

a development by



office & retail leasing by



# HILL CENTER

# GERMANTOWN

4TH & JEFFERSON, NASHVILLE, TN





# CELEBRATING THE LEGACY & THE REBIRTH OF GERMANTOWN

HILL CENTER GERMANTOWN is an amenity rich, mixed-use neighborhood development featuring office, retail, and residences located in the heart of Germantown with immediate walkable access to numerous shops, restaurants, First Horizon Baseball Park, Tennessee State Museum and Library & Archives, the Bicentennial Mall and much more.

**INCREDIBLE VIEWS** of Downtown Nashville, the East Bank, the Cumberland River, and the Tennessee State Capitol.

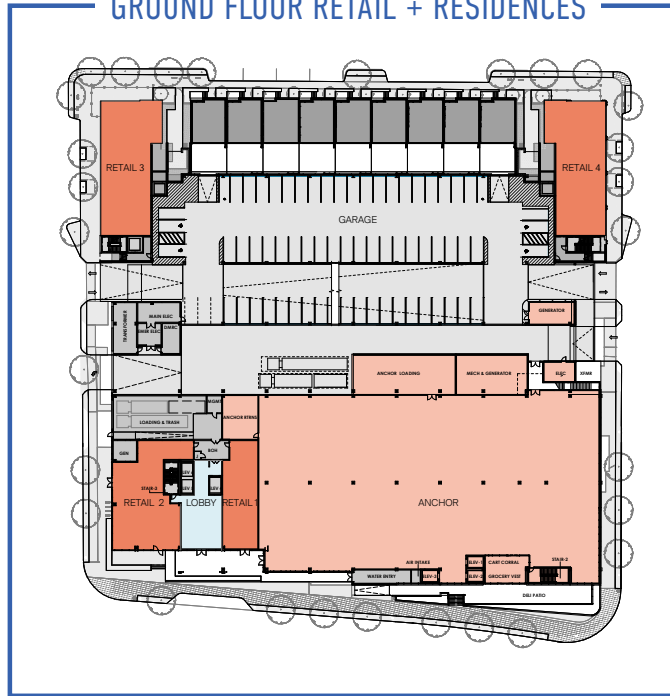
**OFFICE** Three levels of 35,000+ SF floorplates for a total of 105,000 SF of office space. Each level of office includes open-air terraces for outdoor gathering.

**DELIVERY**  
Leasing for 3<sup>rd</sup> Quarter 2024

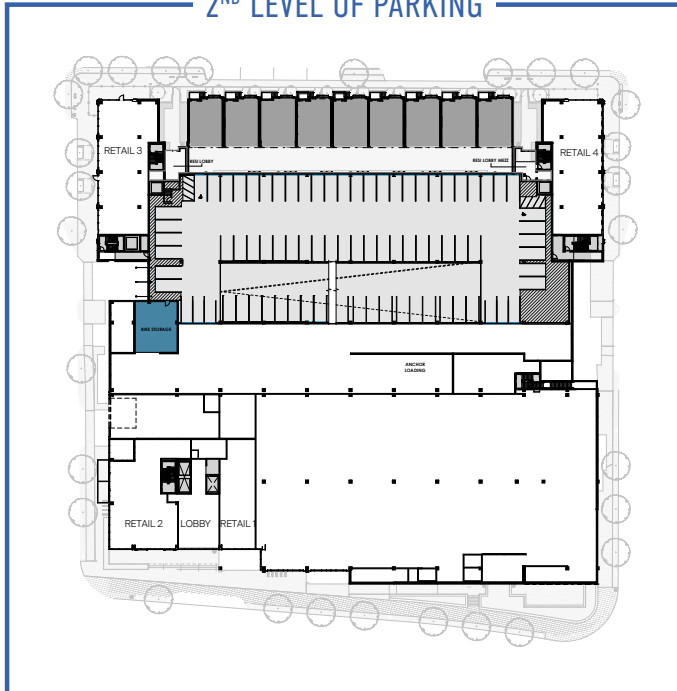


# PARKING PLANS

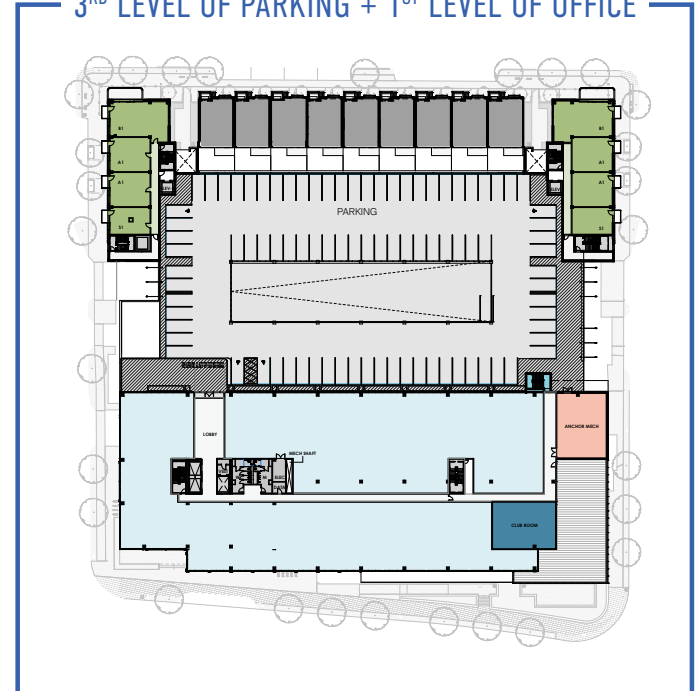
1<sup>ST</sup> LEVEL OF PARKING +  
GROUND FLOOR RETAIL + RESIDENCES



2<sup>ND</sup> LEVEL OF PARKING

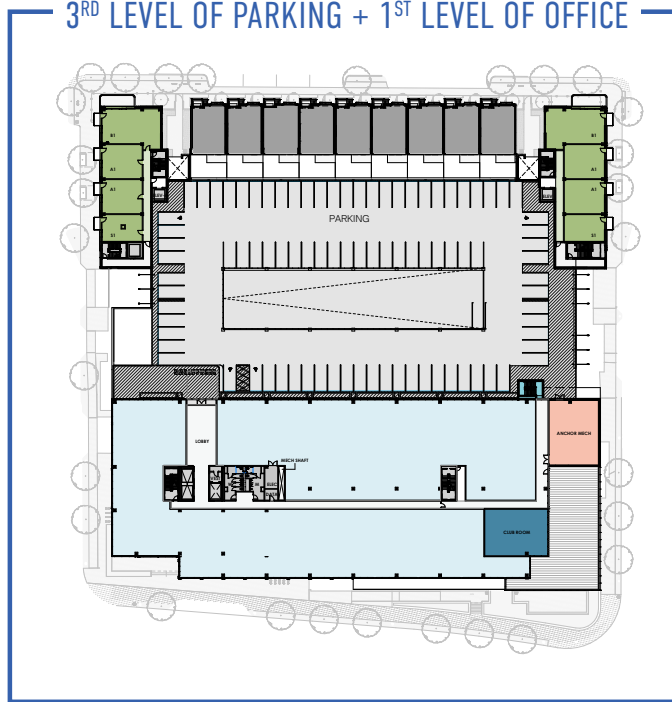


3<sup>RD</sup> LEVEL OF PARKING + 1<sup>ST</sup> LEVEL OF OFFICE

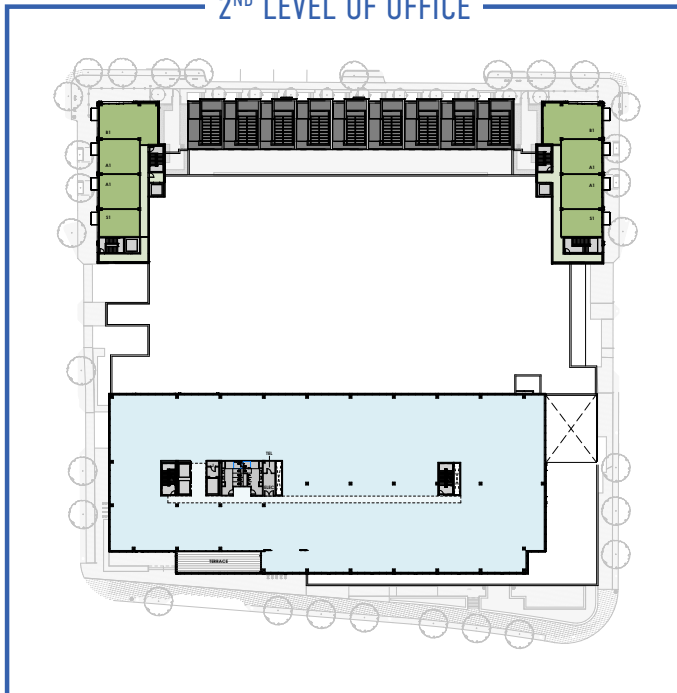


# OFFICE FLOOR PLANS

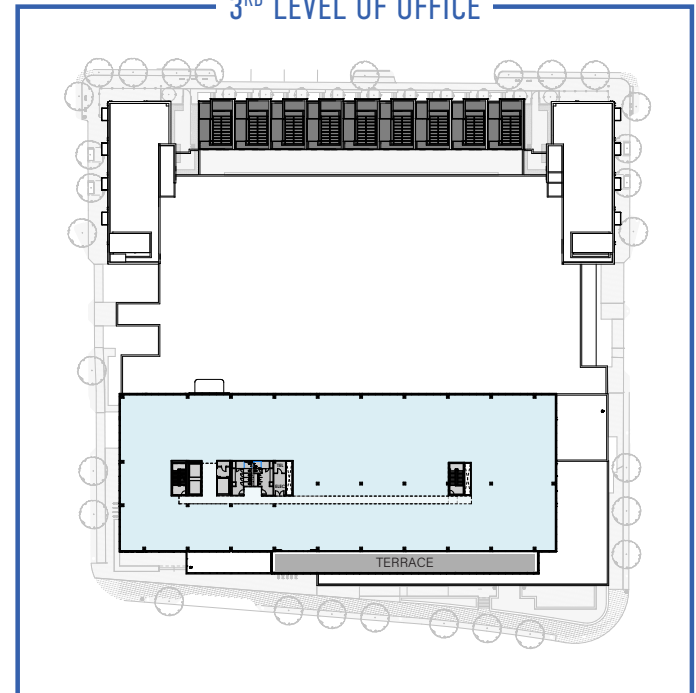
3<sup>RD</sup> LEVEL OF PARKING + 1<sup>ST</sup> LEVEL OF OFFICE



2<sup>ND</sup> LEVEL OF OFFICE



3<sup>RD</sup> LEVEL OF OFFICE

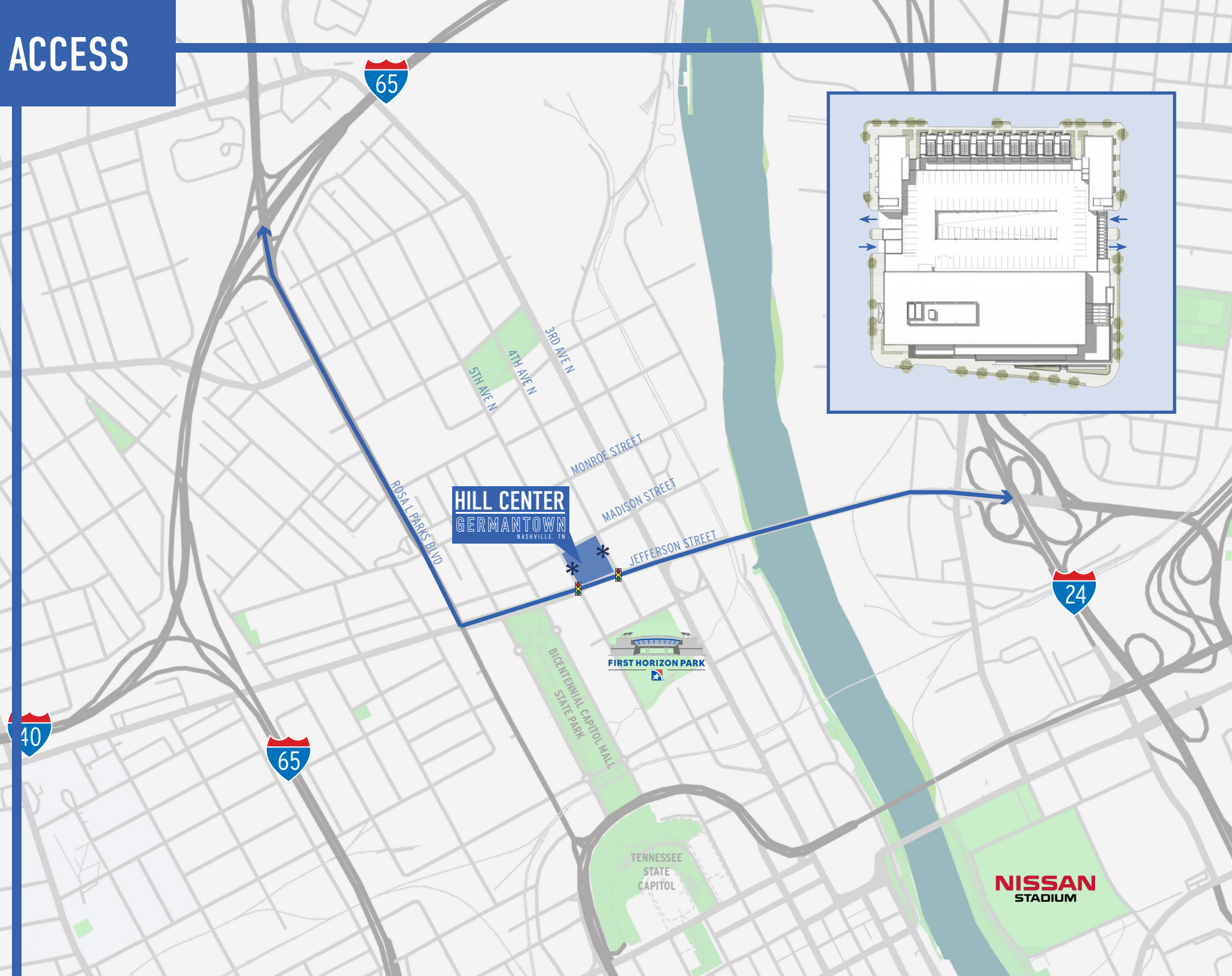


EMBRACING THE  
ESSENCE AND ENERGY OF  
GERMANTOWN THROUGH  
THE POWER OF DESIGN



TOWNHOMES + OFFICE BUILDING  
CORNER VIEW FROM 5TH AVENUE N

# ACCESS



**HILL CENTER**  
GERMANTOWN  
NASHVILLE, TN

ROSA L. PARKS BLVD

5TH AVENUE

4TH AVENUE

3RD AVENUE

MONROE STREET

MADISON STREET

JEFFERSON STREET

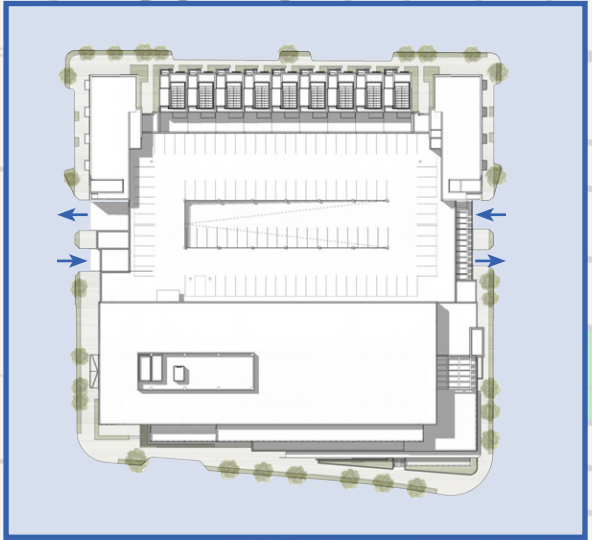


FIRST HORIZON PARK

BICENTENNIAL CAPITOL MALL  
STATE PARK

TENNESSEE  
STATE  
CAPITOL

**NISSAN**  
STADIUM



# A SOCIAL HUB IN THE OLDEST & NEWEST NEIGHBORHOOD IN NASHVILLE



## DOWNTOWN CORE

THE GULCH

NASHVILLE YARDS/  
AMAZON TOWERS

CAPITOL  
VIEW

TENNESSEE  
STATE  
CAPITOL

FIRST  
HORIZON  
PARK

BICENTENNIAL  
CAPITOL MALL  
STATE PARK

NASHVILLE  
FARMER'S  
MARKET

TENNESSEE  
STATE LIBRARY &  
ARCHIVES

HILL CENTER  
GERMANTOWN  
NASHVILLE, TN

←←EAST  
NASHVILLE

NISSAN  
STADIUM

1

1

2

5

3

4

2

5

6

7

8

3

4

6

### MULTI-FAMILY APARTMENTS

1. Broadstone Stockyard
2. IMT Germantown
3. LC Germantown
4. Atlas Germantown
5. Carillon Apartments
6. Vista Germantown

### RESTAURANTS/RETAIL

1. Third & Home
2. Von Elrod's
3. Geist
4. Neighbor's
5. Jack Brown's
6. Vui's Kitchen
7. Henrietta Red
8. Germantown Cafe



# HILL CENTER

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# GERMANTOWN

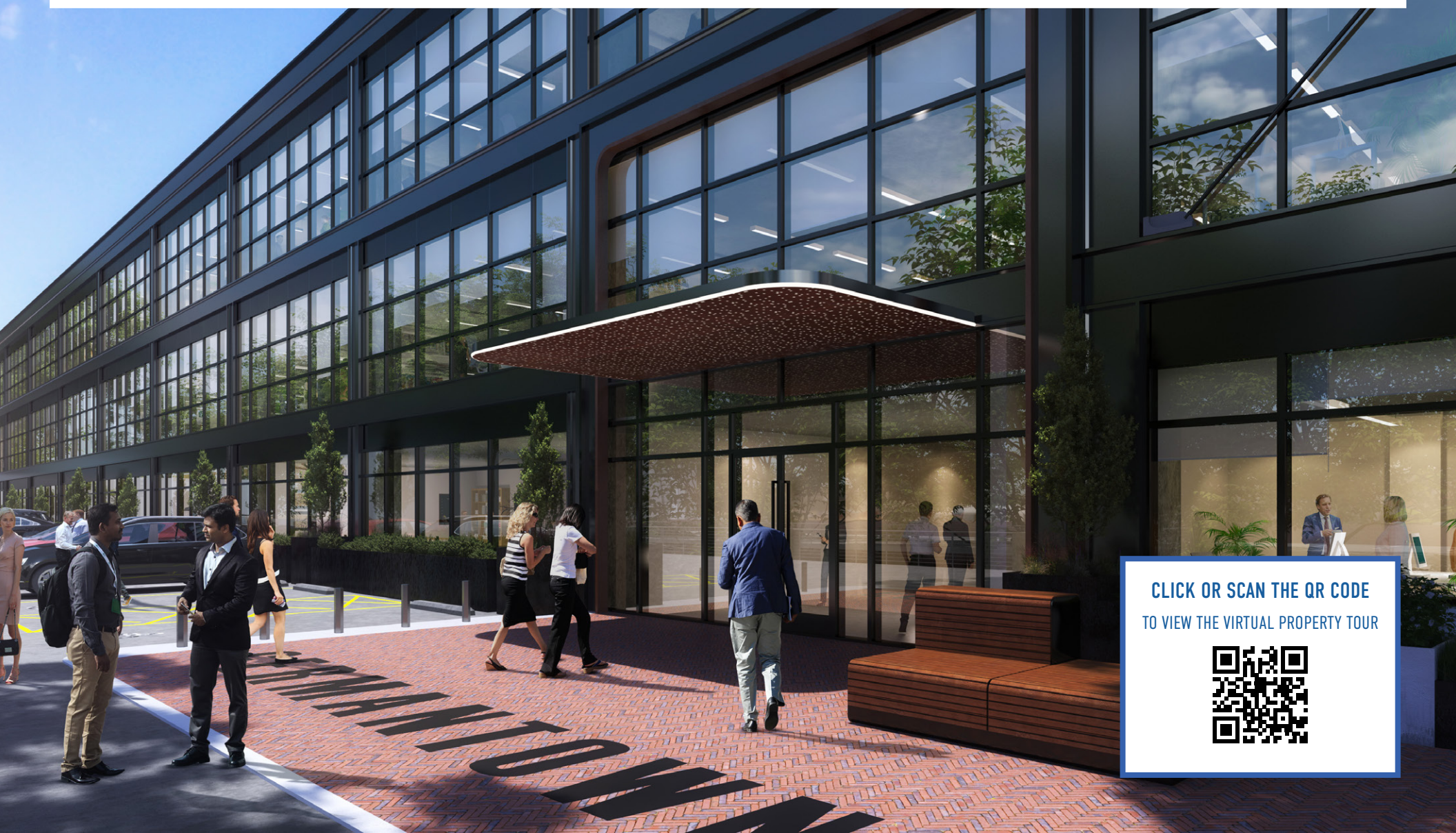
NASHVILLE, TN

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office & retail leasing by  
 SOUTHEAST VENTURE

a development by  
 CELEBRATING 125 years 1895-2020 H.G. HILL REALTY COMPANY, LLC



CLICK OR SCAN THE QR CODE  
TO VIEW THE VIRTUAL PROPERTY TOUR

