



- Conveniently located at the intersection of I-65-S & Old Hickory Blvd
- Full Service Leases & Independent HVAC Controls
- Abundant Parking @ five per 1,000 SF
- Significant Common Area renovation in 2020
- Fiber Optic & Hi-Speed Telecommunications Available
- Walk to Restaurants/ Retail Shopping

For More Information Contact:

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# Brentwood Highlands

## Building Profile

March 2020

- Address:** 783 Old Hickory Boulevard  
Brentwood, Tennessee 37027
- Landlord:** Roe Properties, GP, a local property ownership group.
- Building/Property:** Brentwood Highlands is located at the intersection of 1-65 South and Old Hickory Blvd., 10 miles south of downtown Nashville. The building contains 70,000 square feet of commercial office space on 4.69 acres of land. The property has ingress and egress by two signaled traffic lights on the east and west sides of the property.
- Rental Rate:** The base rental rate is quoted on a full service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
- Lease Term:** **Negotiable**
- CAM:** Pass-through for increases in Taxes, Insurance and utilities over Base Year.
- Premises:** Call for details on availability. Each space has 9' ceiling heights with glass curtain wall. First Floor suites have full height glass  
New 2x2 ceilings and 2x4 LED light fixtures are included for five (5) year leases.
- Parking:** The parking ratio is 5 spaces per 1,000 square foot of space and is available free of charge. Handicap spaces are located in the front of the building.
- Building Renovations:** A comprehensive building renovation is planned to commence in 2020. The main lobby, restrooms and common areas will be renovated with upgraded flooring wall and ceiling finishes along with a new electronic building directory. The elevators will be renovated with new flooring, lighting and stainless steel.
- Restrooms:** Brentwood Highlands contains two sets of ADA accessible restrooms, one on the first floor entry and one set on the third floor in the East Building.
- HVAC:** Brentwood Highlands has individually controlled HVAC system with electronic controls. Each system controls up to 700 square feet of office space. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays. There is no after hours charge.



**Security/Life Safety:** A Westinghouse card key access control system monitors tenant entry to the building after normal business hours. The Fire Protection System is monitored 24/7 by ADS Security.

**Telecommunications:** The building has fiber-optics available to the tenants from CenturyLink Communications and TW Telecom. Comcast Cable provides cable TV service to the building.

**Property Management:** Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for ten (10) office and retail buildings located in Nashville comprising 700,000 square feet of office and retail space.

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