

For Lease



STREAM®

 **FIDELITY**
REAL ESTATE GROUP, INC.

Brentwood Highlands
783 OLD HICKORY BLVD | BRENTWOOD, TN



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Enjoy working in the heart of Brentwood.

Brentwood Highlands

Brentwood Highlands is located in the heart of Brentwood, TN, just 11 miles south of Nashville. Located right off of I-65, Brentwood is considered one of the most desirable suburban locations in Tennessee. The city is also known for its strong business community and high standard of living.

With its newly renovated lobby, restrooms, common area, and signage, along with ample parking and a variety of local amenities, Brentwood Highlands offer an excellent workplace.



PROPERTY HIGHLIGHTS



70,000 SF building



1,427 to 4,923 SF available



5/1,000 parking ratio



Renovated lobby, restrooms, common corridors, and interior signage



Exterior renovations underway



Fiber optics connection available





The Neighborhood





Neighborhood Amenities

Restaurants

LongHorn Steakhouse
Firebirds Wood Fired Grill
Corner Pub
The Well Coffeehouse
Firehouse Subs
Waffle House
Wendy's
Just Love Coffee Cafe
The Perch
Corky's Ribs & BBQ
Yard Birds Hot Chicken
Judge Beans BBQ
The Local Taco
Mazatlán Restaurant
Tacos 4 Life
Suki Sushi
Fulin's Asian Cuisine
Panera Bread
Juice Bar
McAlister's Deli
Chick-fil-A
Starbucks
Puffy Muffin
Papa Johns Pizza

The Poki
Smoothie King
Chopt Creative Salad Co.
Jason's Deli
Blaze Pizza
MOOYAH
Madai Korean & Sushi
Clean Juice
Sonic Drive-In
Maple Street Biscuit Company
Peace Love and Little Donuts
Jeni's Splendid Ice Creams
Chipotle Mexican Grill
Taziki's Mediterranean Cafe
Bluefin Sushi & Thai
Del Frisco's Grille
Baskin-Robbins
E+ROSE Wellness Cafe
Cinco De Mayo Mexican
Golden pizza & Indian cuisine
Uncle Julio's
Cold Stone Creamery
First Watch Breakfast
Chuy's

Hotels

Four Points by Sheraton
Holiday Inn Express & Suites
Best Western
AC Hotel by Marriott
Hampton Inn
Hilton Garden Inn
Brentwood Suites
Hilton
Hyatt Place
SpringHill Suites by Marriott

Retailers

Walgreens
Target
REI
The Fresh Market
FedEx Office
United States Postal Service
B & C Ace Hardware
Kroger
CVS

Fitness

Orangetheory Fitness
StretchLab
Cyclebar
F45 Training
55 South
Fitness Together
Neighborhood Barre
Bodyrok
CorePower Yoga
barre3
Manduu EMS Fitness

Area Demographics

10-MINUTE DRIVE-TIME RADIUS

24%

OF THE POPULATION
ARE MILLENNIALS

63%

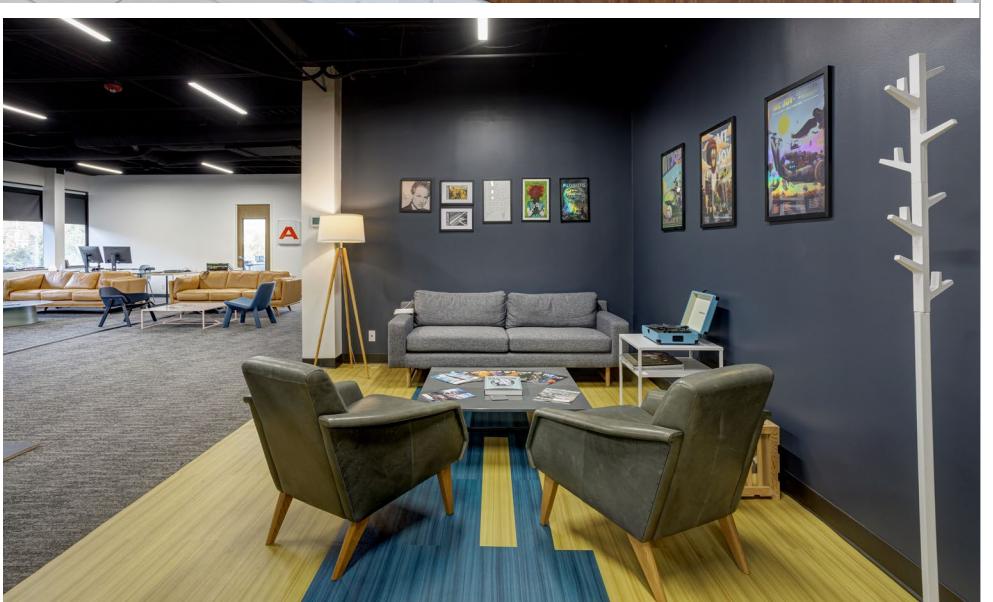
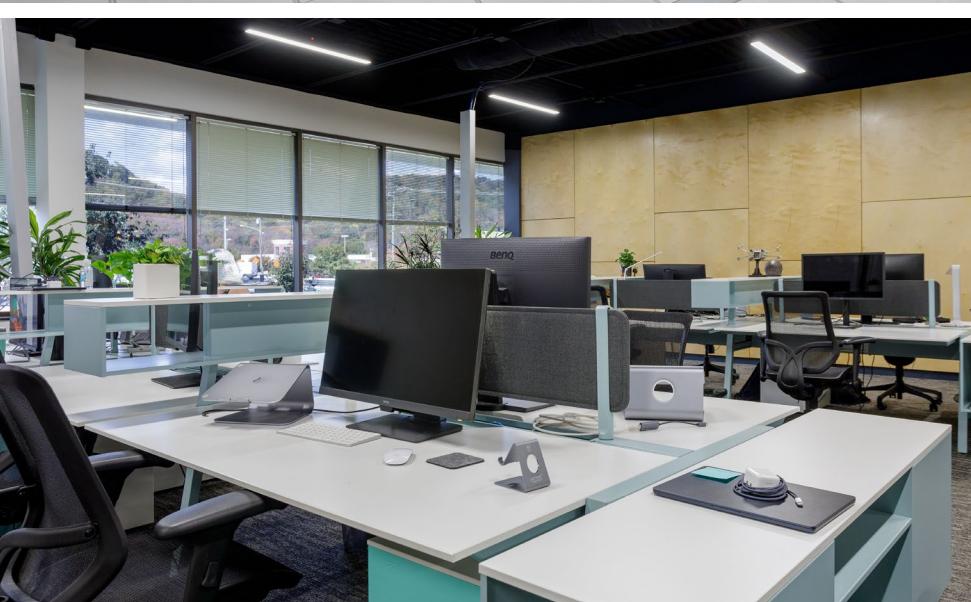
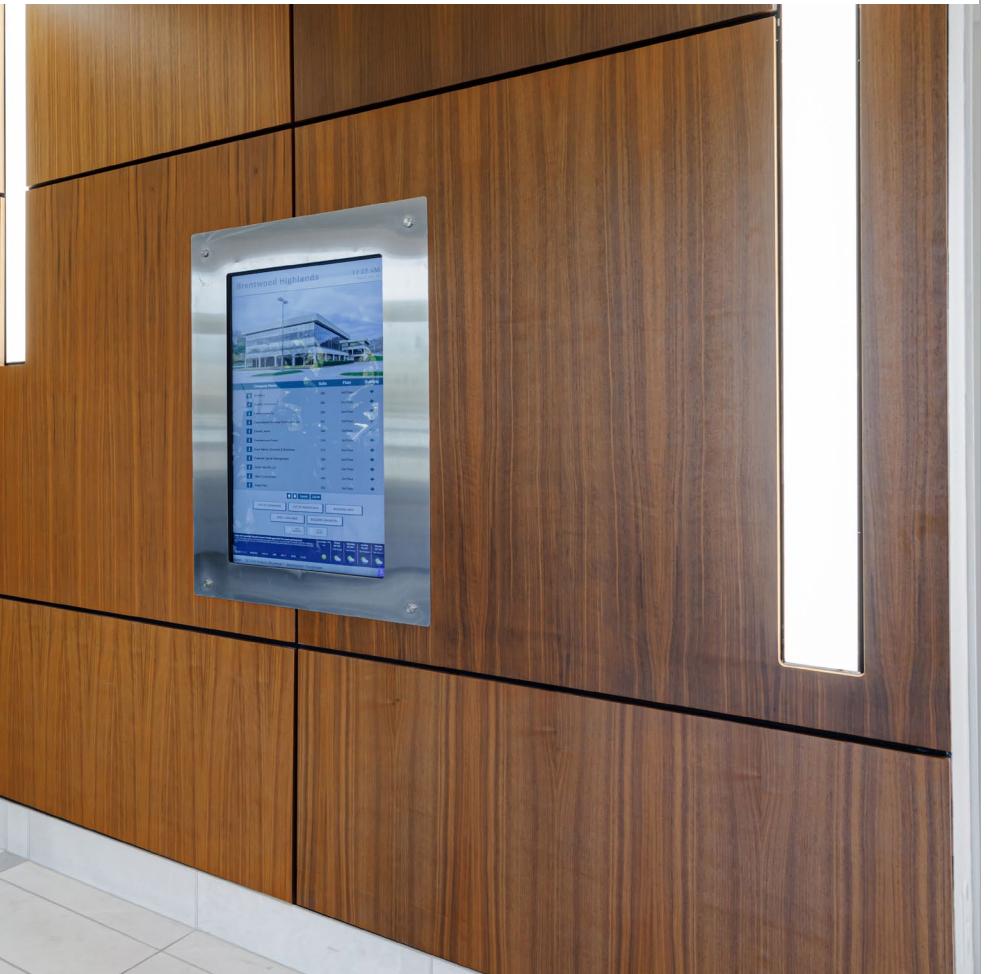
OF RESIDENTS HAVE A BACHELOR'S,
GRADUATE, OR PROFESSIONAL DEGREE

\$168k

MEDIAN HOUSEHOLD
INCOME

75%

OF THE EMPLOYMENT
IS WHITE COLLAR





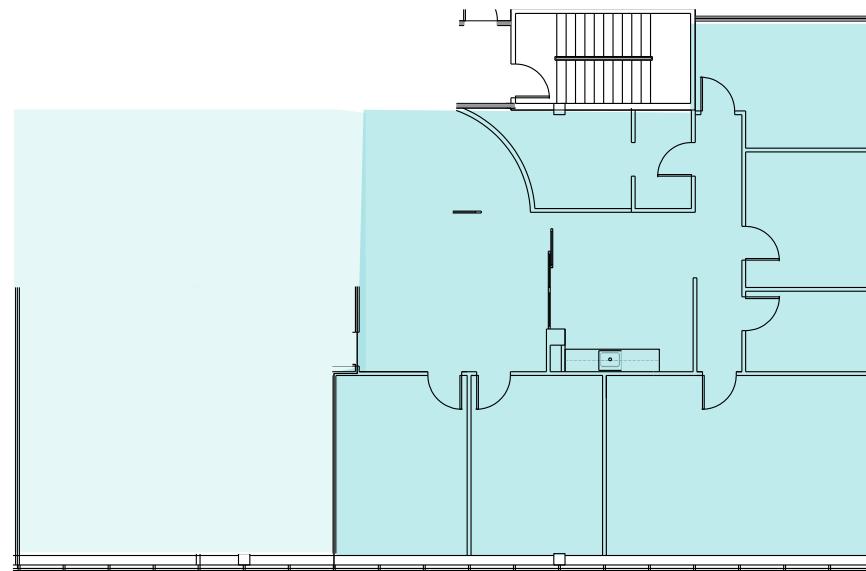
Floor Plans

Each suite has new energy efficient 2 x 4 LED lights, new 2x2 dune ceiling tiles, and new exterior signage.

EAST WING WEST WING

AVAILABLE

SUITE 303
1,427 SF



AVAILABLE

SUITE 320
2,474 SF

CONTIGUOUS

3,901 SF

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