

FOR LEASE

TWO OFFICE SUITES AT HILL CENTER BRENTWOOD



BUILDING A / Office Availability



ADDRESS	211 Franklin Road, Brentwood, TN 37207	
SUBMARKET	Maryland Farms, Brentwood	
BUILDING SIZE	60,012 SF	
AVAILABLE	Suite B	4,532 SF
	Suite 275	1,932 SF

HIGHLIGHTS

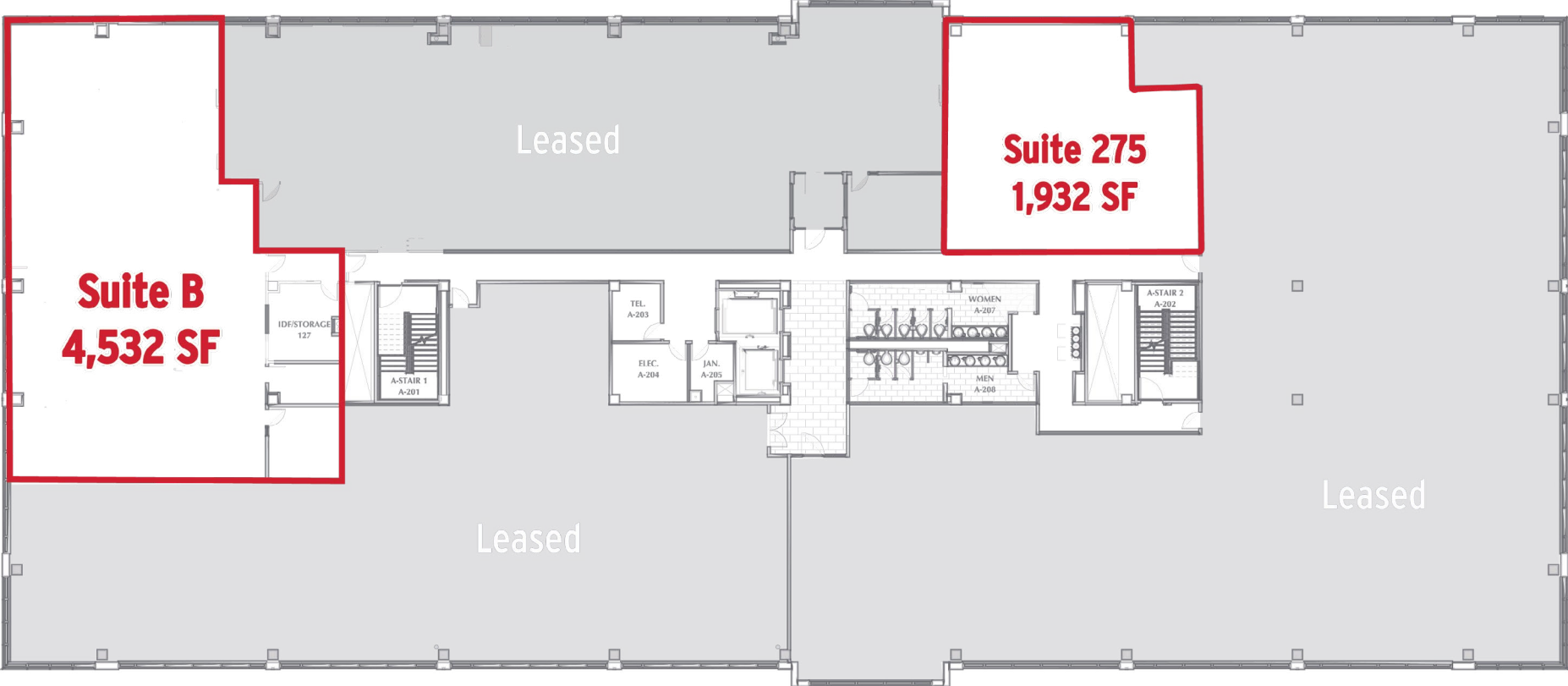
- 2nd Generation office space
- Class A lobby finishes with comfortable seating and meeting areas
- High walkability with immediate access to street level retail and restaurants
- Generous common areas for working and gathering outdoors

LOCATION HIGHLIGHTS

- Hill Center Brentwood is the gateway to Maryland Farms
- Located on the highly visible corner of Maryland Way and Franklin Road
- Easy access to I-65 -- Less than ± 1 mile



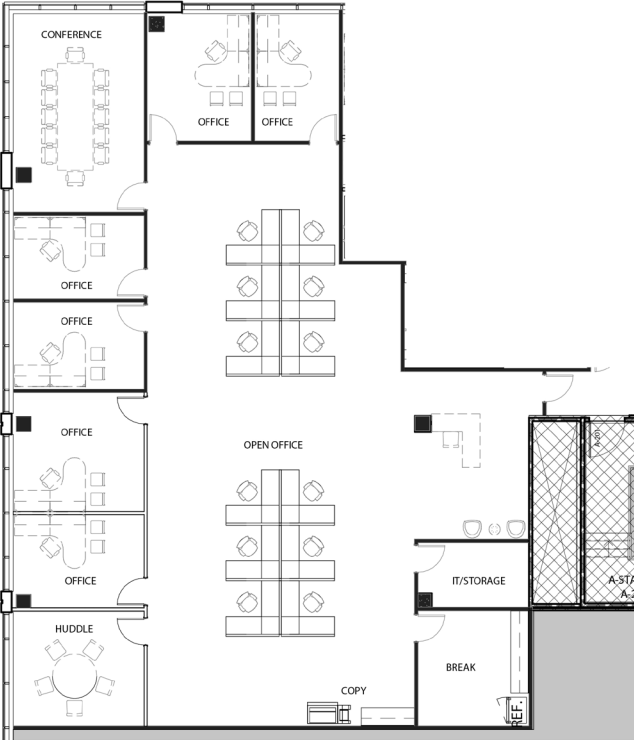
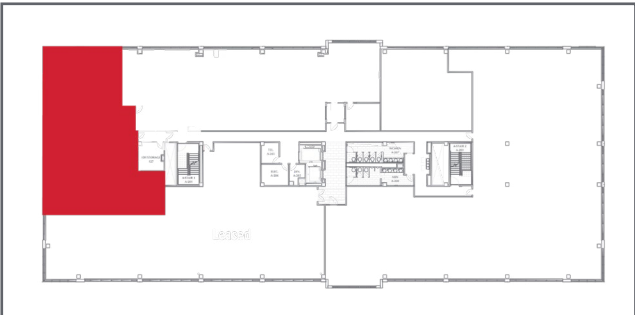
BUILDING A / Second Floor Plan



SUITE B

4,532 SF

Available Now



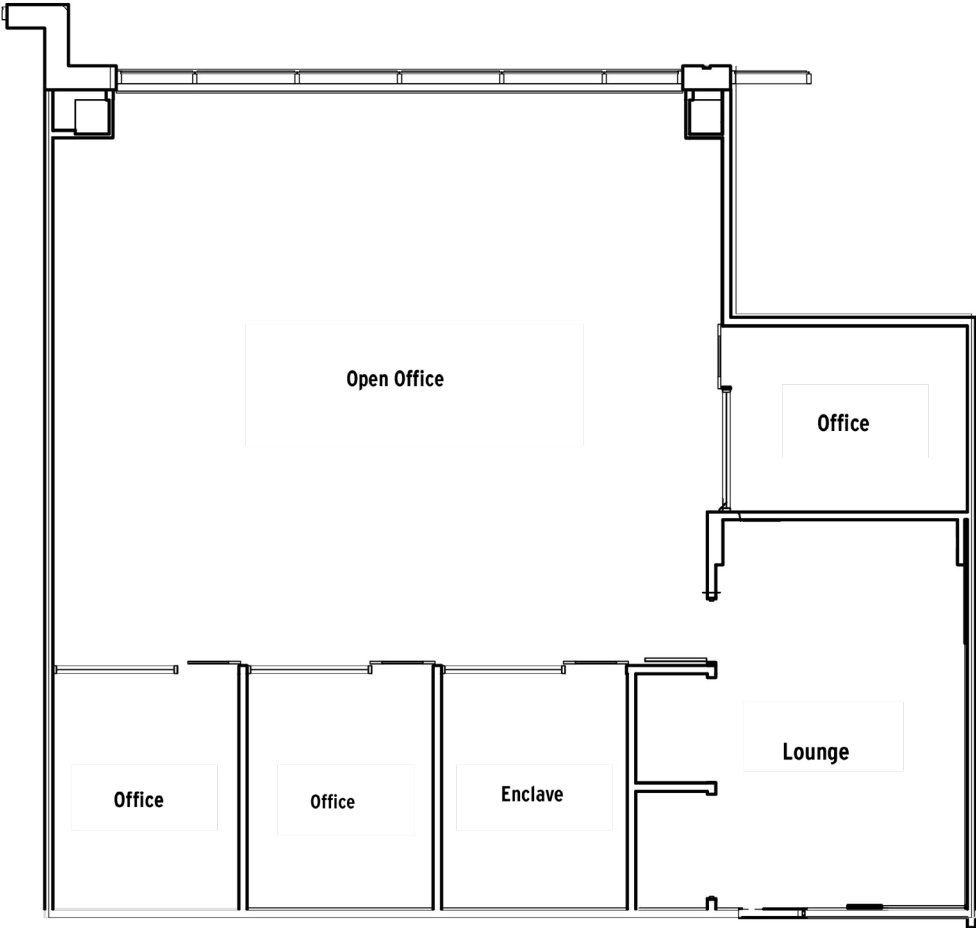
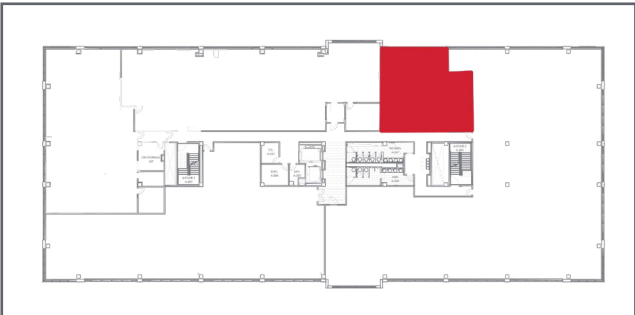
Preliminary Space Plan / Concept Plan



SUITE 275

1,932 SF

Available November 2026



Existing Plan



HILL CENTER BRENTWOOD

Offering upscale office space, boutique retail, and an AC Hotel by Marriott, Hill Center Brentwood brings a sense of “downtown” to Brentwood’s city core. As the front door to Maryland Farms, home to over 5 million sf of office space, this new office and retail center brings a lively bustle while maintaining a local community.

Bordered by Maryland Way and Franklin Road, the development offers high visibility with ample flow via multiple signaled entrances, alleviating traffic flow while offering ease of access to patrons and tenants.

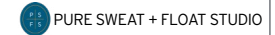
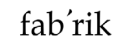
The center is ideal for businesses as it offers walking trails in the adjacent Maryland Way Park and walkability to restaurants and retail. Employees can enjoy these amenities in addition to the quality of their facilities, thus creating an optimum working environment for businesses to thrive.



OFFICE TENANTS



RETAIL TENANTS



HILL CENTER BRENTWOOD / Site Plan

AVAILABLE
Suite A: 6,210 SF
Suite B: 4,289 SF

the cosmetic market,
Monkee's, jenis, fab'rik
FIRST HORIZON

Mutual of Omaha
SVMIC
BluWave

AC HOTELS MARRIOTT

drybar
MOOYAH

CYCLEBAR

STARBUCKS COFFEE
Hollywood Feed
FedEx

Jason's deli
REI
THE FRESH MARKET

usbank
CHIPOTLE MEXICAN BURGERS

MAPLE STREET

UNCLE JULIO'S
DEL FRISCO GRILLE

Maryland Way

Franklin Road

PETER MILLAR
LBMC
NOIRE THE HATE BAR
Simmons Bank
Merrill Lynch



ADDITIONAL IMAGES



FOR MORE INFORMATION, CONTACT

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