

MEET IN THE MIDDLE

HILL CENTER BRENTWOOD | OFFICE SPACE FOR LEASE

CONSTRUCTION PROGRESS
MARCH 2017



PRE-LEASING
UP TO 83,000 SF OFFICE

PRE-LEASING
UP TO 100,000 SF OFFICE

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STREET RETAIL

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FUTURE PARKING GARAGE

BUILDING A
19,500 SF AVAILABLE
April 2017 Occupancy

OFFICE & GROUND FLOOR RETAIL
FULLY LEASED
Opened October 2016



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Offering upscale office space and boutique retail, Hill Center Brentwood brings a sense of "downtown" to Brentwood's city core. As the front door to Maryland Farms, home to almost 5 Million square feet of office space, this new office and retail center brings a lively bustle while maintaining a local, community environment.

Bordered by Maryland Way and Franklin Road, the development offers high visibility with ample flow via multiple signaled entrances, elevating traffic flow while offering ease of access to patrons and tenants.

The center is ideal for businesses as it offers walking trails in the adjacent Maryland Way Park, and walkability to restaurants, retail and the YMCA. Employees can enjoy these amenities in addition to the quality of their facilities, thus creating an optimum working environment for businesses to thrive.

TOTAL SF AVAILABLE

Phase 1 - 157,000 SF now 88% Leased
Now Leasing Future Phases Up to 293,000

CLASS A LOBBY FINISHES With Comfortable Seating & Meeting Areas

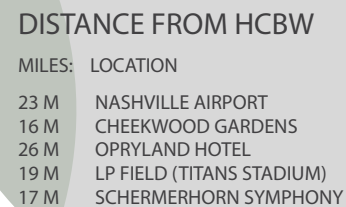
IMMEDIATE ACCESS to Street Level Retail & Restaurants

GENEROUS COMMON AREAS for Working or Gathering Outdoors

AMPLE FREE PARKING in Structured Parking Garage w/ Elevator Access & Easily Accessible



HILL CENTER BRENTWOOD | OFFICE SPACE FOR LEASE



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201 FRANKLIN ROAD

100	SunTrust Bank	
110	TBD	
120	Dress Up Boutique	
150/160	TBD	
170	Hand & Stone	
190	Noire Nail Bar	
250	Merrill Lynch	2nd Level
400	LBMC	4th Level

203 FRANKLIN ROAD

100	Nama Sushi	
120	Holler & Dash	

207 FRANKLIN ROAD

	Del Frisco's Grille	
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209 FRANKLIN ROAD

	Uncle Julio's - Fine Mexican Food	
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211 FRANKLIN ROAD

100	Jeni's Splendid Ice Cream	
105	Fab'rik	
115	Cosmetic Market	
125	TBD	
135	Core Power Yoga	
140	Francesca's	
145	Paper Source	
150	Hemline	
155	Sur La Table	
160	TBD	
180	Brentwood Dental Studio	
200	TMPartners, PLLC	
	TBD	2nd Level
300	First Tennessee Bank	3rd Level

225-289 FRANKLIN ROAD

225	FedEx	
229	Puffy Muffin	
231	Hot Pink	
235	The Fresh Market	
237	Pear Tree Avenue	
241	Katy's Hallmark	
245	Hair Expressions	
257	Sherwin Williams	
261	REI	
267	Starbucks	
269-A	Sweet CeCe's	
269-B	Chipotle	
279	TBD	
289	US Bank	

