

For Lease



Brentwood Highlands

783 OLD HICKORY BLVD | BRENTWOOD, TN





# *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	The Poki
Firebirds Wood Fired Grill	Smoothie King
Corner Pub	Chopt Creative Salad Co.
The Well Coffeehouse	Jason's Deli
Firehouse Subs	Blaze Pizza
Waffle House	MOOYAH
Wendy's	Madai Korean & Sushi
Just Love Coffee Cafe	Clean Juice
The Perch	Sonic Drive-In
Corky's Ribs & BBQ	Maple Street Biscuit Company
Yard Birds Hot Chicken	Peace Love and Little Donuts
Judge Beans BBQ	Jeni's Splendid Ice Creams
The Local Taco	Chipotle Mexican Grill
Mazatlán Restaurant	Taziki's Mediterranean Cafe
Tacos 4 Life	Bluefin Sushi & Thai
Suki Sushi	Del Frisco's Grille
Fulin's Asian Cuisine	Baskin-Robbins
Panera Bread	E+ROSE Wellness Cafe
Juice Bar	Cinco De Mayo Mexican
McAlister's Deli	Golden pizza & Indian cuisine
Chick-fil-A	Uncle Julio's
Starbucks	Cold Stone Creamery
Puffy Muffin	First Watch Breakfast
Papa Johns Pizza	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

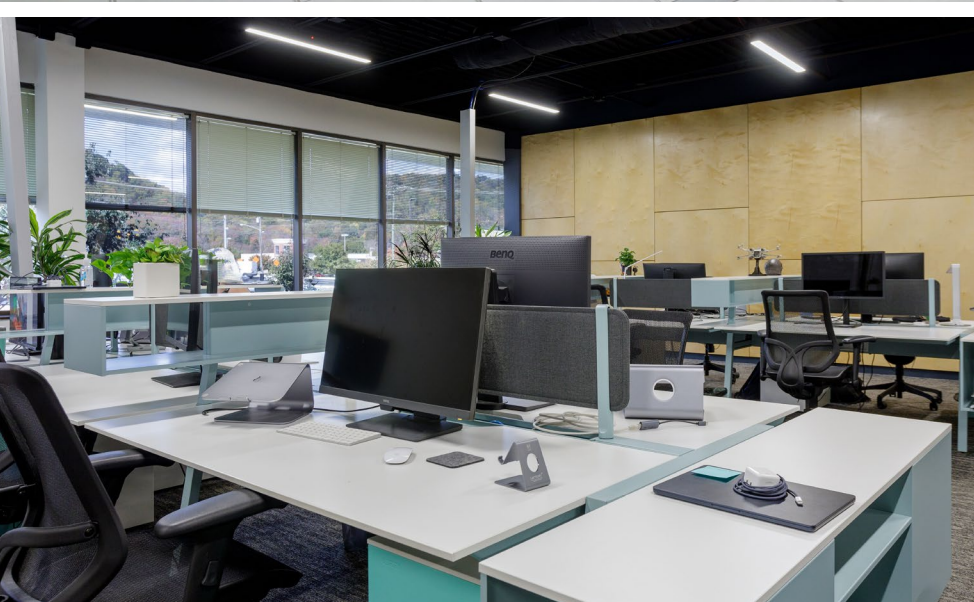
\$168k

MEDIAN HOUSEHOLD  
INCOME

75%

OF THE EMPLOYMENT  
IS WHITE COLLAR







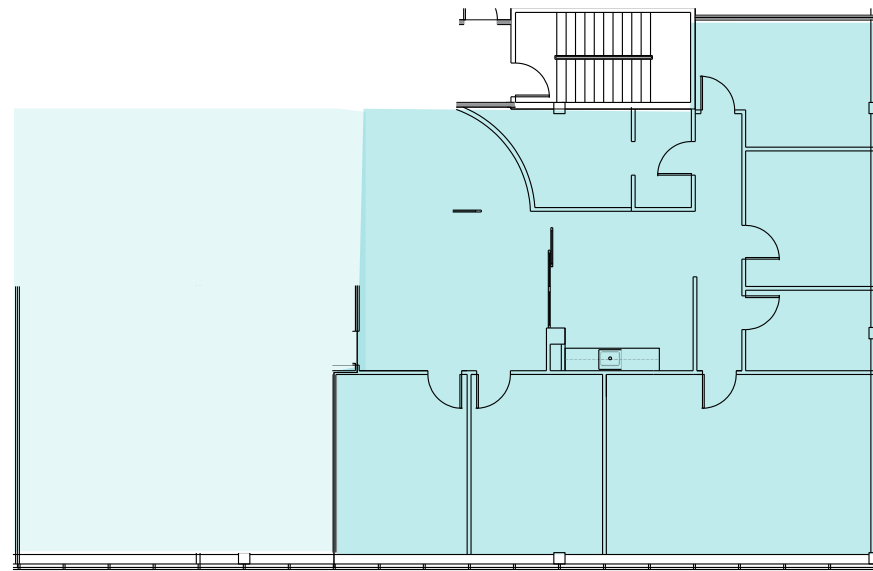
# Floor Plans

*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**



CONTIGUOUS  
**3,901 SF**

AVAILABLE

**SUITE 320**  
**2,474 SF**



For information, please contact:

**Chris Smith**  
PRESIDENT

csmith@fidelityreg.com  
T 615-727-0114



101 Westpark Drive  
Suite 120  
Brentwood, TN 37027

**Ross Smith**  
ASSOCIATE

ross.smith@streamrealty.com  
T 615-818-9688



501 Commerce Street, Suite 1120  
Nashville, TN 37203  
T: 615.795.0000

