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Crescent to build in Cool Springs, La Vergne

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Crescent Resources LLC has unveiled plans to spend \$45 million on two speculative buildings in Franklin and La Vergne totaling more than 650,000 square feet.

In Cool Springs, Charlotte, N.C.-based Crescent will build Eight Corporate Centre, a five-story office building with 156,000 square feet of rentable space. The building will be in the Corporate Centre park at Interstate 65 and Cool Springs Boulevard.

Construction will begin in August and is expected to be completed next May. Crescent will oversee leasing of the building, which will be the third-largest office structure in Cool Springs, where other developers, including Duke Realty Corp. (NYSE: DRE) and Boyle Investments, also are launching new projects.

Little Diversified of Charlotte is the architect for Eight Corporate Centre. Ragan Smith & Associates in Nashville will be the civil engineer firm, while KingGuinn Associates of Charlotte is the structural engineer.

Crescent isn't thinking about only office space. The developer also plans to build CentrePointe 7, a warehouse building in the CentrePointe Distribution Park along Interstate 24 and Waldron Road in La Vergne. The one-story building will total 500,000 square feet and will be Crescent's fourth in CentrePointe.

Design Constructors Inc. is the architect for the project, which is expected to be completed in January. Ragan Smith and KingGuinn are the civil and structural engineers on this building as well. T.W. Frierson is general contractor.

CentrePointe is a 260-acre warehouse and distribution park that currently has just 82,600 square feet of warehouse space available.

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