

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

A photograph of a two-story commercial building with a tan and brown brick facade. The building has large windows and a flat roof. The number "325" is visible on the upper right corner of the building. In the foreground, there are white flowering bushes and a young tree. A paved parking lot is visible to the right.

Aspen Grove Corporate Center

325 Seaboard Ln + 405+415 Duke Dr | Franklin, TN 37067

FOR LEASE | Office & 100% Air-Conditioned Industrial Flex

SPEC SUITES DELIVERING SPRING 2026



Property Profile

46,079 sf
415 Duke Drive

46,200 sf
405 Duke Drive

47,236 sf
325 Seaboard Lane



HIGHLIGHTS

- High quality construction
- All suites 100% Air-Conditioned
- Beautifully landscaped campus
- 4 per 1,000 parking ratio
- 9-10' finished ceiling height
- 14'+ clear from slab to roof beams

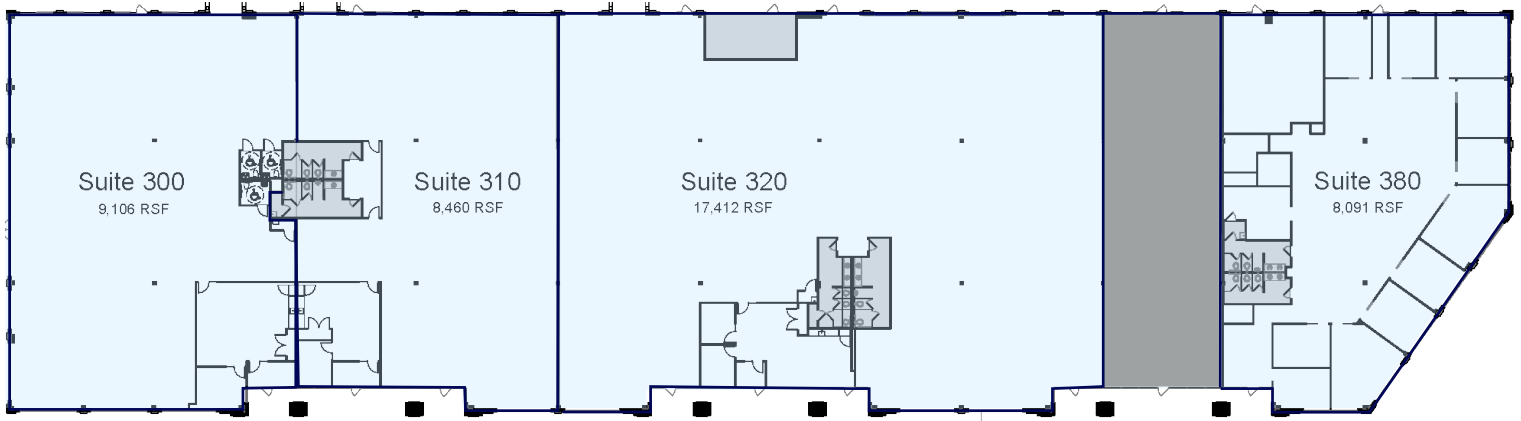
Located at the intersection of Aspen Grove Drive and Seaboard Lane, Aspen Grove Corporate Center contains four 1-story office and industrial flex buildings. Expansive glass allows an abundance of natural light in each suite, all of which have direct exterior access. Each building sits on approximately 6 acres, offering ample parking, lush landscaping, and easy access. Convenient access to Interstate-65 via Cool Springs Boulevard, and close proximity to restaurants, retail, and hospitality makes Aspen Grove Corporate Center an ideal location for users in the service industries, healthcare or technology.

Aspen Grove Corporate Center
325 Seaboard Ln + 405+415 Duke Dr

Availability

415 Duke Drive

Flex Spec Suites & Offices

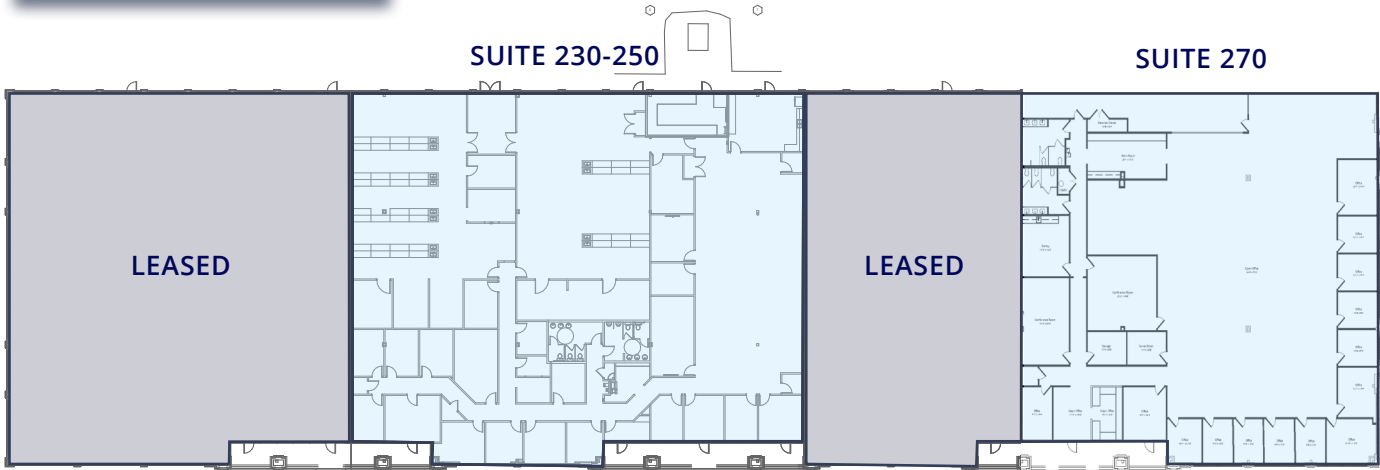


SUITE	TOTAL RSF	WAREHOUSE RSF	OFFICE RSF	AVAILABILITY	FLOORPLAN	TYPE
Suite 300	9,106 RSF	8,052 RSF	1,054 RSF	March 2026	View Floor Plan	Flex Spec Suite
Suite 310	8,460 RSF	7,580 RSF	880 RSF	March 2026	View Floor Plan	Flex Spec Suite
Suite 320	17,412 RSF	16,137 RSF	1,275 RSF	March 2026	Coming Soon	Flex Spec Suite
Suite 380	8,091 RSF	TBD	8,091 RSF	Available Now	View Floor Plan	Office

All suites 100% Air-Conditioned

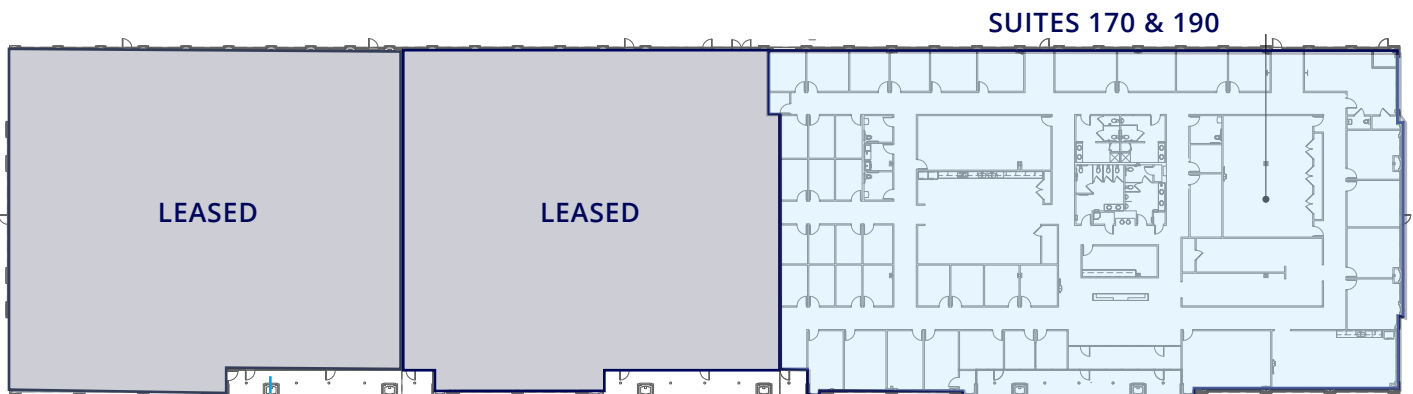
Availability

405 Duke Drive



Suite 230-250	15,232 RSF	Available Now	View Floorplan	Lab and general office space
Suite 270	13,037 RSF	Available Now	View Floorplan	End-cap office with abundant natural light

325 Seaboard Lane



Suites 170 & 190	21,270 RSF	Available Now	View Floorplan	Former childhood education center, built in late 2021
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Local Amenities

HOTELS

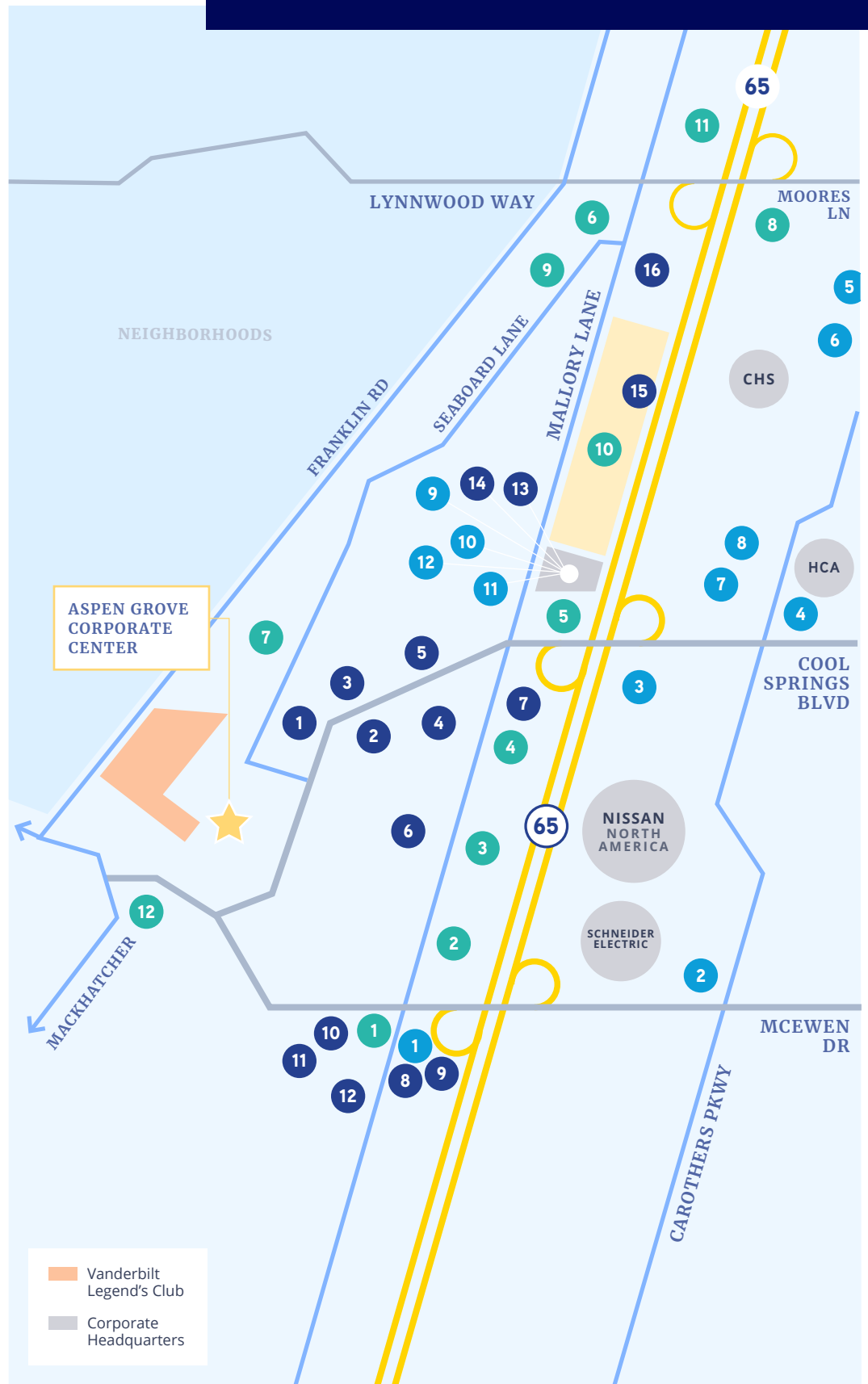
- 1 Drury Plaza
- 2 Homewood Suites
- 3 Embassy Suites
- 4 Franklin Marriott
- 5 Hilton Garden Inn
- 6 Hyatt Place
- 7 Residence Inn
- 8 Courtyard Marriott
- 9 Aloft
- 10 Hampton Inn & Suites
- 11 Country Inn & Suite
- 12 TownePlace Suites

EATS

- 1 Burger Up
- 2 Chipotle
- 3 P.F. Chang's
- 4 Cool Springs Brewery
- 5 Starbucks
- 6 Jim 'N Nick's
- 7 Bonefish Grill
- 8 First Watch
- 9 Jamba Juice
- 10 Brick Tops
- 11 Brixx Wood Fired Pizza
- 12 Taziki's
- 13 Jonathan's Grille
- 14 Brewhouse South
- 15 Cheesecake Factory
- 16 J. Alexander's

RETAIL

- 1 Whole Foods
- 2 Walmart
- 3 Sam's Club
- 4 Lowe's
- 5 Kroger
- 6 Target
- 7 Agame Sportsplex
- 8 Home Depot
- 9 Costco
- 10 Cool Springs Galleria
- 11 Best Buy
- 12 My Second Home



■ Vanderbilt Legend's Club
■ Corporate Headquarters

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