



MERIDIAN

COOL SPRINGS

PROJECT OVERVIEW



BOYLE®

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MERIDIAN COOL SPRINGS DECISION SCORECARD

- ✓ Prime location offering high visibility with close proximity to the interstate, and numerous access points in and out of the development
- ✓ Walkable mixed-use development
- ✓ Abundant retail, 9 restaurants, and 3 hotels
- ✓ Multiple apartments located 1-2 blocks away allows employees to walk to work
- ✓ Various on-site fitness offerings
- ✓ Multiple conference/training facilities
- ✓ Onsite building maintenance staff
- ✓ 60 acre campus with ample greenspace, walking trails, and activated open spaces
- ✓ Long-term owner-operator - will prioritize tenant relationships
- ✓ **Differentiated project that will provide an edge to attract and retain talented employees**



WORK, PLAY...

- Vibrant, pedestrian-friendly mixed-use community
- 904,000 SF of office space between 8 buildings
- 70,000 SF of specialty retail, fitness, and restaurant space
- 3 onsite hotels totaling 492 keys





DINE, STAY!

For current availabilities and more information about what's happening at Meridian Cool Springs, visit our website at MeridianCoolSprings.com or scan the QR code.



MASTER PLAN



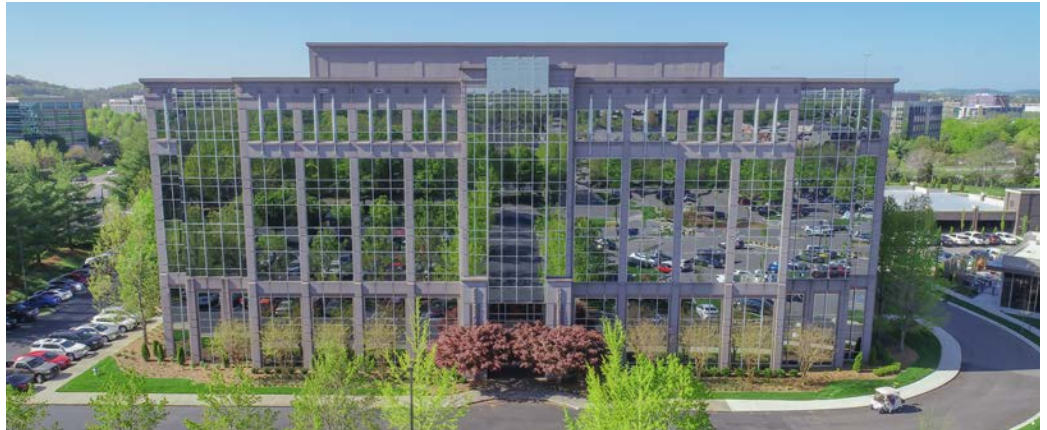
ONE MERIDIAN

1000 CORPORATE CENTER DR.
SIX-STORY | 130,681 SF



TWO MERIDIAN

501 CORPORATE CENTER DR.
SIX-STORY | 149,319 SF



2000 MERIDIAN BLVD.

TWO-STORY | 41,853 SF



2550 MERIDIAN BLVD.

THREE-STORY | 66,042 SF



2555 MERIDIAN BLVD.
THREE-STORY | 66,710SF



3000 MERIDIAN BLVD.
FOUR-STORY | 100,025 SF



5000 MERIDIAN BLVD.
SEVEN-STORY | 177,000 SF



5005 MERIDIAN BLVD.
GROUND FLOOR | 15,000 SF

