

# BURTON HILLS III

20 Burton Hills Boulevard



NASHVILLE, TN

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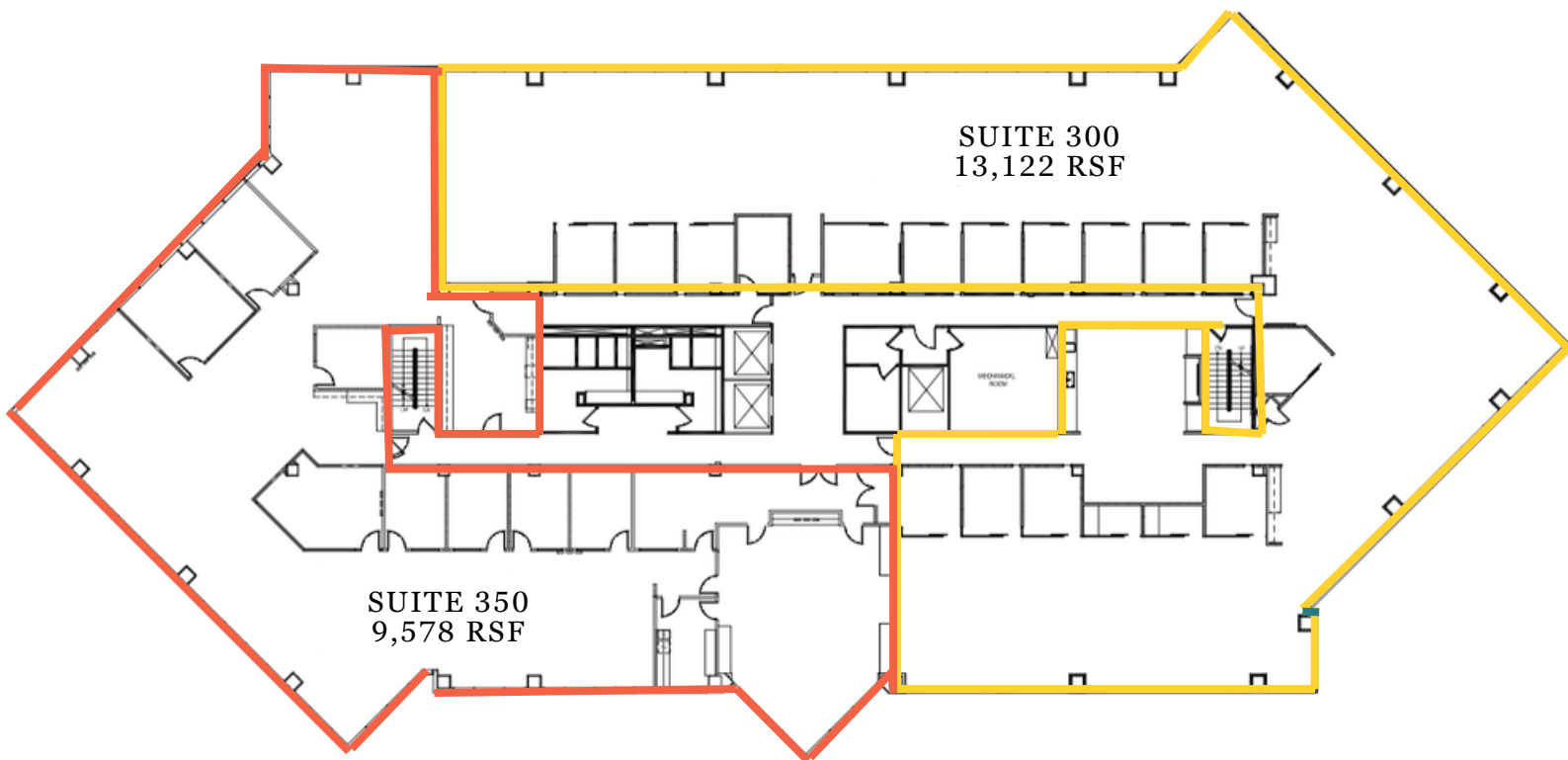
## BURTON HILLS III

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# FLOOR PLANS

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



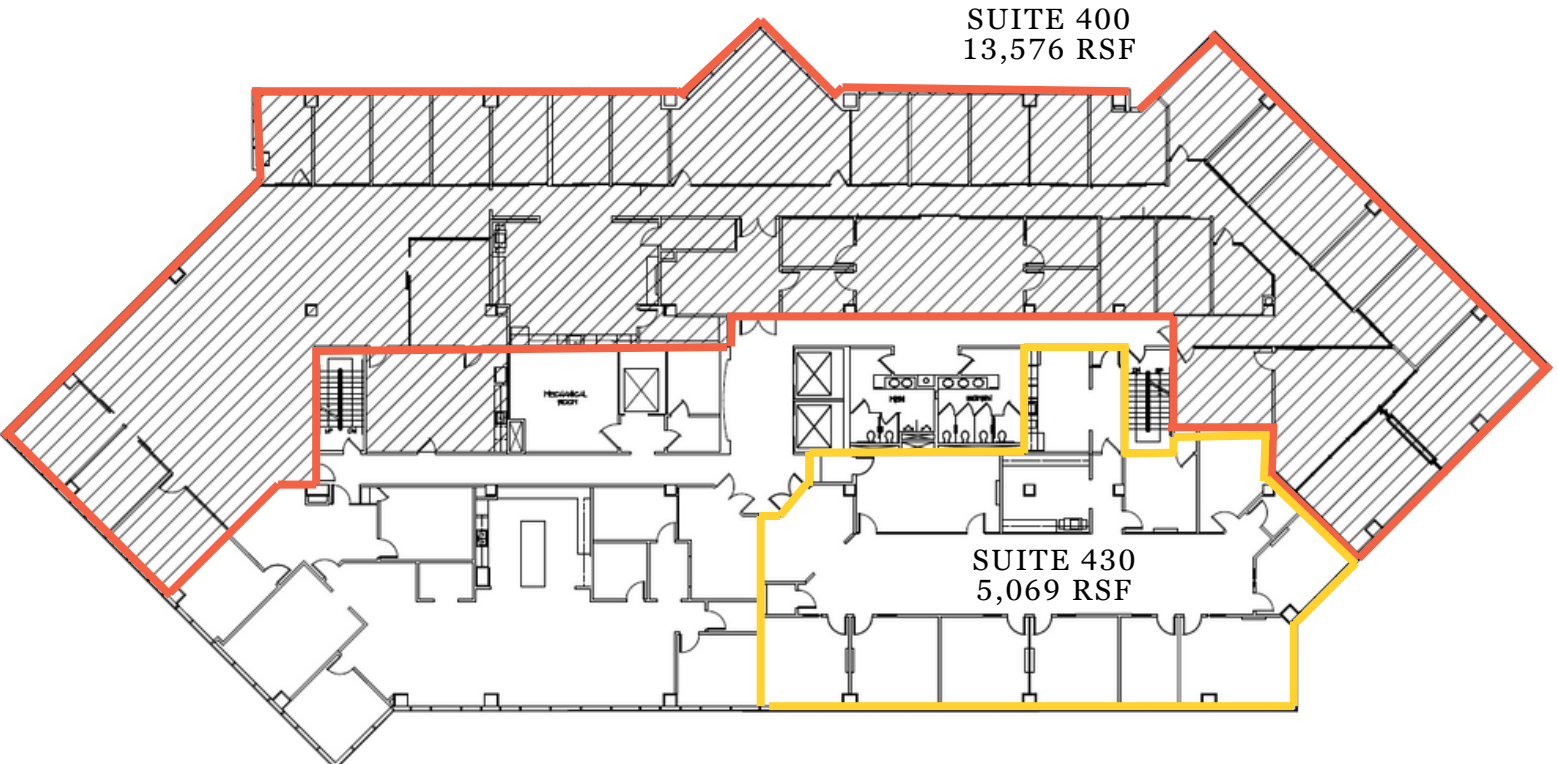
# FLOOR PLANS

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20 BURTON HILLS  
4TH FLOOR  
5,069 TO 18,645 SF

SUITE 400  
13,576 RSF

SUITE 430  
5,069 RSF



# RENOVATION SCOPE

BEGINNING 2024

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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.

**Rental Rate:**

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: 4,000 SF - 22,700 SF  
Suite 300 - 13,122 SF  
Suite 350 - 9,578 SF

4th Floor: 5,069 SF - 18,645 SF  
Suite 400 - 13,576 SF  
Suite 430 - 5,069 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:

Chris G. Smith  
csmith@fidelityreg.com  
Direct: 615.727.0114  
Cell: 615.351.8803  
Fax: 615.297.7427

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[WWW.FIDELITYREG.COM](http://WWW.FIDELITYREG.COM)

102 Woodmont Blvd. Suite LL 110  
Nashville, Tennessee 3720