



BERRY FARMS

ONE 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

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BERRY FARMS



ONE 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

Class A office building with highly efficient floor plates, ample surface parking, one level subterranean covered parking, walkability to the amenities of the Berry Farms community immediate access to greenway trail, on-site property management, and more.

CURRENT AVAILABILITIES

SUITE	SQ. FT.	AVAILABLE
1st Floor	26,000	Fully Leased
Ste. 290	+/-7,284	Available Move-in Ready Spec Suite
3rd Floor	26,000	Fully Leased

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.

BERRY FARMS

TOWN CENTER MASTER PLAN

RETAIL & RESTAURANTS

- | | |
|-------------------------------|------------------------------------|
| Abby Leigh Gifts | Honest Coffee Roasters |
| Artistry Salon South | Lucas Orthodontics |
| Benchmark Sports Pub & Eatery | Ludlow & Prime |
| Berry Farms Animal Hospital | Mainstream Boutique |
| Berry Farms Chiropractic | McDonalds |
| Berry Farms Dental | No. 1 Chinese |
| Berry Farms Eyecare | Panda Express |
| Berry Farms Wine & Spirits | Physicians Urgent Care |
| Beyond Physical Therapy | Regions Bank |
| Biscuit Love | Simply Living Life |
| 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 |
| Drybar | The Goddard School |
| Edley's Bar-B-Que | The Look Facial Aesthetic Boutique |
| Edward Jones | The Nail Parlor |
| F-45 | The Tutoring Center |
| Fantastic Sams | The UPS Store |
| Farm Bureau | Tito's Mexican Restaurant |
| First Farmers Bank | Twice Daily |
| Flow Yoga | Umi Japanese Restaurant |
| For Every Child | Whit's Frozen Custard |
| First Bank | |



20 MILES TO DOWNTOWN NASHVILLE



INTERSTATE 65

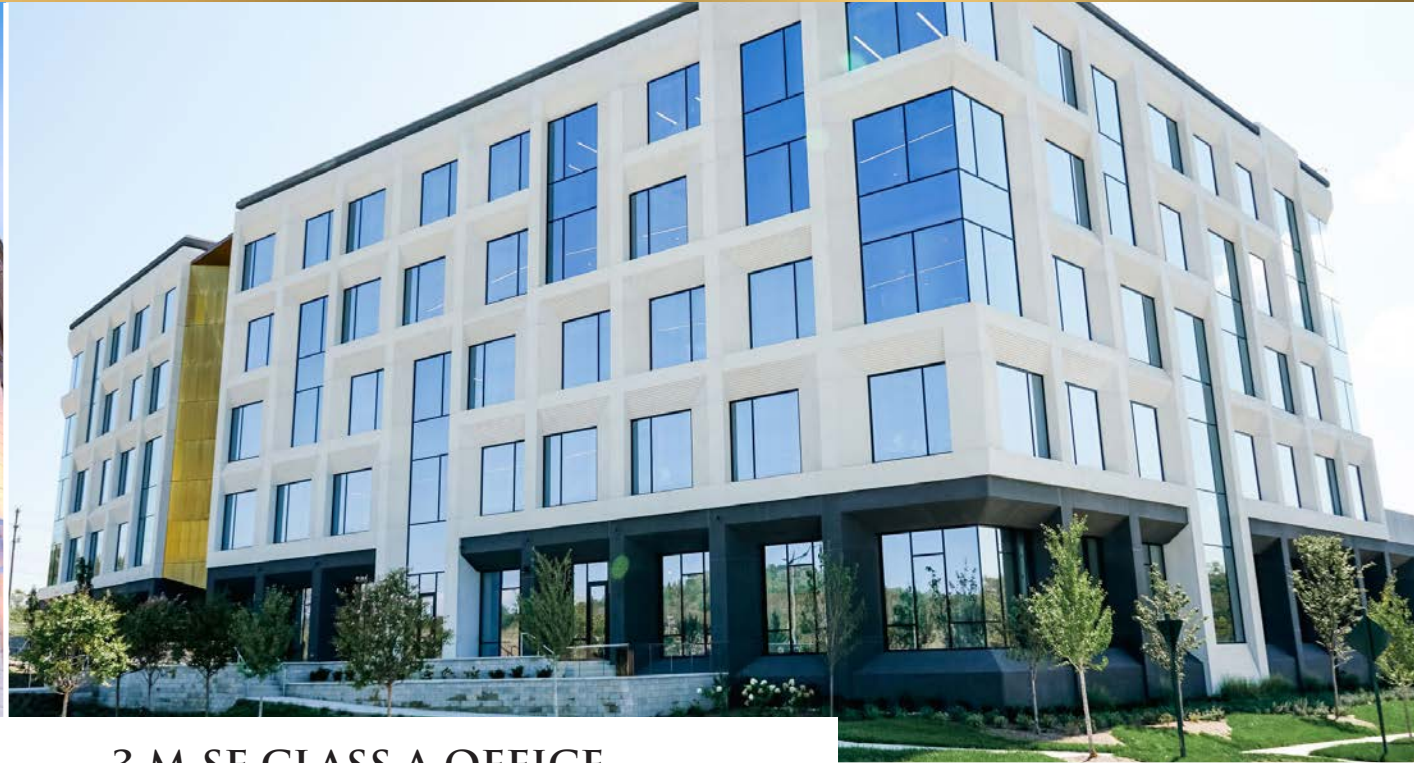
TRAIL SYSTEM
 --- EXISTING
 --- TBD

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



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



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

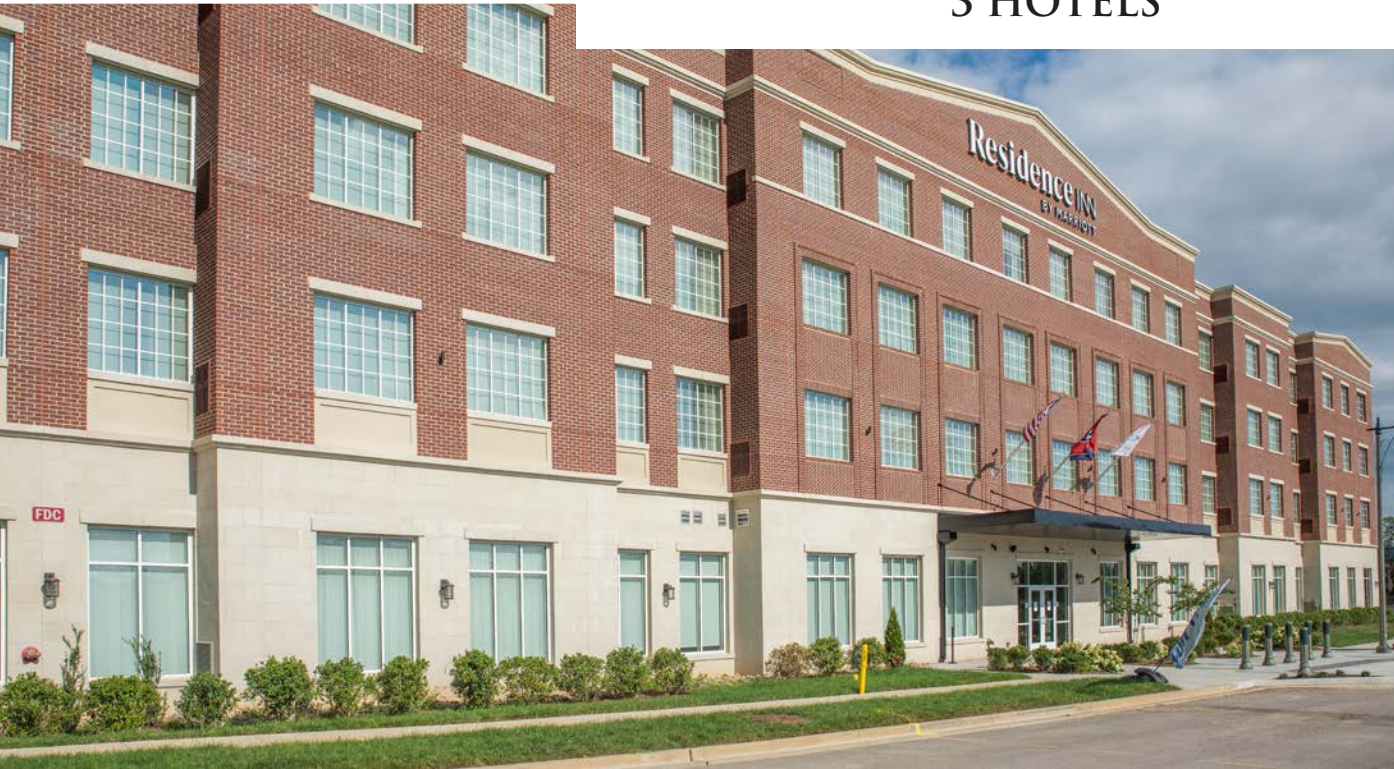
847,600 SF of Retail



BERRY FARMS

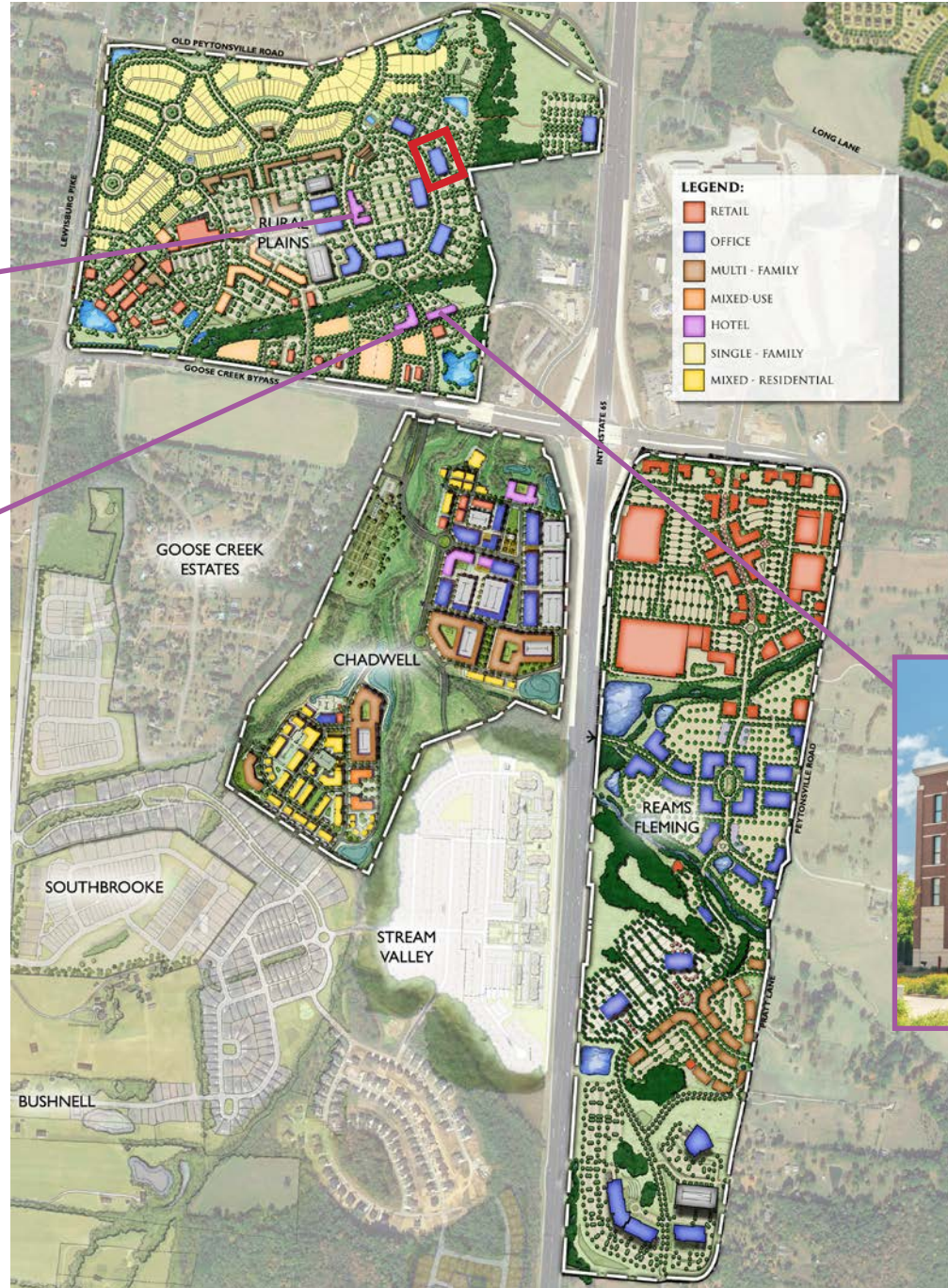


3 HOTELS



BERRY FARMS

THREE ON-SITE HOTELS - 341 ROOMS



TOWN CENTER

585,000 SF of Retail

CHADWELL

393,500 SF of Retail

REAMS-FLEMING

847,600 SF of Retail



BERRY FARMS



1,100 RESIDENTIAL UNITS



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Serving and transforming our communities, delivering lasting value, enduring the test of time

From the very beginning, Boyle Investment Company envisioned more than just buildings and structures. Boyle understood that real estate had the power to shape lives, foster communities, and create lasting memories. With a passion for blending functionality, aesthetics, and environmental sensitivity, the company set out to develop communities that would transcend mere buildings and provide individuals with a platform to live their best lives.

Building community since 1933.



91
years in
business

23
years in
Middle TN

12
inspiring
places in
Middle TN

6
major
mixed-use
communities

200
average
yearly
events

Boyle Investment Company is dedicated to creating unique spaces that promote an enhanced work/life balance by thoughtfully integrating health, well-being, and personal time into inspiring environments.



BERRY FARMS



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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