



# MERIDIAN

## COOL SPRINGS

### PROJECT OVERVIEW



**BOYLE**<sup>®</sup>

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# MERIDIAN COOL SPRINGS DECISION SCORECARD

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- ✓ Prime location offering high visibility and ease of egress with close proximity to the interstate, and numerous access points in and out of the development
- ✓ Walkable development with abundant restaurant, retail and hotel options onsite
- ✓ Multiple apartments located 1-2 blocks away allow employees to live nearby
- ✓ Located amidst the onsite retail, restaurant, and lodging options of Meridian Cool Springs
- ✓ Only 1/2 mile from Cool Springs Galleria
- ✓ Onsite fitness center and mail
- ✓ Tenant-specific security card access
- ✓ Onsite building staff
- ✓ Full-height windows in each suite
- ✓ Extensive landscaping
- ✓ Outdoors experience including iconic green space open to all
- ✓ Long-term owner-operator will prioritize long-term building continuity and tenant relationships above all else
- ✓ Differentiated development, in a differentiated location that will provide an edge for employee hiring and productivity





## WORK, PLAY...

- Vibrant, pedestrian-friendly mixed-use community
- 904,000 SF of office space in 8 buildings
- 62,000 SF of specialty retail, fitness, and restaurant space
- 3 onsite hotels totaling 492 keys







## DINE, STAY!

For current availabilities and more information about what's happening at Meridian Cool Springs, visit our website at [MeridianCoolSprings.com](https://MeridianCoolSprings.com) or scan the QR code.





# MASTER PLAN





## **ONE MERIDIAN**

1000 CORPORATE CENTER DR.  
SIX-STORY | 130,681 SF



## **TWO MERIDIAN**

501 CORPORATE CENTER DR.  
SIX-STORY | 149,319 SF



## **2000 MERIDIAN BLVD.**

TWO-STORY | 41,853 SF



## **2550 MERIDIAN BLVD.**

THREE-STORY | 66,042 SF





**2555 MERIDIAN BLVD.**  
THREE-STORY | 66,710SF



**3000 MERIDIAN BLVD.**  
FOUR-STORY | 100,025 SF



**5000 MERIDIAN BLVD.**  
SEVEN-STORY | 177,000 SF



**5005 MERIDIAN BLVD.**  
GROUND FLOOR | 15,000 SF

