

BURTON HILLS IV

40 Burton Hills Boulevard



NASHVILLE, TN

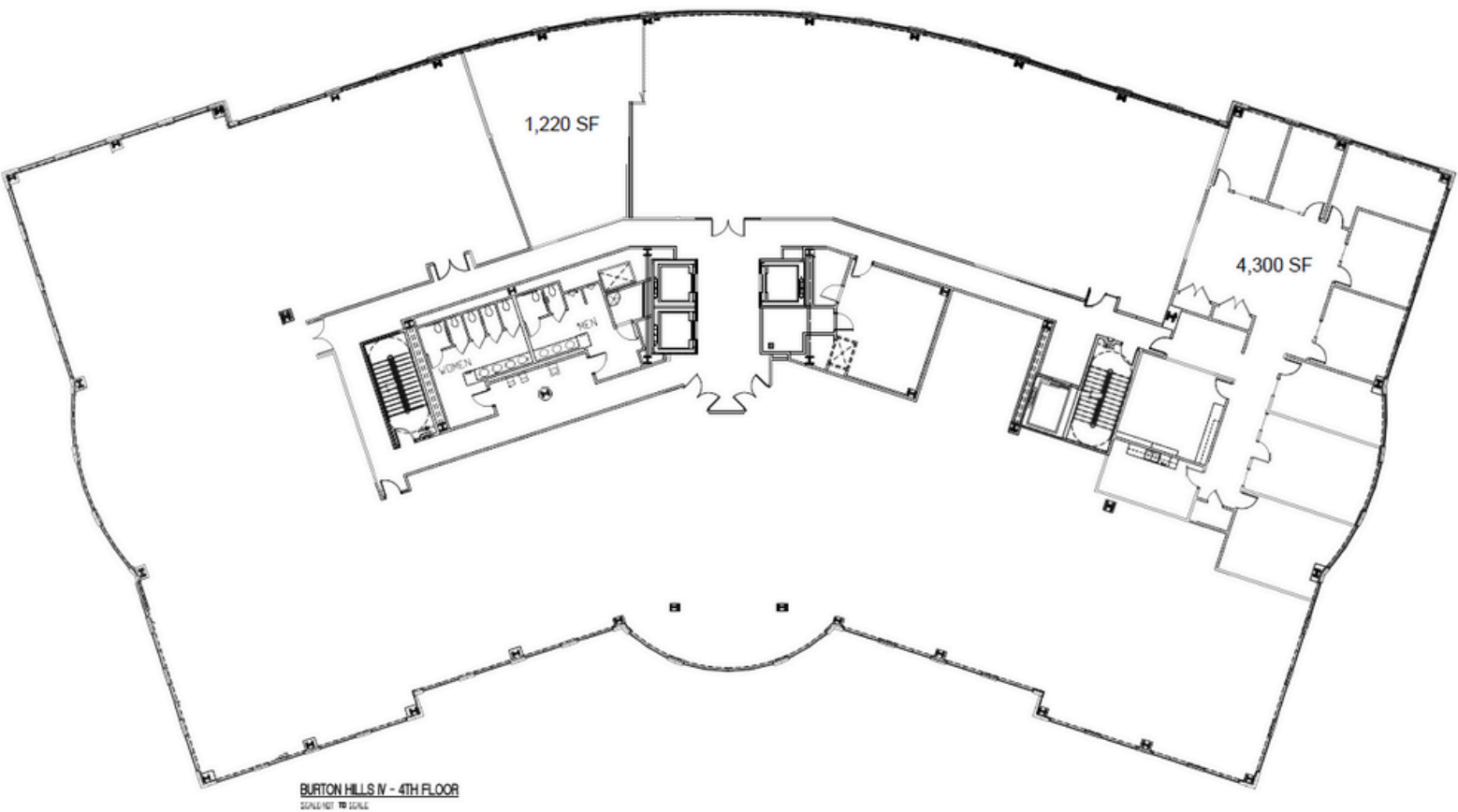
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FLOOR PLANS

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 Archard-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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