

DOVER CENTRE

AT COOL SPRINGS

113 Seaboard Lane ~ Franklin, TN 37067

~ Synopsis of Features ~

AMENITIES

- Each building in the park is situated adjacent to the lush, landscaped courtyard located in the heart of the Centre.
- Courtyard area available for parties and outdoor business functions.
- Customized space planning by experienced professionals.
- High quality office finish.
- State of the art Executive Conference Room capable of seating 25 people. Features include video projector, 10-foot projection screen, full computer interface capabilities, Hi-Fi VCR, Speakerphone with conference capabilities.
- Controlled Access to the buildings.
- On site Property Management.
- Phase II equipped for diesel powered generators, if desired.
- Onsite automatic teller machine (ATM) in Phase II.
- Onsite deli in Phase II.
- Broad band and voice data Internet capabilities. Redundant fiber optic feeds from the street to minimize potential for downtime due to a breach in the access feed.
- Parking in the complex is conveniently located to any access point of the buildings with a parking ratio of 4.5:1
- Dover Centre Tenants receive a 20% discount at the Cool Springs YMCA, which is located at 121 Seaboard Lane (within walking distance). The staff of the YMCA will provide onsite (Dover Centre) educational seminars and educational opportunities for groups of ten or more. Examples of such classes are behavioral modification, weight loss and exercise education programs.

We believe that our campus atmosphere and technologically advanced infrastructure are ideally suited for either corporate offices or back office facilities. Dover Centre was conceived with these types of facilities in mind, and is equipped with several features designed to provide high employee satisfaction and convenience to the users.

FUNCTIONAL LOCATION

- Conveniently located on Seaboard Lane in Cool Springs
- Easy access to Cool Springs Galleria, numerous restaurants, hotels, entertainment and residential area, which provide resources and support for business executives
- Dover Centre is located just off of Interstate-65 and is close to Interstate-40 and Interstate-24 interchanges

BUILDING FACTS

The Dover Centre at Cool Springs is the recipient of numerous design awards from the American Institute of Architects (AIA), as well as an Excellence in Development award conferred by a consortium of sponsors including the Society of Engineers, AIA and other Nashville area organizations.

- Brick veneer exterior features reflective glass and glass block accents, allowing for an abundance of natural light into the interior of the center floor plates.
- Open floor plans with only one centerline of interior structural support columns that provide large bays conducive to open landscaped modular furniture configurations.
- Exterior balconies overlook a soothing courtyard with beautifully landscaped beds, accented with unique water fountains and garden benches.
- Private suite entrances flowing off either the central courtyard or the balconies.
- No common hallways in order to maximize usable space and to insure privacy.
- Customized space planning by experienced professionals.

Square Footage

- Phase I Total Gross: 105,000 sq. ft.
- Phase II Total Gross: 105, 000 sq. ft.

Parking

- Ample parking surrounding the Centre
- Parking ratio for Phase I: 4.5:1.
- Parking ratio for Phase II: 4.5:1.

Rental Rate Structure

- **Base Rate: \$18.50/SF**
- **Type Lease: Full Service**
- **Expense Stop: Base Year**
- **Annual Escalation: 3%**
- **Term: 5-10 years**
- **Tenant Improvement Allowance: \$25.00/SF (slab to slab)**

For additional information and photos on the Dover Centre at Cool Springs, please visit our website at <http://www.dovercentre.com> or call Michael Murphy, CCIM at 250-2575