



EXPERIENCE THE NEW COOL SPRINGS



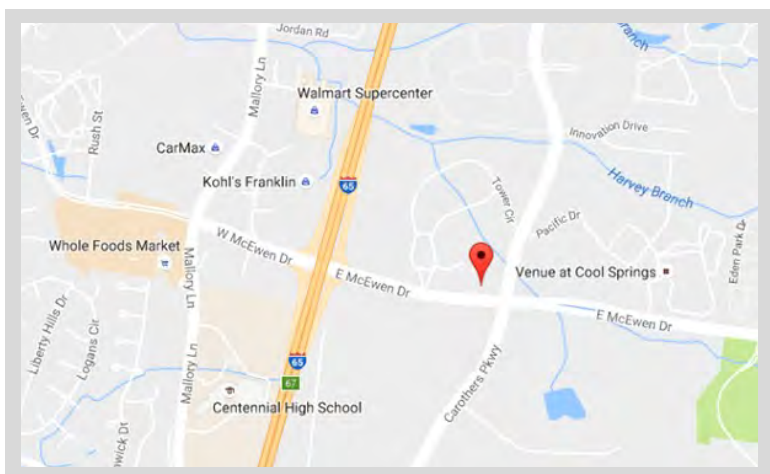
T·W·O



A NEW APPROACH

Two Franklin Park is the newest addition to Cool Springs' Franklin Park development. As a sister to the recently constructed and 100% leased One Franklin Park, Two Franklin Park is the next step in creating the new Cool Springs. The building features a steel structure with a glass curtain wall that gives expansive views of the park and its beautiful surroundings. At 10 stories, Two Franklin Park has over 278,000 SF of Class A+ office space and spacious 29,000 SF floor plates. Parking is easily accessible in the attached structured parking deck with a 5/1000 SF parking ratio.

The Franklin Park campus is centered around beautiful outdoor amenities. This parklike setting includes an amphitheater and pond, an open air seating area, and a great lawn for the enjoyment of all tenants. The exterior of Two Franklin Park is framed with lush landscaping and decorative water features. Upon entering, tenants will find a variety of modern amenities such as luxurious and functional seating, a café and coffee bar, a training center for reservation, and a state-of-the-art fitness center.



AT A GLANCE

- Completed in March 2017
- 278,161 SF Class A+ Office Building
- 10 Stories
- 29,000 RSF Floorplates
- 5/1,000 SF parking ratio in attached structured parking
- Main level shipping/receiving and storage space
- LEED Gold Certification



MODERN AMENITIES

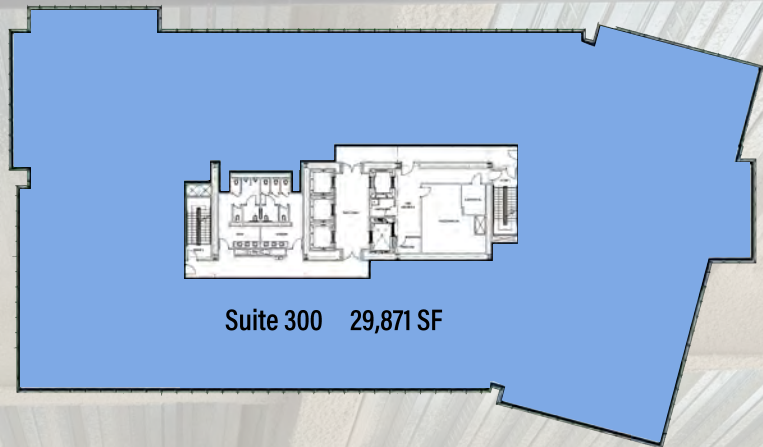
- On-site café and coffee bar
- Conference Room for reserve by tenants
- Luxurious and functional seating areas in the lobby
- Wi-Fi equipped lobby and amenity areas
- Club level fitness center with showers and locker rooms
- Water features surrounding the exterior of the building



AVAILABLE SPACE

Floor Three

Suite 300 — 29,871 SF



CONTACT US

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OFFICE 

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