

# BURTON HILLS IV

40 Burton Hills Boulevard



NASHVILLE, TN

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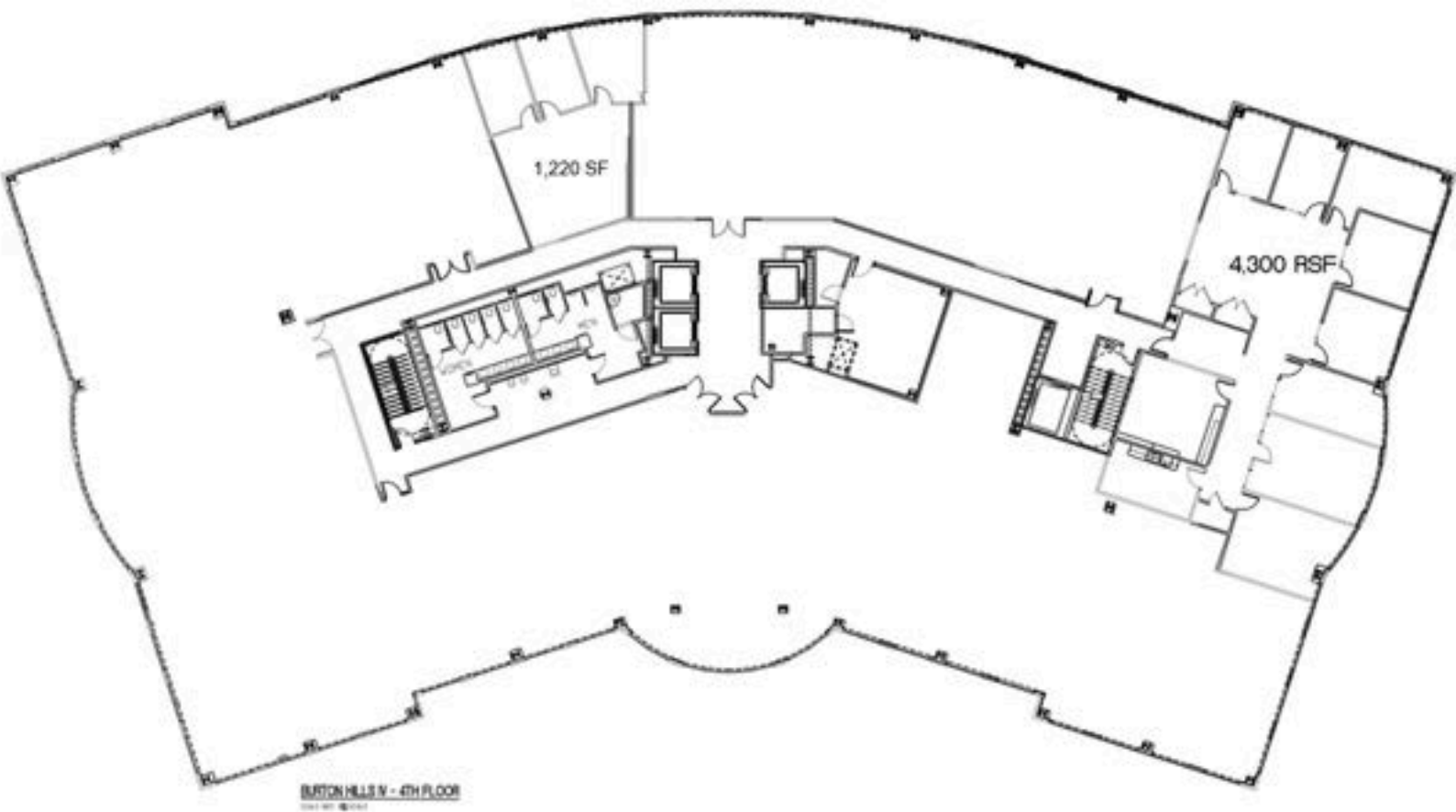
BURTON HILLS IV

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# FLOOR PLANS

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40 Burton Hills  
4th Floor



# FACT SHEET

**Address:**

40 Burton Hills Blvd.  
Nashville, Tennessee 37215  
Davidson County

**Landlord:**

BURTON HILLS IV INVESTMENTS is a Tennessee corporation 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 IV 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 135,000 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:**

Negotiable. The base rental rate is quoted on a full - service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.

**Lease Term:**

Five (5) + years with TI negotiable.

**CAM:**

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

**Premises:**

4th Floor - 1,220 SF  
4th Floor - 4,300 SF



# FACT SHEET



## **HVAC:**

Burton Hills IV has Variable Air Volume (VAV) electronically controlled HVAC system with electric provided heat. Each floor has 30 VAV controls. 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, subject to change based on NES.

## **Parking:**

The parking ratio is 3.6 spaces per 1,000 square foot of space. Unreserved spaces are available @ no charge, reserved spaces are available @ \$75 per space. Handicap spaces are located in in the parking garage with close proximity to the front door.

## **Security/Life Safety:**

Burton Hills has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$20.

The building contracts with Calvary Security Services to provide daily guard service. A uniformed guard is on-site from 10:00 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-optic loops available from ATT and Level Three. Comcast Cable provides cable TV service to the building.

## **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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