



MERIDIAN

COOL SPRINGS

PROJECT OVERVIEW



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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



2000 MERIDIAN

TUPELO HONEY
 jon alan
 NUTRISHOP
 Edward Jones
 CLEAN JUICE
 HOTWORX

1000 MERIDIAN

FIRST WATCH
 Meridian Dental Centre
 FABULOUS FROCKS
 IONY'S EAT & DRINK
 HERITAGE CLEANERS

990 MERIDIAN
 HANDEL'S

980 MERIDIAN
 LITTLE HATS ITALIAN MARKET

ONSITE HOTELS

COURTYARD BY MARRIOTT
 Residence INN BY MARRIOTT

995 MERIDIAN

noodles
 MILAN Laser Hair Removal

1175 MERIDIAN

Jason Miller
 FIRST
 The Eastern Peak
 CASUN STEAMER
 ALLOY
 WOODHOUSE

ONSITE HOTEL

Hilton

Meridian Cool Springs Site Plan Summary

Office Space	900K SF
Retail/Restaurant Space	70K SF
Hotels	492 Keys
Fitness	2,614 SF

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



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