

**400 Sugartree Lane,  
Franklin, TN 37064**

**FOR SALE  
OR LEASE**

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Suite 600 – 610  
2,552 SF

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**400 SUGARTREE LANE, FRANKLIN, TN 37064**

# Offering Details



## PROPERTY SPECS

Address: 400 Sugartee Lane, Franklin,  
TN 37064

Type: Office Condo

Building Size: 2,552 SF

Divisible: 1,276 SF - 2,552 SF

Location: Franklin

### Space Description:

- High-end finishes
- Large reception area
- Currently set up with 7 offices, plus a conference room, copy room, and storage.
- New designer chosen paint and carpeting throughout
- Two suites combined that could be split into two separate spaces.
- Ample parking

# Building Summary

CBRE is pleased to present for lease, Suites 600–610 at 400 Sugartree Lane, a well-appointed office condominium opportunity in the highly sought-after Cool Springs submarket of Franklin, Tennessee. This combined suite offering delivers a flexible and efficient layout ideal for a variety of users, with convenient access to major thoroughfares, surrounding amenities, and one of Middle Tennessee’s most dynamic business corridors.



**Space Details** – Combined office condominium suites offering an efficient and functional layout with a mix of private offices, conference rooms, open workspace, and shared common areas. The configuration provides flexibility to accommodate a variety of office users.



**Turnkey Office Environment** – Move-in-ready space featuring quality interior finishes, abundant natural light, and a professional office setting. Ideal for users seeking a seamless transition with minimal upfront improvements.



**Premier Cool Springs Location**– Situated in the heart of Cool Springs, the property offers immediate access to I-65 and is surrounded by major corporate campuses, making it a highly desirable location for employees and clients alike.



**Strong Franklin Submarket Fundamentals**– Franklin continues to experience significant population and job growth, driven by corporate relocations and a highly skilled workforce, positioning the area for sustained long-term demand.

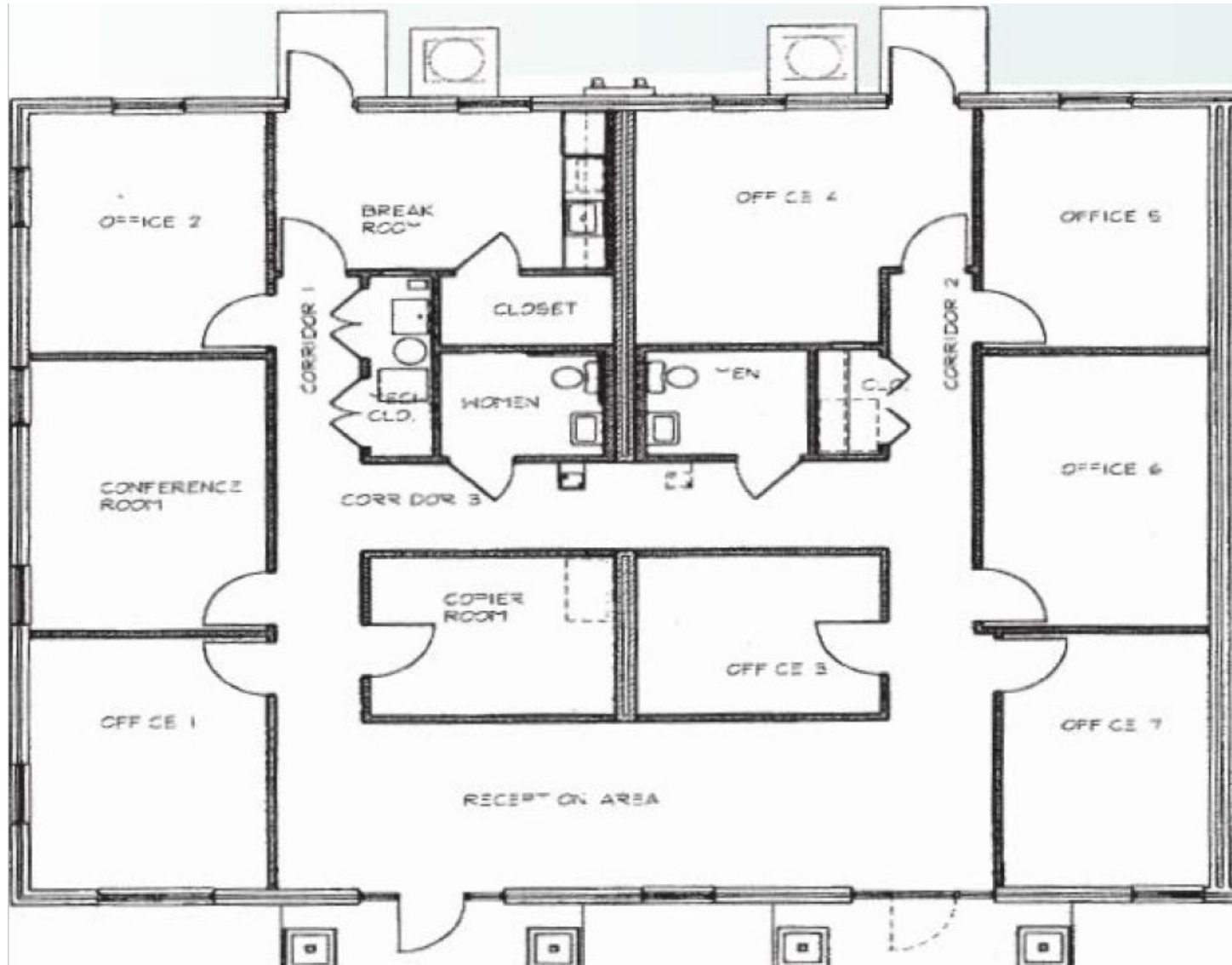


**Amenity Rich Environment**– The property is located within close proximity to numerous dining, retail, and service amenities, including CoolSprings Galleria and a wide range of nearby restaurants and hotels.

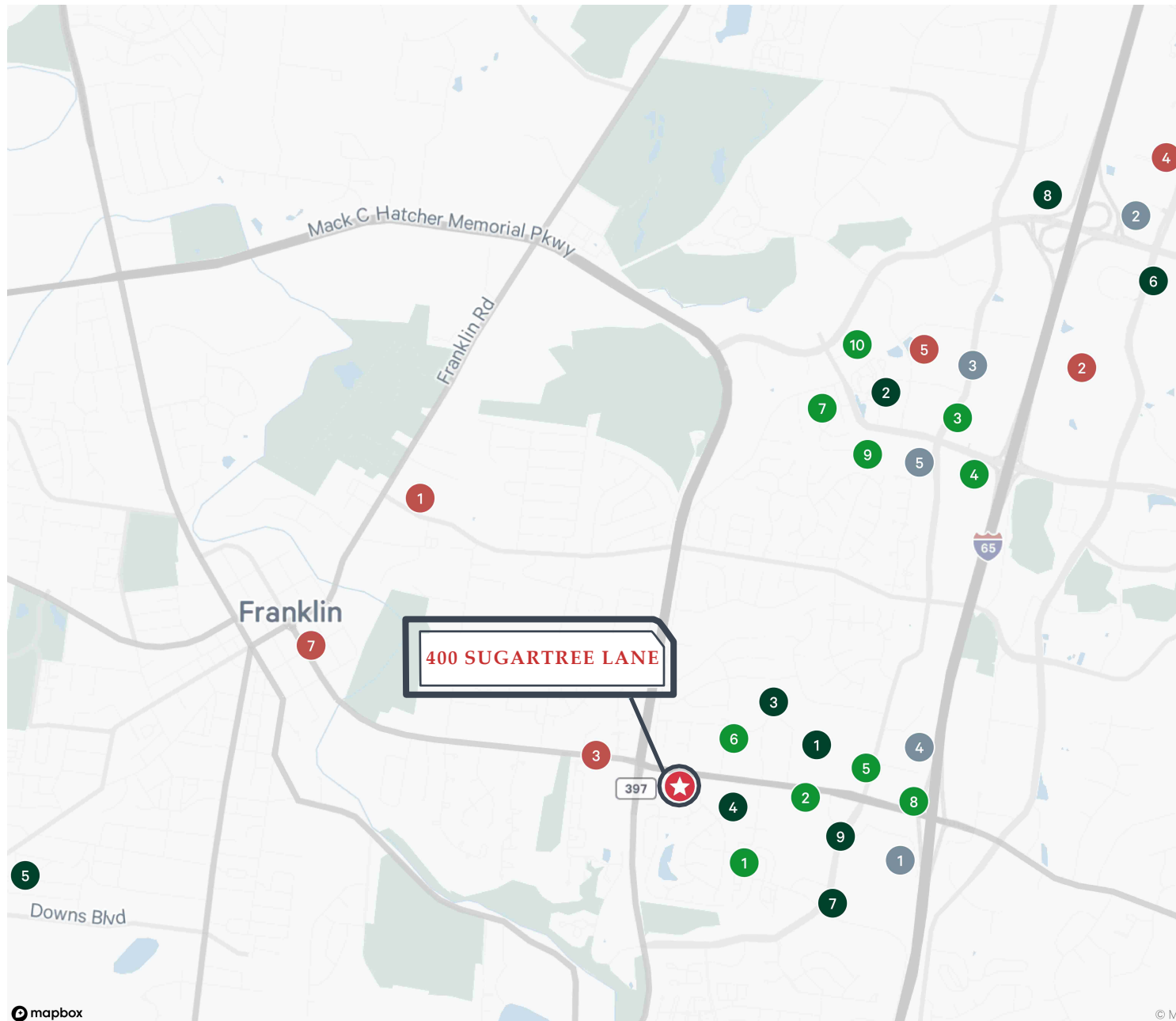




# FLOOR PLAN



# Neighborhood Amenities



## Food, Beverage & Coffee

1. Jersey Mike's Subs
2. O'Charleys
3. North Italia
4. Granite City Food & Brewery
5. McDonalds
6. Franklin Chophouse
7. Just Love Coffee Café
8. Wafflehouse
9. Brixx Wood Fired Pizza
10. McEwen Northside dining options

## Retail, Fitness & Daily Convenience

1. Kroger
2. Whole Foods Market
3. Planet Fitness
4. Sprout
5. Lifetime Fitness
6. OrangeTheory Fitness
7. Publix Super Market
8. Walgreens
9. CVS

## Hotels & Business Services

1. Best Western
2. Hilton Franklin Cool Springs
3. Hyatt House Nashville / Franklin
4. Quality INN
5. Springhill Suites by Marriott

## Nearby Business & Lifestyle Anchors

1. The Factory at Franklin
2. Nissan North America HQ
3. Maples Shopping Center
4. Meridian Cool Springs
5. McEwen Northside
6. Berry Farms (≈10 minutes)
7. Downtown Franklin (≈10-12 minutes)

# 400 Sugartree Lane

## BROKER CONTACTS

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**CBRE**