



The Premier Class A Office Address in Cool Springs

Surrounded by the best of Cool Springs, from walkable dining and retail to an extensive collection of hotels, shopping, and entertainment just moments away.

3401 Mallory Lane, Franklin, TN

Positioned along Mallory Lane in the heart of Cool Springs, Mallory Green delivers the modern office experience today’s companies seek. The five-story Class A office building combines exceptional workplace amenities, immediate access to premier retail and dining, and outstanding regional connectivity.

Located just steps from Southside McEwen and surrounded by one of Middle Tennessee’s most vibrant business districts, Mallory Green offers an environment where employees can work well, connect easily, and enjoy the benefits of a highly amenitized location.

Property Highlights



178,000 SF
Class A Office



5:1,000 SF
Parking Ratio



Five Stories



Covered Parking
Available



37,500 SF
Floor Plates



Wired Certified
Building

Amenities to Elevate your Workday

Work

- WiFi-enabled collaboration spaces
- Meeting and gathering areas
- Activated lobby
- Outdoor workspace

Wellness

- Fitness center
- Showers
- On site walking trails
- Green wall and wellness-focused spaces
- Free on site bikes

Convenience

- Micro market
- On site hotels
- Executive covered parking



An Office at the Center of It All



Good Things Happen on Mallory Lane



Cool Springs Galleria



Cool Springs Market



Cool Springs Boulevard



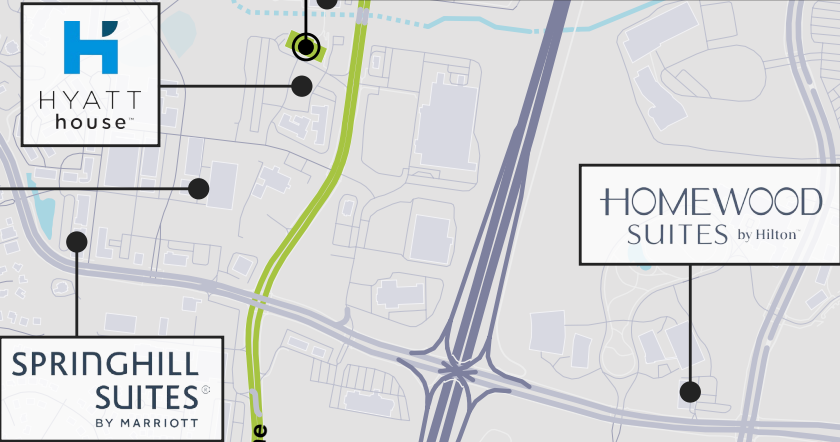
Southside McEwen



Adjacent to Mallory Green



Mallory Green



Take advantage of this rare leasing opportunity within one of Cool Springs' most desirable Class A office environments.



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