

BURTON HILLS III

20 Burton Hills Boulevard



NASHVILLE, TN

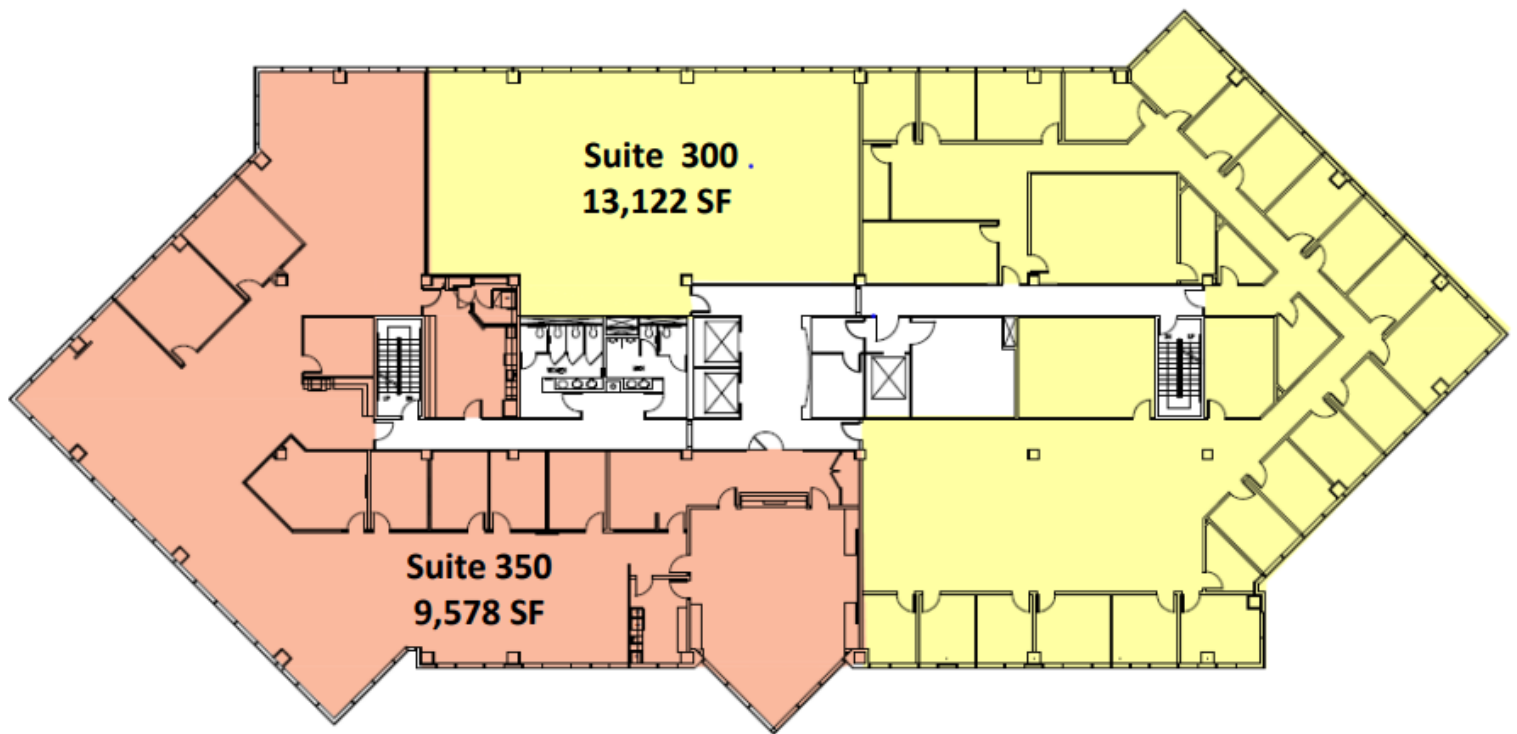
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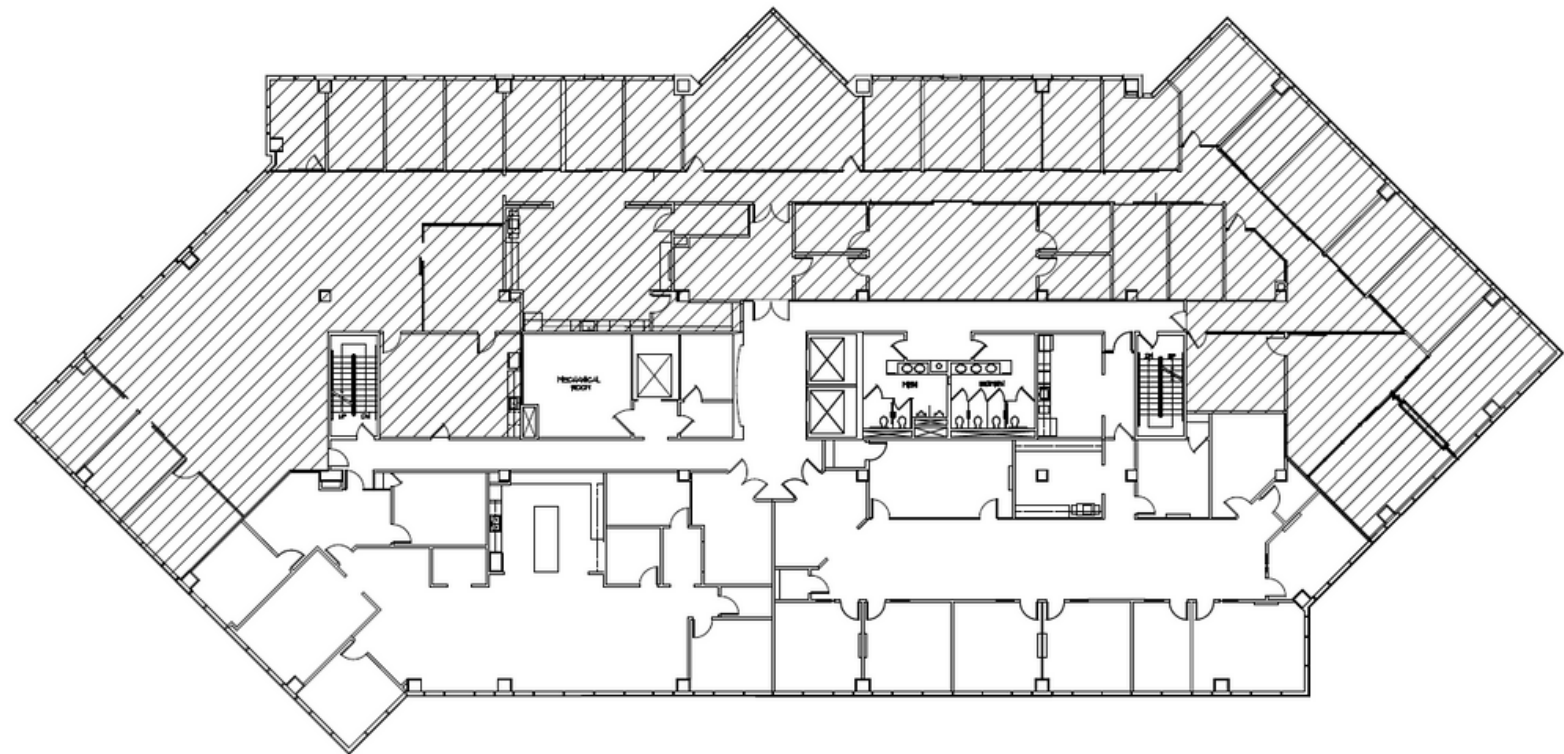
FLOOR PLANS

20 BURTON HILLS
3RD FLOOR
4,000 TO 22,700 SF



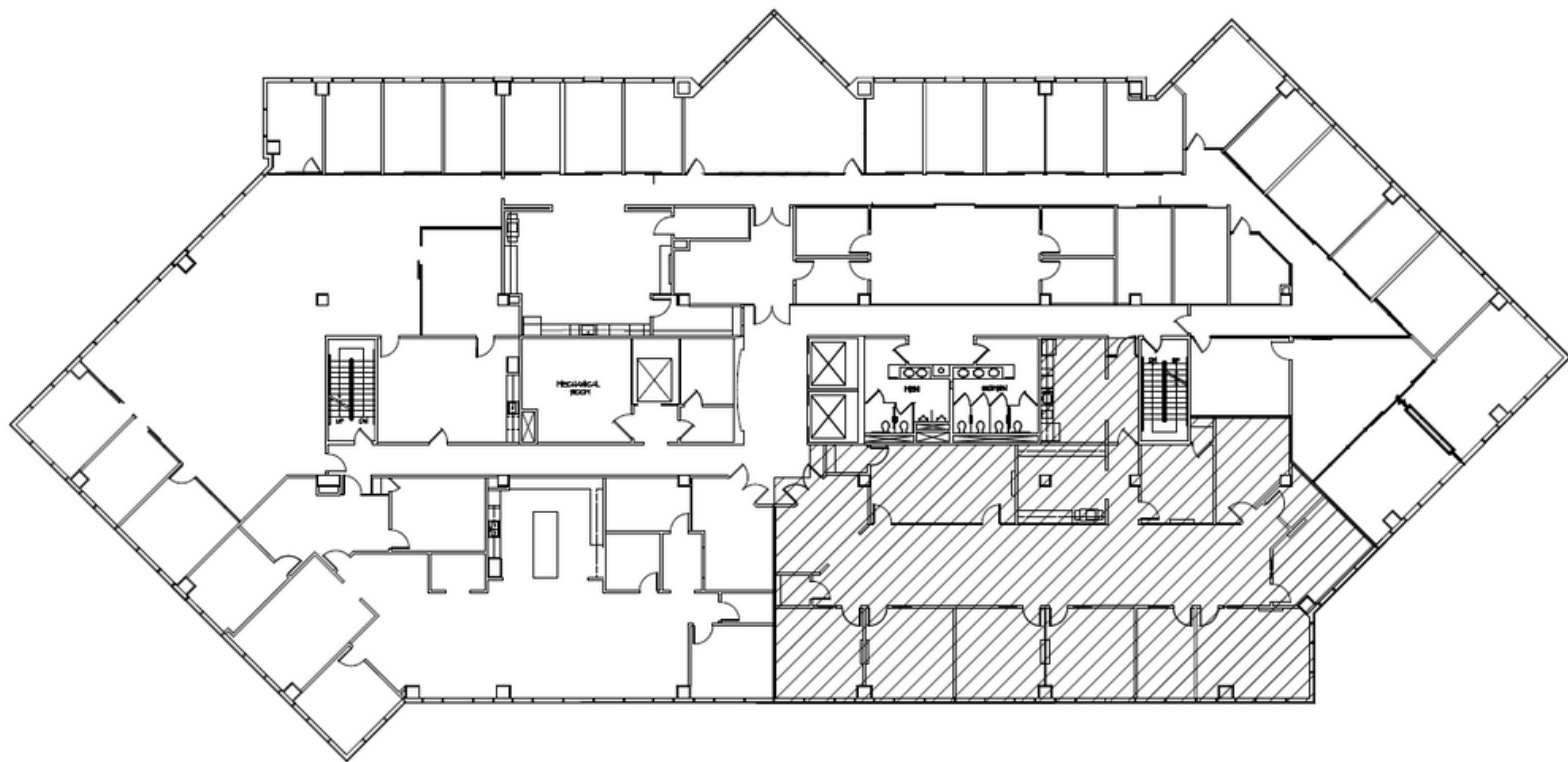
FLOOR PLANS

20 BURTON HILLS
SUITE 400
13,022 SF



FLOOR PLANS

20 BURTON HILLS
SUITE 430
4,978 SF



RENOVATION SCOPE

BEGINNING 2024

20 BURTON HILLS
LOBBY



RENOVATION SCOPE

20 BURTON HILLS
ELEVATOR &
COMMON AREA



RENOVATION SCOPE

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 - 4,000 - 22,700 SF
4th Floor:
Suite 400 - 13,022 SF
Suite 430 - 4,978 SF

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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