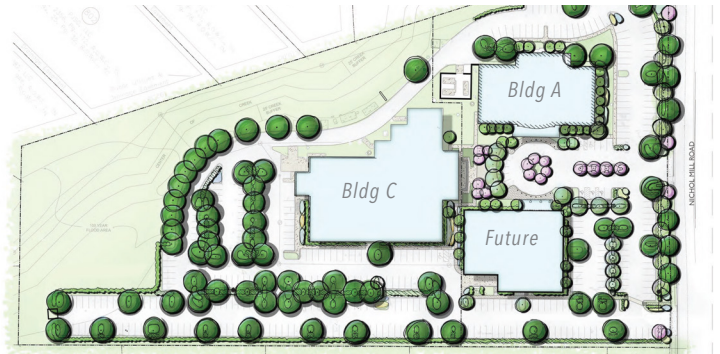


CLASS A OFFICE | R&D | BIOSCIENCE LAB
4,335 RSF AVAILABLE FOR LEASE

389 NICHOL MILL LANE
FRANKLIN, TENNESSEE



SUBMARKET: Cool Springs, Nashville

AVAILABLE SF: 4,335 RSF

BUILDING SIZE: 32,000 SF, 2 stories

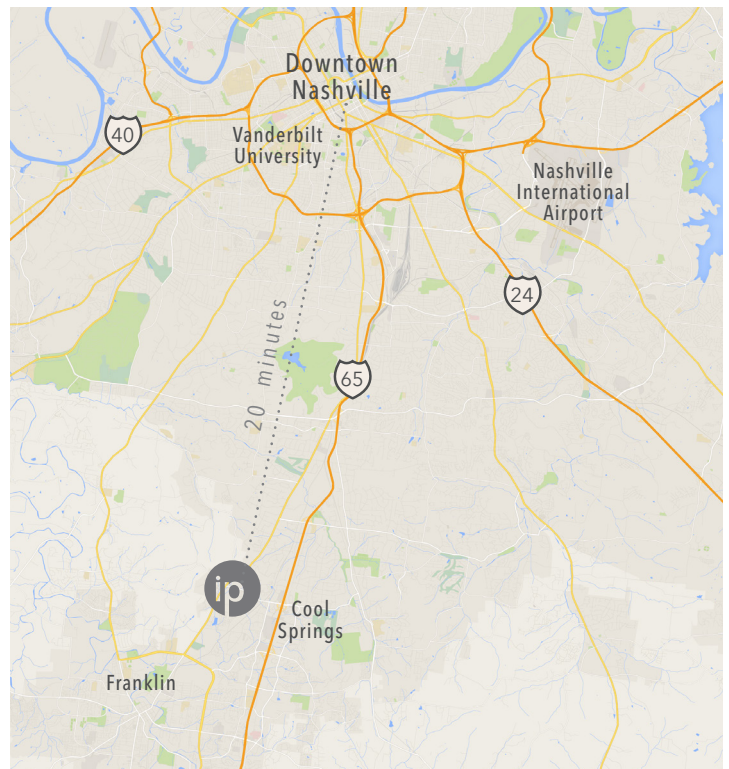
CROSS STREETS: Mallory Lane & Nichol Mill Lane

PARKING: Up to 3 / 1,000 with expansion possibilities

- » World class environment for life sciences, medical technologies, research & development, and industry collaboration
- » Outstanding location in the Cool Springs submarket
- » Surrounded by 11 million SF of retail and amenities
- » Fiber available via multiple providers
- » Loading dock availability
- » Class A office space available, with common building area renovations underway
- » Anchor tenant Wright Medical Group

JEREMIAH PYRON
(C) 615.861.0282
jpyron@oakpointre.com

C. ERIC ELMQUIST, PHD
(C) 615.861.0282
eric@covalent.properties



CLASS A OFFICE | R&D | BIOSCIENCE LAB
13,877 RSF AVAILABLE FOR LEASE

389 NICHOL MILL LANE
FRANKLIN, TENNESSEE

COUNTY:	Williamson
CITY LIMITS:	Franklin
ZONING:	Light Industrial
BUILDING:	2 Story Class A Office, and BioScience Lab Facility
TOTAL AREA:	32,000 RSF
GROUND:	2.26 Acres on a 10 Acre BioTech Campus
YEAR BUILT:	2004, by The CFP Group, LLC
PARKING:	Up To 3 / 1,000
FRAME:	Steel Frame
ROOF:	Flat with EPDM Rubber Membrane
SLAB TO SLAB HEIGHT:	14'-0"
FLOOR TO CEILING HEIGHT:	9'-11"
DOCK:	One Loading Dock with Roll Up Door and Dock Plate
ELEVATORS:	(1) ThyssenKrupp 4,500 lb Capacity Elevator
HVAC SYSTEM:	280 Ton Capacity Chiller/Boiler/Air Handler
ENERGY MANAGEMENT:	Siemens Insight Apogee
SAFETY FEATURES:	Fire Alarms, FM2000 Fire Suppression Systems, Labs have Safety Showers GE Facility Commander WNX 7.5.1 Access Control System, DMP Burglar System (operated by tenant)
ACCESS AND SECURITY:	Clean power provided through robust, state-of-the-art UPS system, to assuring continuous, clean power in the event of service interruptions. Redundant grid connection points to further ensure continuous service.
POWER:	Active Power 130KVA UPS, followed by Caterpillar 400 Kw Generator Model #3406
BACKUP POWER	Fiber from Level 3 Communications, Internet from Comcast, Copper from AT&T
COMMUNICATIONS & DATA:	Electricity: Middle Tennessee Electric Membership Corporation (MTEMC) 277 / 480 Volt, 3-Phase Service Natural Gas: Atmos Energy Water: Mallory Valley Utility District Sewer: City of Franklin
UTILITY PROVIDERS:	Wright Medical Group Lee Medical, Inc.
CURRENT TENANTS:	

CLASS A OFFICE | R&D | BIOSCIENCE LAB
13,877 RSF AVAILABLE FOR LEASE

389 NICHOL MILL LANE
FRANKLIN, TENNESSEE
FIRST FLOOR

