



FIDELITY
REAL ESTATE GROUP, INC.

Brentwood Highlands
783 Old Hickory Blvd



- Located at I-65 South & Old Hickory Blvd, with easy interstate access.
- Full Service Leases & Independent HVAC Controls
- Abundant Parking
- Central Lobby & Renovated Common Areas
- Fiber Optic & Hi-Speed Telecommunications Available

For More Information Contact:

Kelly Weaver
615.727.0117 office
615.297.7427 fax
615.294.5744 cell
kweaver@fidelityreg.com
www.fidelityreg.com

Brentwood Highlands Building Profile

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 NE 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:	\$22.00 per square foot. The base rental rate is quoted on a full service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
Lease Term:	Three (3), Five (5) years or longer for large tenants.
Escalations:	Direct pass-through for increases in Taxes, Insurance and utilities over Base Year.
Premises:	Various size suites are featured and each suite has a 9' ceiling height with a glass window wall. The 1st floor contains full height glass and some suites have exterior glass-door entrances.
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. The system contains horn and strobe features and meets ADA guidelines. Allied Barton Security patrols the grounds nightly.
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.
Parking:	The parking ratio is 5.14 spaces per 1,000 square foot of space and is available free of charge. Handicap spaces are located in the front of the building.

Improvements: The parking lot was overlaid and striped in the fall of 2015 and common area carpet was replaced.

Telecommunications: The building has fiber-optics available to the tenants from Telcove Communications, XO 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 eight (8) properties located in Nashville comprising 700,000 square feet.

Leasing representative: Patrick Beatty
Fidelity Real Estate Group, Inc.
102 Woodmont Blvd., Suite LL-110
Nashville, Tennessee 37205
Direct: 615.727.0117
Cell: 615-519.0292
Fax: 615.297.7427
Email address: pbeatty@fidelityreg.com



102 Woodmont Blvd. Suite LL-110
Nashville, TN 37205
P. 615.297.7400
F. 615.297.7427
fidelityrealestategroupinc.com