

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 3,901 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% 

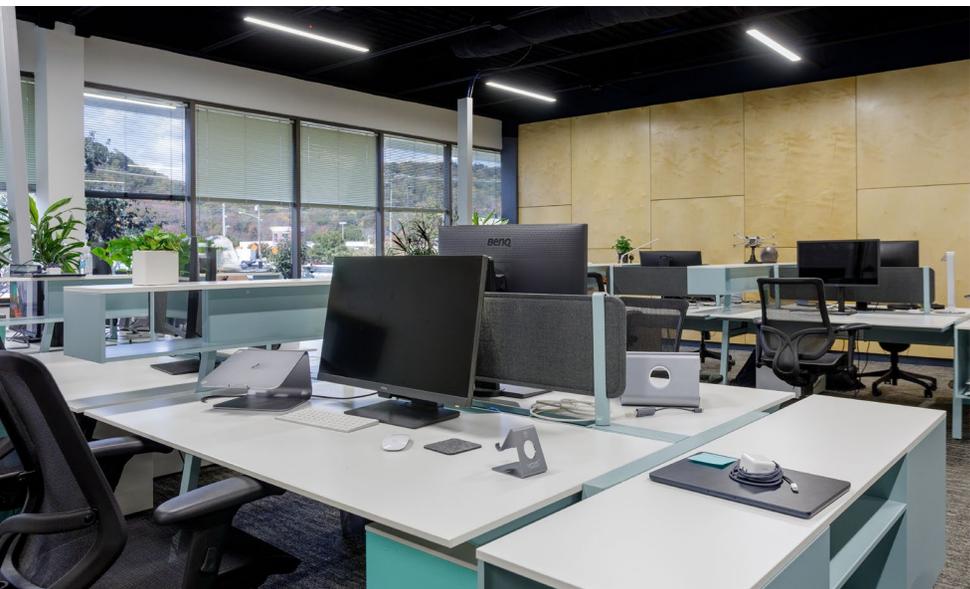
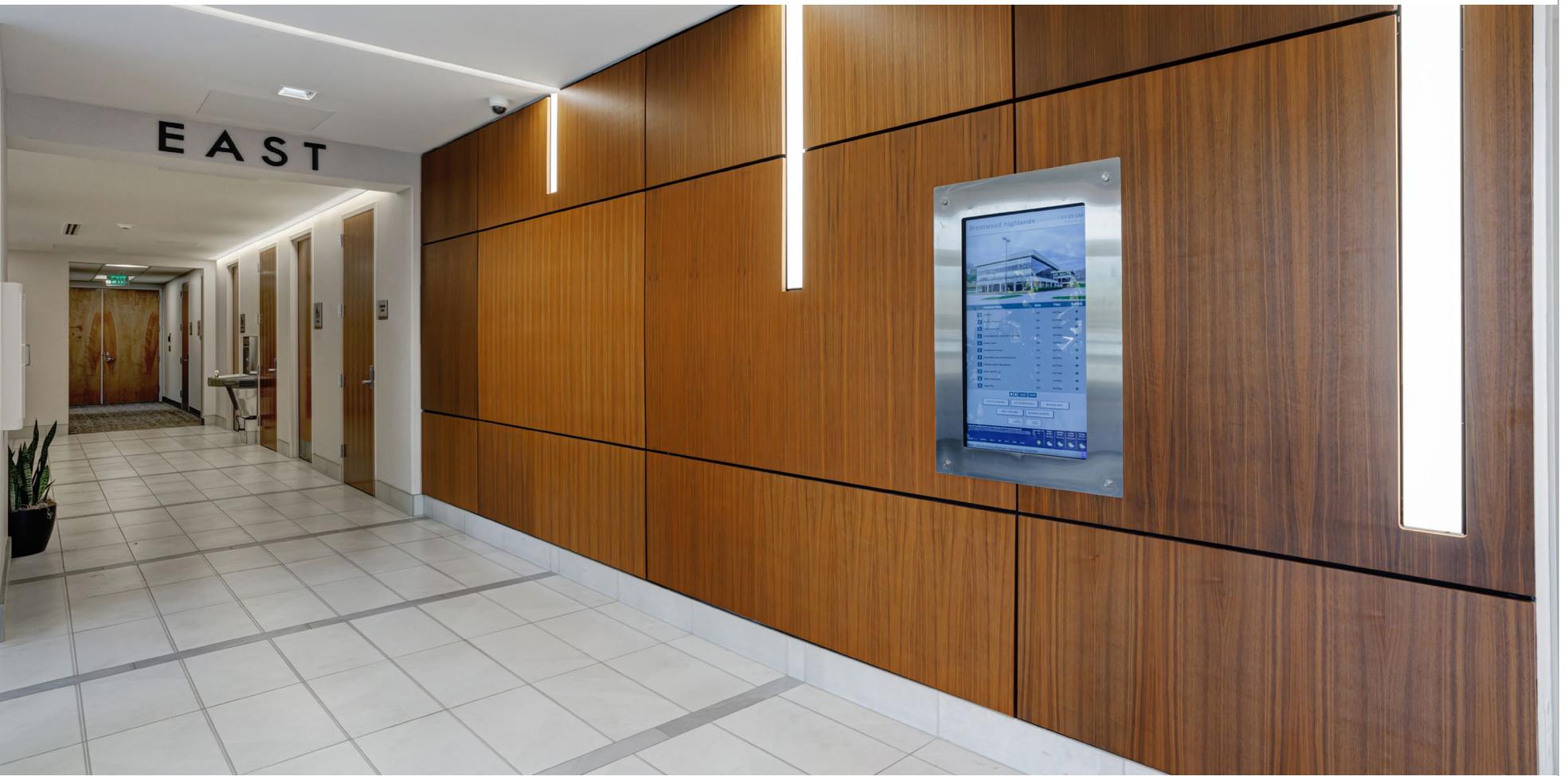
OF RESIDENTS HAVE A BACHELOR'S, GRADUATE, OR PROFESSIONAL DEGREE

\$168k 

MEDIAN HOUSEHOLD INCOME

75% 

OF THE EMPLOYMENT IS WHITE COLLAR



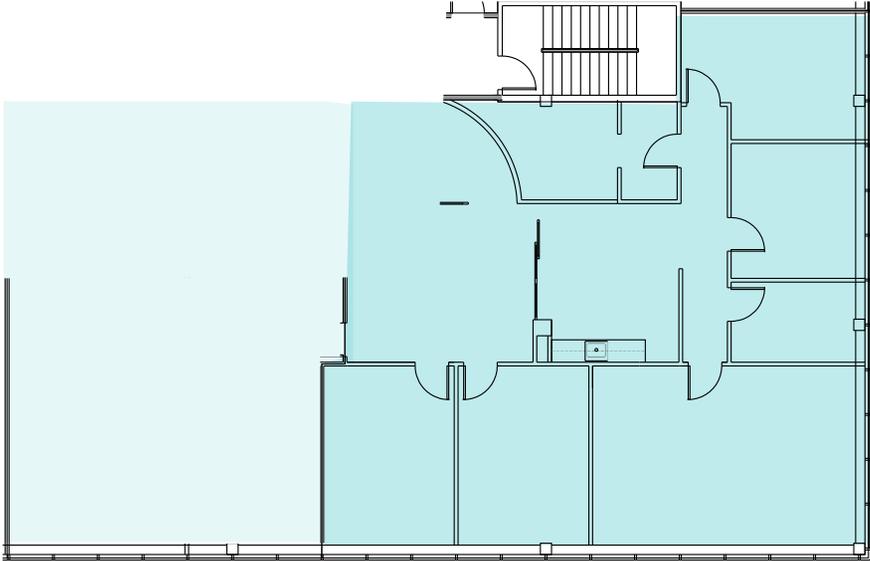


Floor Plans

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



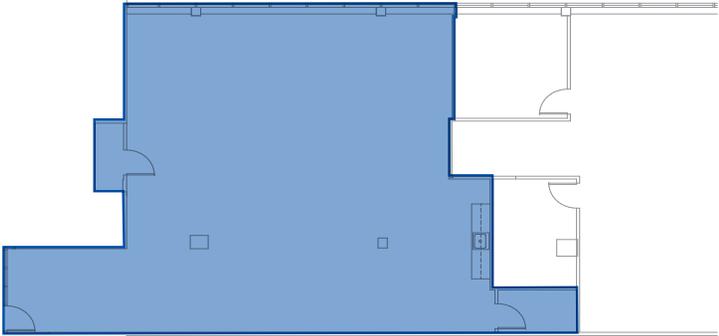
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 EAST WING  WEST WING

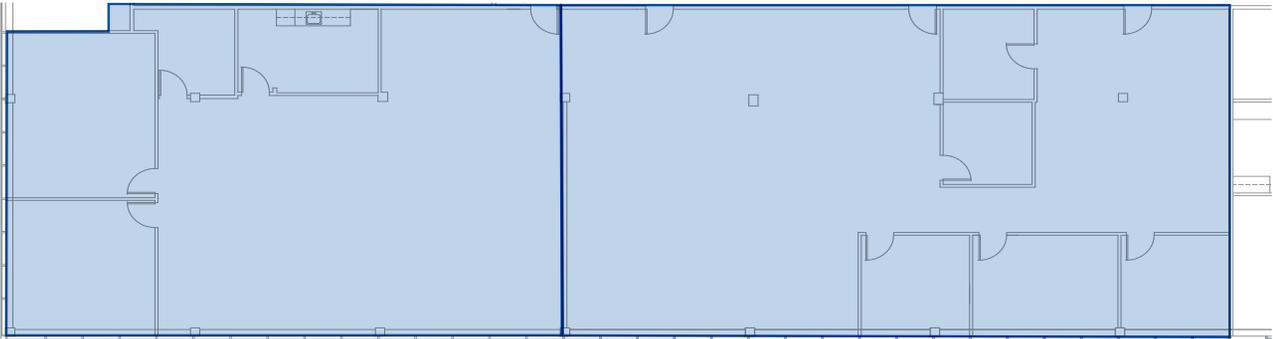
AVAILABLE 7/1/2026

SUITE 351
1,991 SF



AVAILABLE 7/1/2026

SUITE 352
2,837 SF



AVAILABLE 7/1/2026

SUITE 354
3,398 SF

CONTIGUOUS (SUITES 352 & 354)
6,235 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

