



WELL CONNECTED WORKPLACES

PLANNING & DEVELOPMENT MAKE NEW
WORKPLACES LIKE A WALK IN THE PARK

*Story by Bill Lewis
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In Williamson County's newest commercial developments, a trip to the office might include a stroll past an amphitheater, and your coffee break might be spent in the quiet surroundings of a park.

Modern mixed-used developments include combinations of many features, from green spaces to opportunities for shopping, dining and entertainment, all in one location. It's a concept that brings new levels of convenience to corporate offices, since so many amenities are just steps away.

Some developments, like Berry Farms on Franklin's south side, include a variety of residential opportunities ranging from upscale single-family houses to convenient, maintenance-free living in townhouses and modern condominiums, within walking distance of offices and retailers.

Examples of new forward-looking mixed use developments and corporate campuses include Hill Center Brentwood, Franklin Park and Ovation.

At Hill Center Brentwood, the mix of restaurants, shops and office space along with green spaces, a plaza and plenty of parking create a true town center for the city of Brentwood as well as a sense of place to be enjoyed by employees and the entire community, says Jimmy Granbery, chairman and CEO of H.G. Hill Realty Company.

MORE CONVENIENCE

Employees at the center enjoy connectivity to several office parks, including Maryland Farms and CityPark. Nearby Maryland Way Park and the Maryland Farms YMCA offer recreational and fitness options. Restaurants at Hill Center Brentwood and

within walking distance allow employees to enjoy lunch with other workers or to meet friends and family after work for dinner.

The tenant mix also offers

recruit and retain employees. Employees have access to green space, restaurants, shopping, and health and wellness options. It simply makes sense from an

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— Jimmy Granbery, Chairman and CEO, H.G. Hill Realty Company

many amenities for employees to take advantage of without having to get in their car. In addition, H.G. Hill Realty Company's partnership with Hytch, a ride share incentive program, gives employees the option to utilize premium parking spots and earn incentives when they share a ride.

“Mixed-use developments offer more amenities within a smaller footprint, which eases traffic congestion and helps employers

employer and employee perspective,” says Granbery.

At Mallory Green, a mixed-use Class-A office development at the corner of Spring Creek Drive and Mallory Lane in Cool Springs, corporate office workers can stroll to their choice of more than 45 restaurants. The development will include hotel rooms as well as protected green space with a stream and walking paths.

Crescent Communities' One



Left: Two Franklin Park. Right: Guests enjoy the patio at Holler & Dash, part of the Hill Center development in Brentwood.

MAJOR TENANTS

FRANKLIN PARK

Franklin American Mortgage
Schneider Electric
CKE Restaurant Holdings, Inc.

BERRY FARMS

Ramsey Solutions
Alfa Insurance
Lee Company
Tennessee Baptist Convention
Publix supermarket

OVATION

Mars Petcare U.S. headquarters

HILL CENTER BRENTWOOD

Bailey Southwell & Co
LBMC
TMPartners
First Tennessee
Merrill Lynch
AC Hotel by Marriott

Greenway Center and Two Greenway Center are LEED-certified five-story buildings in the heart of Cool Springs. Conveniently located near shopping, dining and many of Williamson County's most desirable residences, they offer the opportunity to live, work and play in a convenient setting.

Crossroads at Cool Springs, located at the intersection of Liberty Pike and Carothers Parkway, offers 180,000 square feet of retail space, vital in an area with extremely low vacancy

rates. With space of national and local retailers, Crossroads is intended to complement the nearby Ovation development.

FOCUSING ON CONNECTIVITY

Ovation, situated at the corner of East McEwen Drive and Carothers Parkway in Franklin, will bring together hundreds of thousands of square feet of space for offices, residences, hotels, retailers, restaurants and entertainment. Thomas Land Development owns the mixed-use



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portion of Ovation, where residences, hotels and retailers will be situated. Highwoods is developing and managing the office portion, which has already attracted a major employer.

“The Mars Petcare U.S. headquarters is under way, with a targeted delivery date in the spring of 2019. Mars will be in 224,000 square feet of office space, two connected buildings, at Ovation’s East End. If you’ve driven by Ovation recently, you’ll see construction is really coming along,” says Highwoods spokesperson Danielle Mishkit.

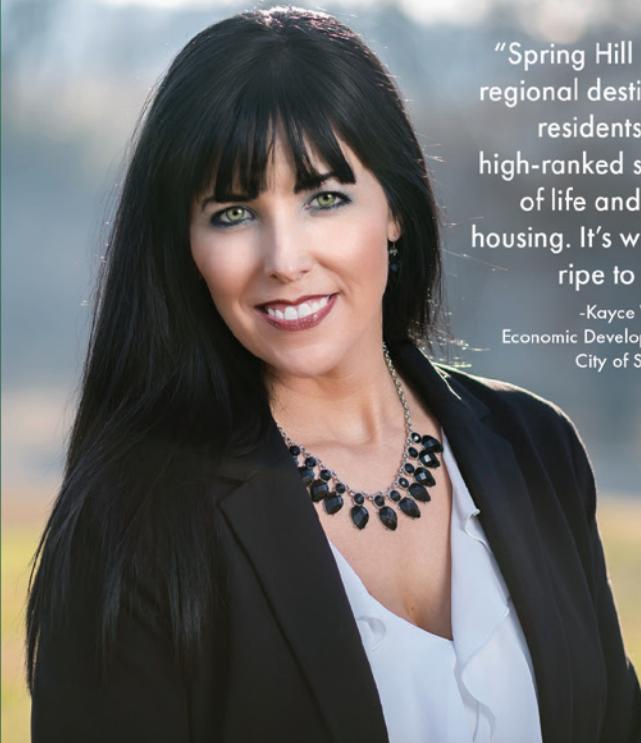
The Franklin Park development in Cool Springs is on a 71-acre site that includes parkland and an outdoor amphitheater. It will over time feature five office towers as well as residences. A novel feature is the rooftop terrace.

Employers are attracted to mixed-use developments that

help them recruit and retain talent, says Dave Wells, president of Franklin Park developer Hall Emery.

“The park was developed to meet the needs of a changing workforce. For example, we designed larger, more activated common areas for people to collaborate. We also included more amenities that are focused on wellness, with club level fitness facilities and outdoor walking trails that connect to the Franklin greenway system. Having the ability to work out at work and creating common gathering places for people to connect and collaborate are the key elements,” says Wells.

Find out more about business in Williamson County at livability.com/williamson-county



“Spring Hill remains a hot regional destination for new residents due to its high-ranked schools, quality of life and affordable housing. It’s where business is ripe to thrive .”

-Kayce Williams,
Economic Development Coordinator
City of Spring Hill



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