

For Lease



  
STREAM

 FIDELITY  
REAL ESTATE GROUP, INC.

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

 590 to 5,326 SF available

 5/1,000 parking ratio

 Renovated lobby, restrooms, common corridors, and interior signage

 Exterior renovations planned for 2024

 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



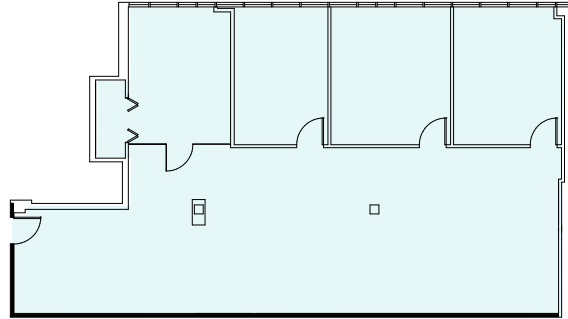
# Floor Plans

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

 EAST WING     WEST WING

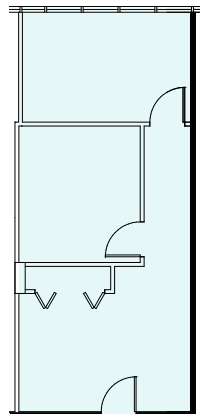
AVAILABLE

**SUITE 255**  
2,175 SF



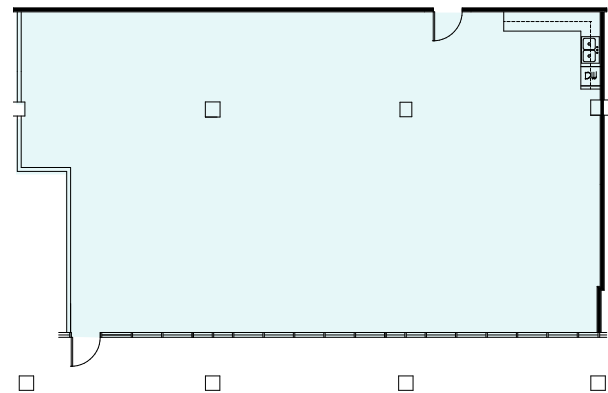
AVAILABLE

**SUITE 261**  
590 SF



AVAILABLE

**SUITE 262**  
2,291 SF





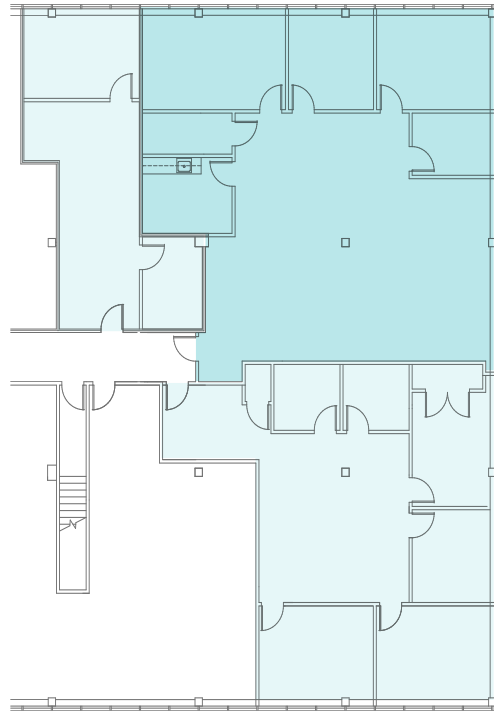
# Floor Plans

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 EAST WING     WEST WING

AVAILABLE

**SUITE 360**  
755 SF



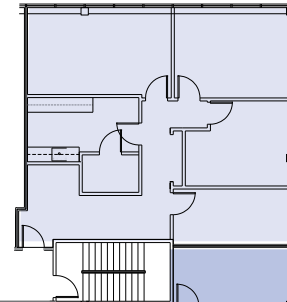
AVAILABLE

**SUITE 390**  
2,377 SF

CONTIGUOUS  
4,923 SF

AVAILABLE

**SUITE 380**  
1,795 SF



AVAILABLE

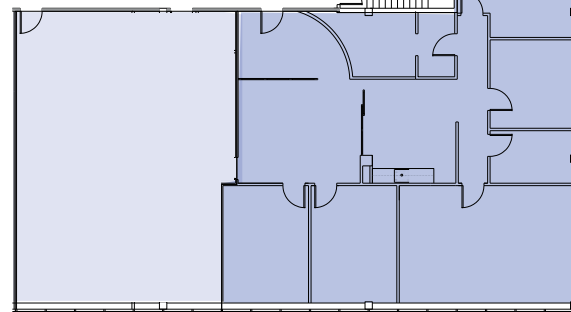
**SUITE 335**  
1,425 SF

AVAILABLE

**SUITE 303**  
1,427 SF

AVAILABLE

**SUITE 320**  
2,474 SF



CONTIGUOUS  
5,326 SF



For information, please contact:

**Chris Smith**  
PRESIDENT

csmith@fidelityreg.com  
T 615-727-0114



102 Woodmont Blvd  
Ste LL-110  
Nashville, TN 37205

**Ross Smith**  
ASSOCIATE

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



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

