



BERRY FARMS



TWO TOWN CENTER

BERRY FARMS OFFICE SPACE FOR LEASE

BERRY FARMS



Berry Farms is one of the fastest growing submarkets in the greater Nashville region and a new economic engine for the City of Franklin. This 600-acre master planned, mixed-use project is a unique, landmark district that serves as the southern gateway to Franklin.

PROJECT OVERVIEW

- 600 Acres
- 3M SF Class A office
- 1.8M SF retail & restaurants
- 3 Hotels with 341 rooms
- 3,150 Residential units

THOMAS MCDANIEL

615-550-5579

tmcdaniel@boyle.com



HOLT MADDEN

615-550-8690

hmadden@boyle.com



BERRY FARMS



TWO TOWN CENTER

OFFICES AT TOWN CENTER

ACCESSIBILITY

Immediate access to I-65 and I-840

AMENITIES

Pedestrian friendly community with a carefully curated mix of retail, restaurants, welcoming green space, and walking trails. Within walkable proximity to Publix grocery, 3 hotels, open space pavilion, and farmers market.

PROPERTY FEATURES

New construction with highly efficient floorplates, ample surface parking, exterior courtyard/tenant lounge with WiFi connection, immediate access to greenway trail, on-site property management, and more

CURRENT AVAILABILITIES

SUITE	SQ. FT.	AVAILABLE
1st Floor	+/- 2,500 - 26,000	Now Available
2nd Floor	+/- 10,000 - 28,200	Now Available

BERRY FARMS



Berry Farms is a master planned community and the southern gateway to Franklin, Tennessee in the heart of Williamson County, one of the nation's fastest-growing, most affluent counties. Conveniently located at the Interstate 65 / Peytonsville Road (Goose Creek Bypass) Interchange, Berry Farms is within close proximity to both a major metropolitan area and protected natural areas, such as the Natchez Trace Parkway. Berry Farms is strategically situated for easy access and growth.

2 minutes to 840 Interchange

5 minutes to Cool Springs

10 minutes to Historic Downtown Franklin

20 minutes to Downtown Nashville

20 minutes to Vanderbilt University

29 minutes to Nashville International Airport

30 minutes to Murfreesboro

BERRY FARMS IS ITS OWN SUBMARKET.

**ENTITLEMENTS EQUATE TO 80% THE SIZE
OF THE ORIGINAL COOL SPRINGS.**



INSPIRED COMMUNITIES INSPIRE CONNECTION



AWARENESS



ENGAGEMENT



COMMUNITY



BRAND LOYALTY

At Boyle, we are **COMMUNITY BUILDERS**. Every facet of our mixed-use districts is designed to enhance an experience that stands out, surprises, and satisfies at every turn. We are dedicated to intentionally programming our developments to create an engaging environment for dwellers, workers, and visitors alike. From music and yoga in the park to blood drives and food trucks, we truly have an experience for everyone!

BERRY FARMS

TOWN CENTER MASTER PLAN

RETAIL & RESTAURANTS

- | | |
|-------------------------------|------------------------------------|
| Abby Leigh Gifts | First Bank |
| Artistry Salon South | Honest Coffee Roasters |
| Benchmark Sports Pub & Eatery | Lucas Orthodontics |
| Berry Farms Animal Hospital | Ludlow & Prime |
| Berry Farms Chiropractic | Mainstream Boutique |
| Berry Farms Dental | McDonalds |
| Berry Farms Eyecare | No. 1 Chinese |
| Berry Farms Wine & Spirits | Panda Express |
| Beyond Physical Therapy | Physicians Urgent Care |
| Biscuit Love | Regions Bank |
| Centricity Music | SOCIETY Boutique |
| Chick Fil A | Sonic |
| Club Pilates | SoulShine Pizza Factory |
| Cookie Fix | State Farm Insurance |
| Crossfit Goose Creek | Sugaring NYC |
| Dee - O - Gee | Taziki's |
| Edley's Bar-B-Que | The Goddard School |
| Edward Jones | The Look Facial Aesthetic Boutique |
| F-45 | The Nail Parlor |
| Fantastic Sams | The Tutoring Center |
| Farm Bureau | Tito's Mexican Restaurant |
| First Farmers Bank | Twice Daily |
| Flow Yoga | Umi Japanese Restaurant |
| For Every Child | Whit's Frozen Custard |



BERRY FARMS
TOWN CENTER
MASTER PLAN

- LEGEND:
- RETAIL
 - OFFICE
 - MULTI-FAMILY
 - MIXED-USE
 - HOTEL
 - SINGLE-FAMILY

Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.

BERRY FARMS



3 M SF CLASS A OFFICE



BERRY FARMS

OFFICE - 3 MILLION SF



Trexis
Insurance



TMB
Tennessee Baptist
MISSION BOARD



TOWN CENTER

549,587 SF Class A Office

CHADWELL

1,169,500 SF Class A office

REAMS-FLEMING

1,365,100 SF Class A Office



CRESTMARK

TWO TOWN CENTER



LEE
COMPANY



BUSHNELL

K&LOVE **TRIO** **accessmore**
EDUCATIONAL MEDIA FOUNDATION
Coming Soon!



RAMSEY
SOLUTIONS

BERRY FARMS

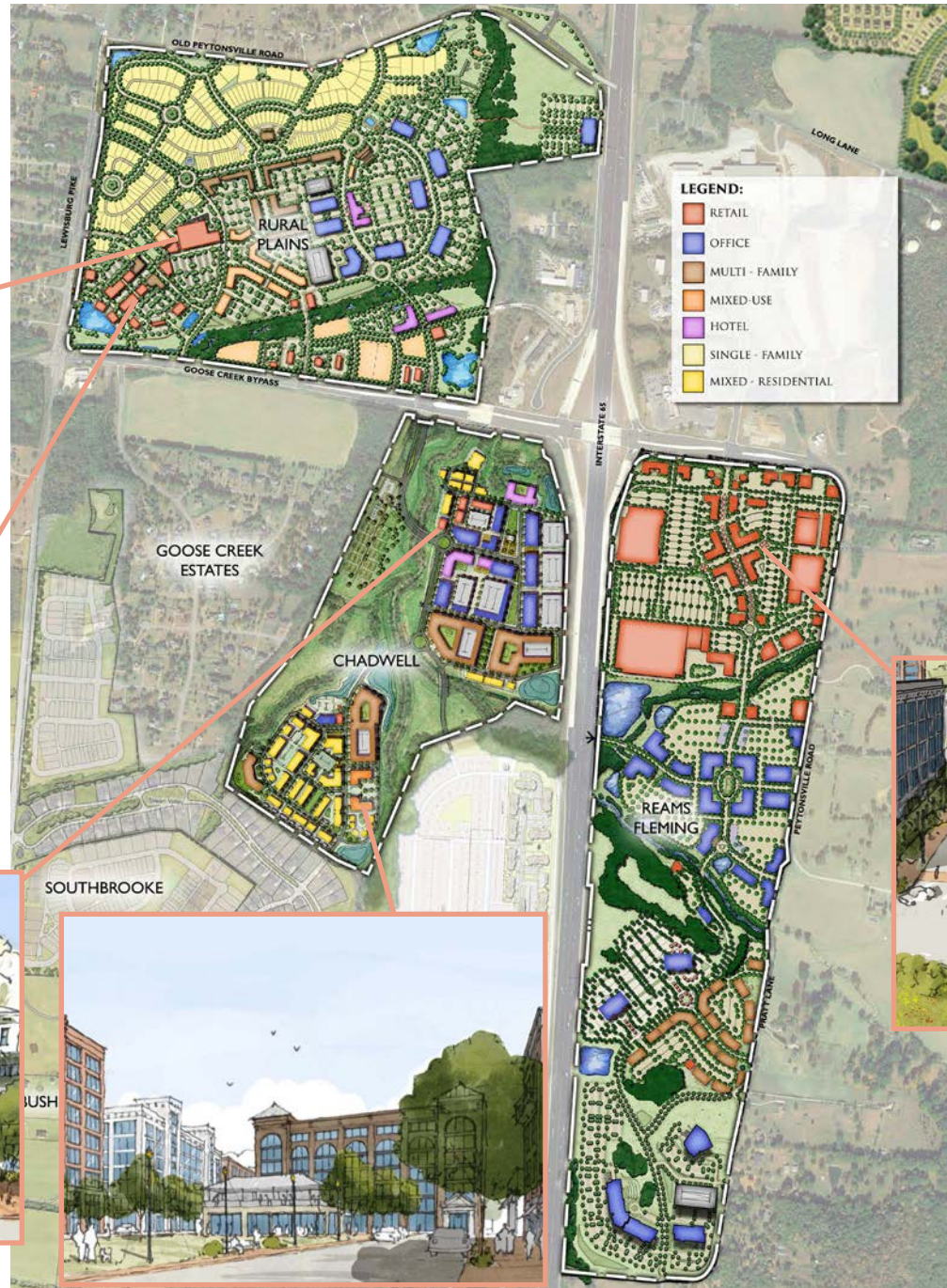


1.8 M SF RETAIL & RESTAURANTS



BERRY FARMS

RETAIL & RESTAURANTS - 1.8 MILLION SF



TOWN CENTER

585,000 SF of Retail

CHADWELL

393,500 SF of Retail

REAMS-FLEMING

847,600 SF of Retail



BERRY FARMS



3 HOTELS



BERRY FARMS



1,100 RESIDENTIAL UNITS



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



BOYLE

BOYLE INVESTMENT CO • 2000 MERIDIAN BLVD, SUITE 250 • FRANKLIN, TN 37067
615 550 5575 • BOYLE.COM