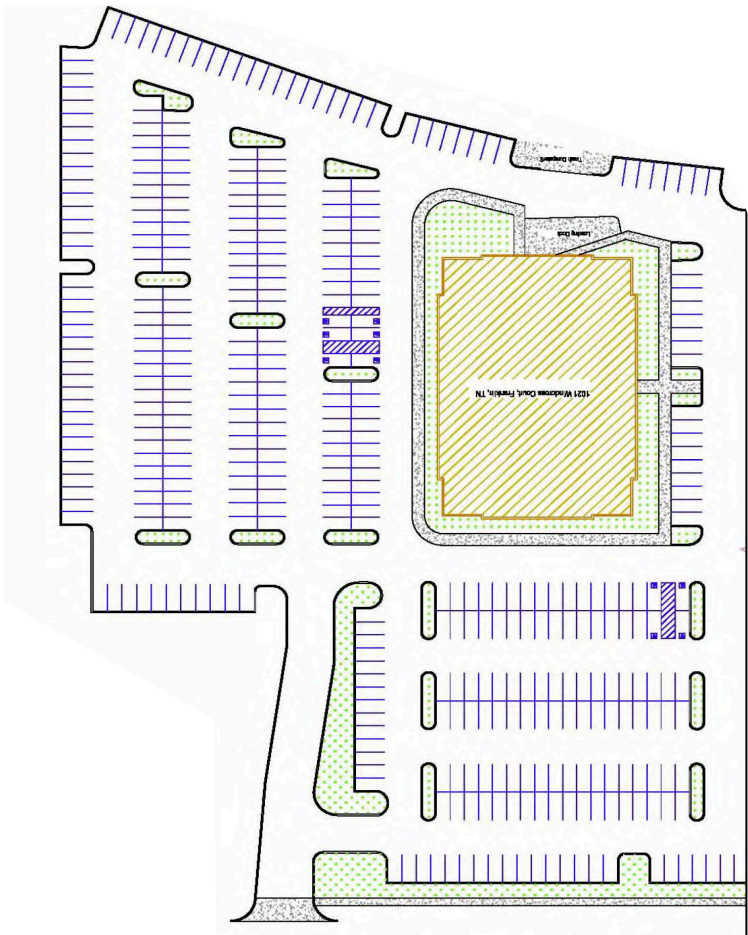
1021 - 2nd Floor Plan



1021 - 3rd Floor Plan

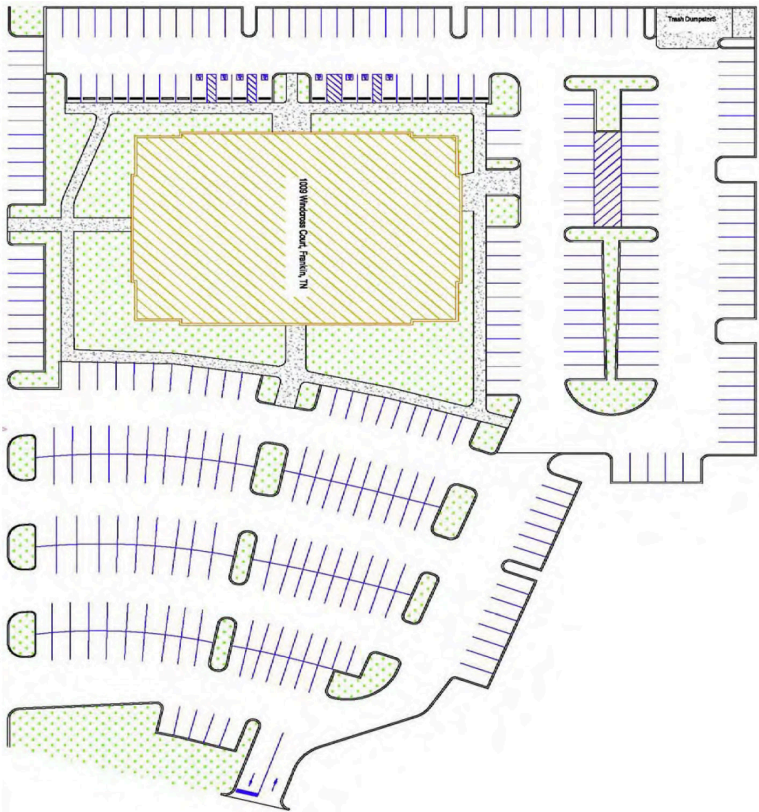


1021 WINDCROSS COURT



VISIT FLOOR 2

1009 WINDCROSS COURT



VISIT FLOOR 1

VISIT FLOOR 2



WINDCROSS PLACE



1009 & 1021

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