

AUREUM

au-re-um

Made of Gold; Of the Color of Gold; (Figuratively) Golden



COOL SPRINGS
FRANKLIN, TN



IT'S TIME TO EXPERIENCE

ACCESSIBILITY & BEYOND

Enjoy Aureum's accessibility with multiple points of ingress and egress with dedicated traffic flow for office users. The convenient interstate access is an added bonus for the prime Cool Springs development location. Aureum's location will quickly become the most important intersection in Tennessee with next level businesses, residential, hospitality and entertainment.



OVATION PARKWAY

CAROTHERS PKWY

EAST MCEWEN DRIVE

TOWER CIRCLE

ACCESS TO I-65

CONNECT

A NEW MIXED-USE DEVELOPMENT WITH
UNPARALLELED AMENITIES




WORK
UP TO 750,000 SF
Class A Office Space


LIVE
480 Multifamily Units


STAY
Multiple Hotels offering
700 Rooms


PLAY
100,000 SF of Retail
and Restaurant Space

DISCOVER

NEARBY AMENITIES



DINING

- Brewhouse South
- Jonathan's Grille
- Connor's Steak & Seafood
- Bonefish Grill (4-8 min. drive)
- Jim 'N Nick's Bar-B-Q
- Cool Springs Brewery (8-12 min. drive)
- Carrabba's Italian Grill
- Buffalo Wild Wings
- Juice Bar (4-8 min. drive)
- Jason's Deli (4-8 min. drive)
- PF Changs (8-12 min. drive)
- Chipotle (8-12 min. drive)
- Zoe's Kitchen
- Starbucks (4-8 min. drive)
- IHop
- Burger Up (8-12 min. drive)
- Zaxby's
- Panera (8-12 min. drive)
- First Watch (4-8 min. drive)
- Taziki's Mediterranean Café
- Brixx Wood Fired Pizza
- J. Christopher's



SHOPPING

- Kohl's
- Walmart
- Lululemon
- Posh
- Dick's Sporting Goods
- TJ Maxx

- Target
- Costco
- Cool Springs Galleria (8-12 min. drive):**

- Apple
- Gap
- Dillard's
- H&M
- Finish Line
- Macy's
- Men's Wearhouse
- Pottery Barn
- Sephora
- Victoria's Secret
- Molly Green
- Banana Republic



FITNESS

- Pure Barre
- Orange Theory Fitness (4-8 min. drive)
- Franklin Athletic Club (8-12 min. drive)
- TITLE Boxing Club
- Planet Fitness
- CrossFit
- Lifetime Athletic Franklin (4-8 min. drive)



CONVENIENCES

- Whole Foods (4-8 min. drive)
- CVS
- Twice Daily Gas Station
- Publix (8-12 min. drive)

- Kroger
- FedEx
- Walgreens
- Sam's Club
- Costco
- UPS Store



HOTELS

- Homewood Suites
- Drury Plaza Hotel
- Embassy Suites
- Hilton Franklin Cool Springs
- Franklin Marriott
- Baymont
- Aloft



BANKS / ATMS

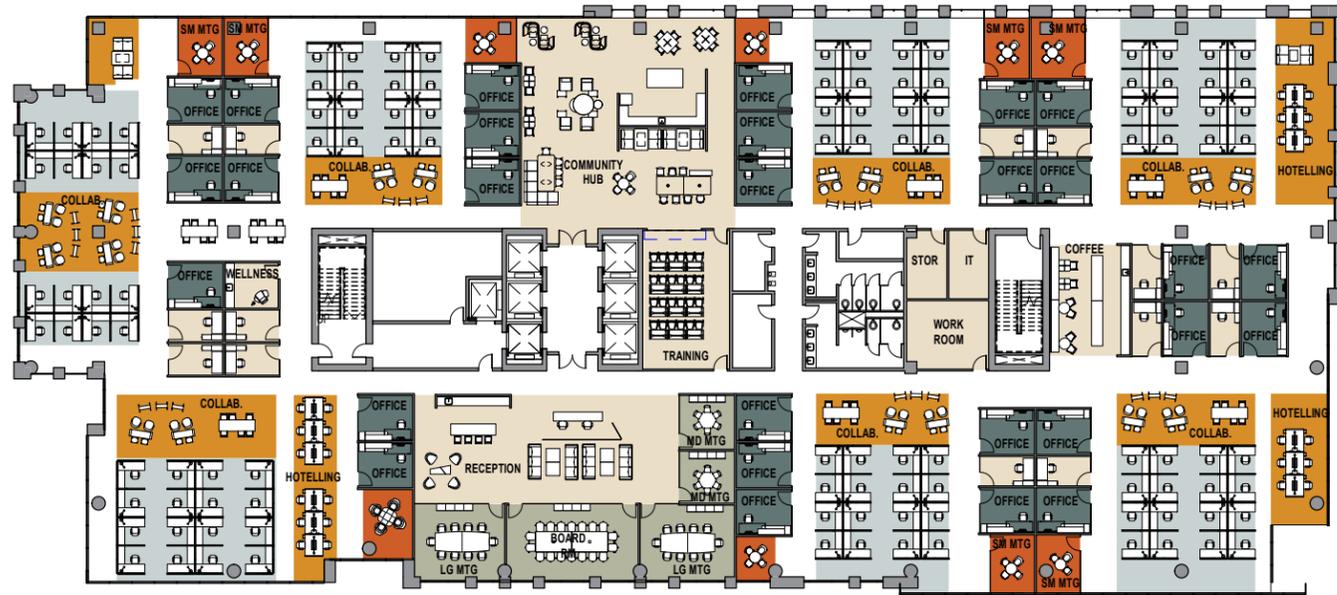
- Regions Bank
- Fifth Third Bank
- First Bank
- US Bank
- First Tennessee Bank



In addition to the substantial amenities within Aureum, the thriving Cool Springs area has an abundance of amenities. Aureum is minutes away from hundreds of restaurants, retail stores, fitness studios and more. Cool Springs Galleria, a 1.35 million square-foot regional shopping center is located within 3 miles of Aureum which provides 5 upscale department stores, over 165 specialty shops and a 500 seat food court.

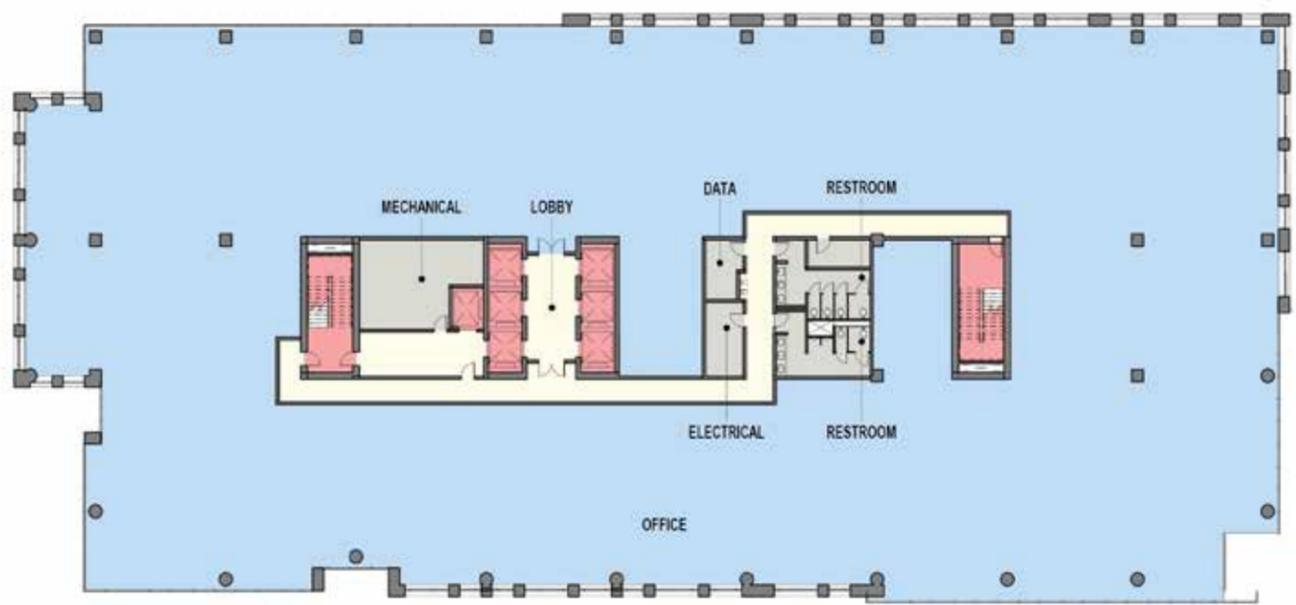
CENTRE

SAMPLE TEST FIT



- DEPARTMENT**
- MEETING
 - COLLABORATION
 - SUPPORT
 - CONFERENCING
 - PRIVATE OFFICES
 - OPEN OFFICE

TYPICAL FLOORPLATE





LOCATED IN WILLIAMSON COUNTY

ONE OF THE MOST DYNAMIC SUBURBS IN THE COUNTY

Amenity abundant and affluent, Williamson County has attracted a vibrant community. Residents take advantage of close proximity to top employers, great school and plentiful amenities.



Best Nashville Suburb to live in



Fastest Growing Job Market in the US



Best Public Schools in TN



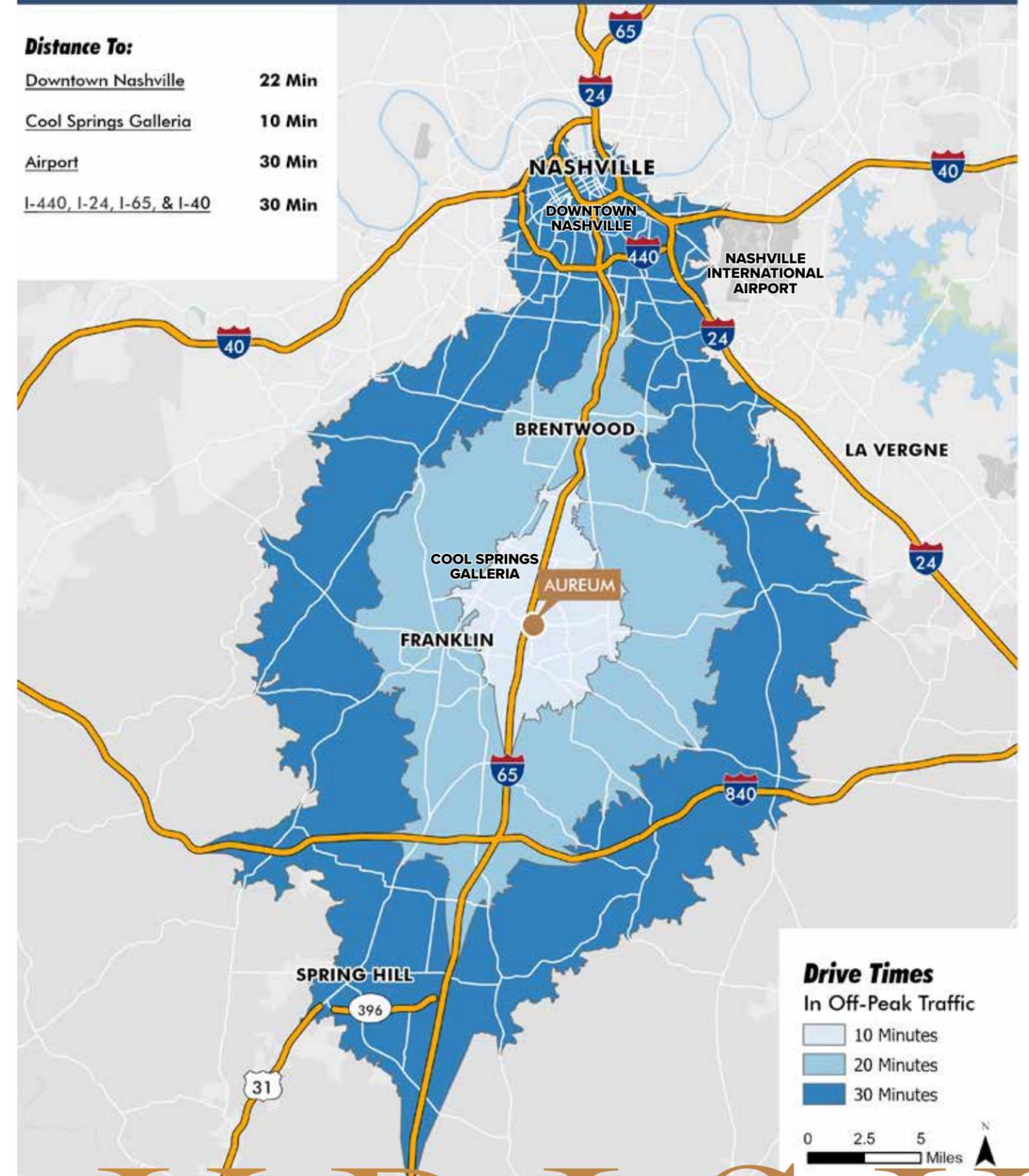
Healthiest County in TN

FLOURISH

AUREUM DRIVE TIMES

Distance To:

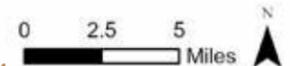
Downtown Nashville	22 Min
Cool Springs Galleria	10 Min
Airport	30 Min
I-440, I-24, I-65, & I-40	30 Min



Drive Times

In Off-Peak Traffic

- 10 Minutes
- 20 Minutes
- 30 Minutes





Having developed successful projects in 40+ markets has given KDC the experience and know-how to deliver in some of the most contentious cities and business-friendly municipalities alike.

That's the **KDC** way.

JPMORGAN CHASE & CO.

Liberty Mutual INSURANCE

CREDIT SUISSE

at&t

COMCAST

StateFarm

TOYOTA

FedEx Office

Raytheon

tyler technologies

PIONEER NATURAL RESOURCES

BlueCross BlueShield of Texas

IN THE PAST 30 YEARS

140 commercial projects

33 MILLION square feet

\$9 BILLION under development

NBCUniversal

Frost

FOSSIL GROUP

citi

intuit

SALLY BEAUTY

LENNAR

ADVOCARE

ST. JUDE MEDICAL
MORE CONTROL. LESS RISK.

Independent Bank

SRS Distribution

FLUOR

AAA

Chevron

CUNA MUTUAL GROUP

AUREUM

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