



# 9045 CAROTHERS PKWY

FOR LEASE | 1,600 SF OFFICE | COOL SPRINGS

FOUNDRY  
COMMERCIAL

# PROPERTY OVERVIEW



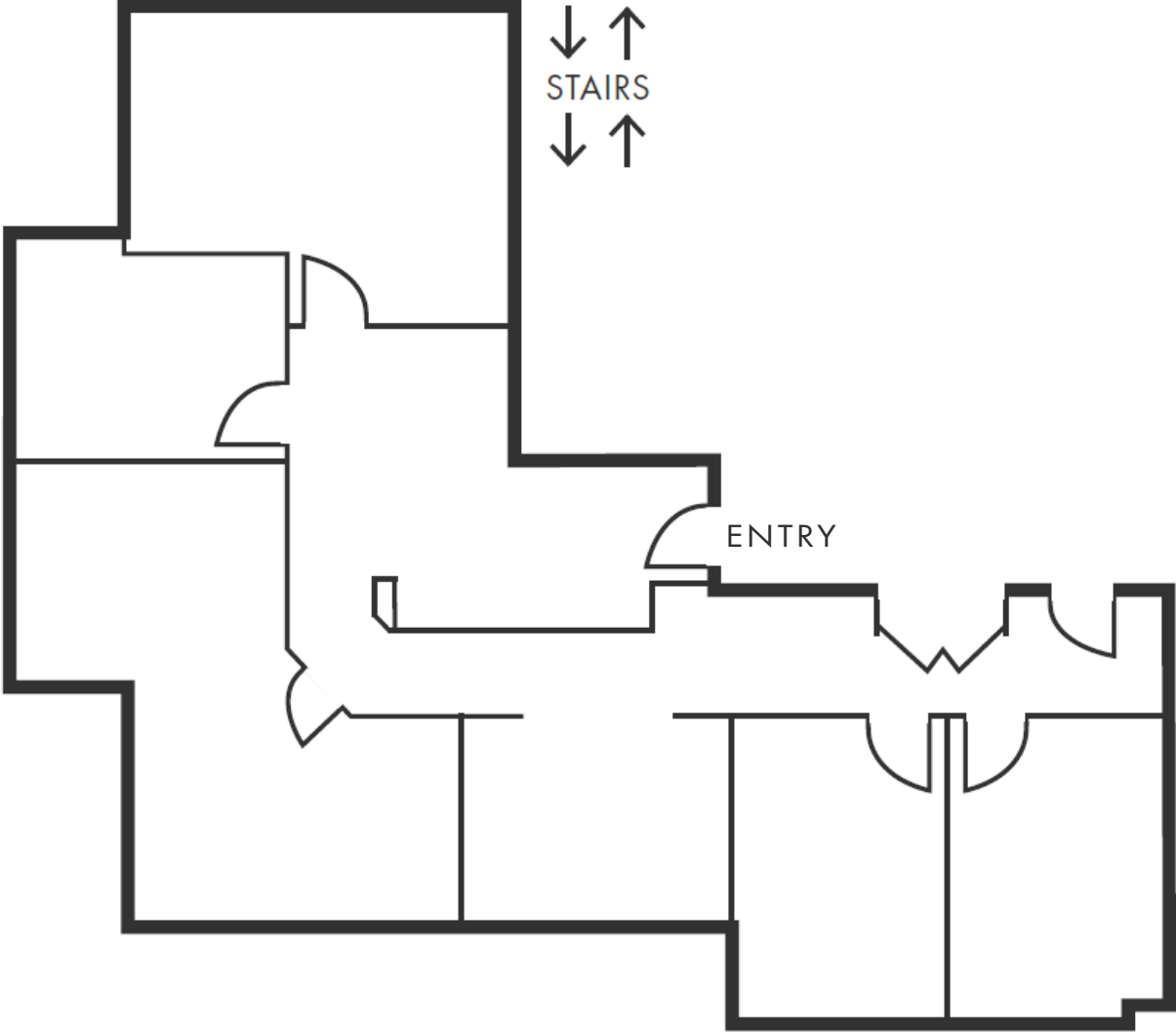
## PROPERTY DETAILS

<b>Address</b>	9045 Carothers Pkwy Franklin, TN 37067
<b>Submarket</b>	Cool Springs
<b>Cross Streets</b>	Carothers Pkwy & Bakers Bridge Ave
<b>Space</b>	Suite 202   1,600 RSF
<b>Available</b>	1/1/2024
<b>Parking</b>	4 / 1,000   Free
<b>Rate</b>	\$28.50 / SF FSG

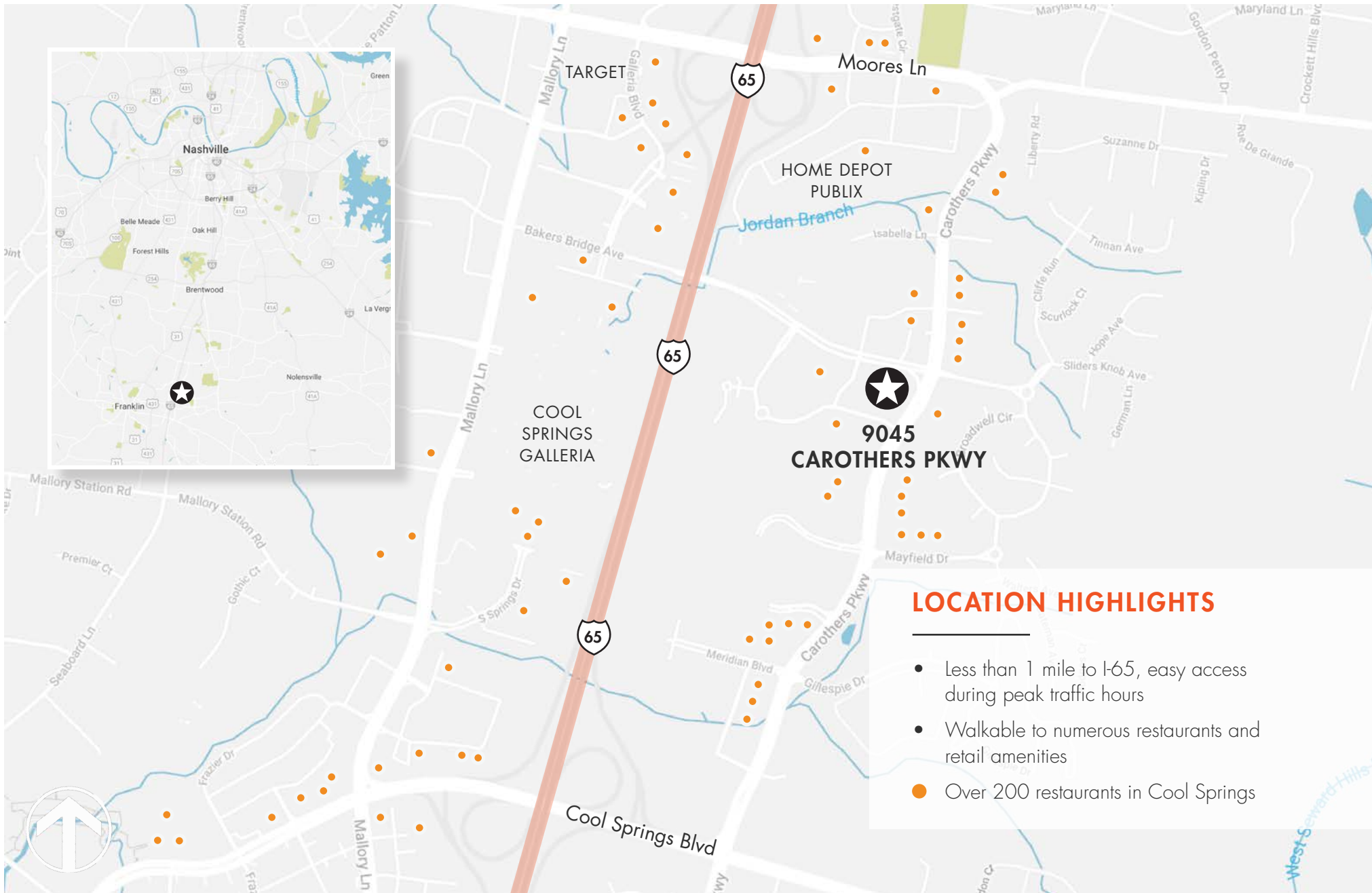
## PROPERTY HIGHLIGHTS

- Located in the heart of Cool Springs
- Immediate access to I-65 at Moores Lane
- 25 minute drive from Downtown Nashville
- Amenity rich environment in one of Nashville's premier office submarkets
- First Citizens Bank located on first floor of building

FLOOR PLAN - 1,600 SF



# LOCATION MAP



## LOCATION HIGHLIGHTS

- Less than 1 mile to I-65, easy access during peak traffic hours
- Walkable to numerous restaurants and retail amenities
- Over 200 restaurants in Cool Springs

9045 CAROTHERS PKWY  
FRANKLIN, TN

---

SHELBY HALL

SHELBY.HALL@FOUNDRYCOMMERCIAL.COM  
**615.771.0770**

JOHN MUDGETT

JOHN.MUDGETT@FOUNDRYCOMMERCIAL.COM  
**615.334.7259**

**FOUNDRY**  
COMMERCIAL

**foundrycommercial.com**  
615.997.0010

