

# BURTON HILLS III

20 Burton Hills Boulevard



NASHVILLE, TN

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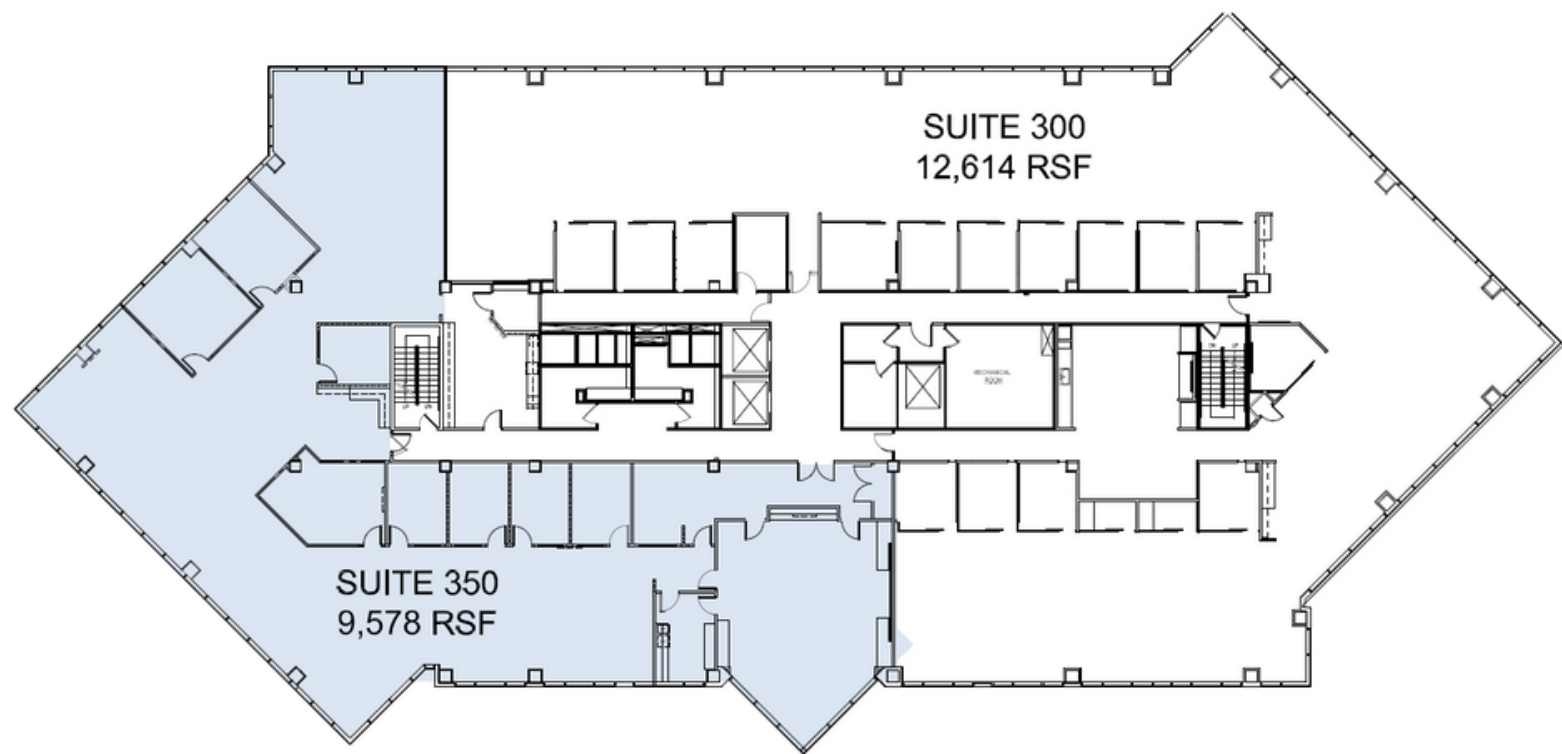
BURTON HILLS III

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# FLOOR PLANS

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20 BURTON HILLS  
9,578 SF



# RENOVATION SCOPE

BEGINNING 2023

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20 BURTON HILLS  
LOBBY





# RENOVATION SCOPE

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20 BURTON HILLS  
ELEVATOR &  
COMMON AREA



# RENOVATION SCOPE

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20 BURTON HILLS  
BATHROOM



# FACT SHEET

**Address:**

20 Burton Hills Blvd.  
Nashville, Tennessee 37215  
Davidson County

**Landlord:**

BURTON HILLS INVESTMENTS is a Tennessee partnership within the investment portfolio of Archerd-Miller Investment Group, who manages 685,000 square feet of office space in Nashville TN, Asheville NC, Raleigh NC, Greenville SC, and Charleston SC.

**Building/Property:**

Burton Hills III is located at the intersection of Burton Hills Blvd and Hillsboro Road in the Green Hills area of Nashville, 2 miles south of I-440 and 2 miles west of I-65 and Harding Place Interchange, 8.3 miles south of downtown Nashville. The class A office building contains 110,000 square feet of space with a two-level car parking structure with one being a covered deck. The property has ingress and egress on Burton Hills Blvd.

**Amenities:**

The building is close to many banks, restaurants and shopping. Hill Center/Whole Foods is located ½ mile. Fooda (fooda.com), serves fresh and hot lunches daily, is located at Burton Hills III.

**Rental Rate:**

\$36.00 per square foot. The base rental rate is quoted on a full - service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.

**Lease Term:**

Flexible, based on Landlord contribution to tenant improvements.

**CAM:**

Pass-through for increases in operating expenses over base year.

**Premises:**

3rd Floor:  
Suite 350 -9,578SF

**Restrooms:**

Burton Hills III Contains handicap accessible restrooms on each floor.



# FACT SHEET

**HVAC:**

Burton Hills III has a Carrier 325 ton chiller and cooling tower with AHU's on each floor. The HVAC system has a zone per 800 SF on average with electric heat controls and air distribution zoning per tenant layout requirements. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays. The after-hours charge is \$35 per hour.

**Parking:**

The building has a total of 361 parking spaces of which 182 are covered including 7 handicap spaces. Reserved space are available at \$75 per space per month.

**Generator:**

The building has a 135 KW diesel generator supporting life safety functions.

**Fire Sprinkler:**

Each tenant space and common areas have fire sprinklers.

**Security/Life Safety:**

Burton Hills III has proximity security cards for access to the building after hours.

The building contracts with Calvary Security Services to provide daily guard service. A uniformed guard is on-site from 8:00 am to 6:00 pm Monday-Friday. The building and parking garage have 24 hour videotaped surveillance cameras. The building fire detection systems are monitored 24 hours a day. A generator operates life safety equipment in times of power failure.

**Telecommunications:**

The building has fiber-optics available to the tenants from Lumen, ATT and Comcast.

**Signage:**

Landlord will provide digital directory and suite signage at no cost to Tenant.

**Burton Hills:**

Burton Hills is mixed use office and residential planned unit development with over 650,000 SF of class A office space. The park is well maintained with walking paths throughout for tenant's use and enjoyment.

**Property Management:**

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eleven (11) buildings comprising 760,000 square feet of office and retail space.





## FOR MORE INFORMATION CONTACT:

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