



GREEN HILLS OFFICE PARK | NASHVILLE



FEATURES + DETAILS

±93,136 SQUARE FEET

TRAFFIC COUNT IS ±22,520 VEHICLES PER DAY

NEARBY PARKS INCLUDE DUGAN FIELD AND GREEN HILLS PARK

COVERED + UNCOVERED PARKING AVAILABLE

3 ELEVATORS AVAILABLE

MONUMENT SIGNAGE

24 HOUR CONTROLLED ACCESS + SECURITY

Walk Score

75

Very Walkable

Most errands can be accomplished on foot.

Transit Score

36

Some Transit

A few nearby public transportation options.

Bike Score

51

Bikeable

Some bike infrastructure.



EXISTING TENANTS

OLIA
ZAVO
ZINA



S★T★A★R
PHYSICAL THERAPY

Edward Jones®
MAKING SENSE OF INVESTING

FULMER LUCAS

FedEx

VANDERBILT UNIVERSITY
MEDICAL CENTER

FOCUS

GH
GREEN HILLS GRILLE

GLUCK
ORTHODONTICS

the
Perch

CAPSTAR
BANK

rooted
counseling center

e
element salon
HELLO GORGEOUS



Alliant

EUROPEAN
WAX
CENTER®



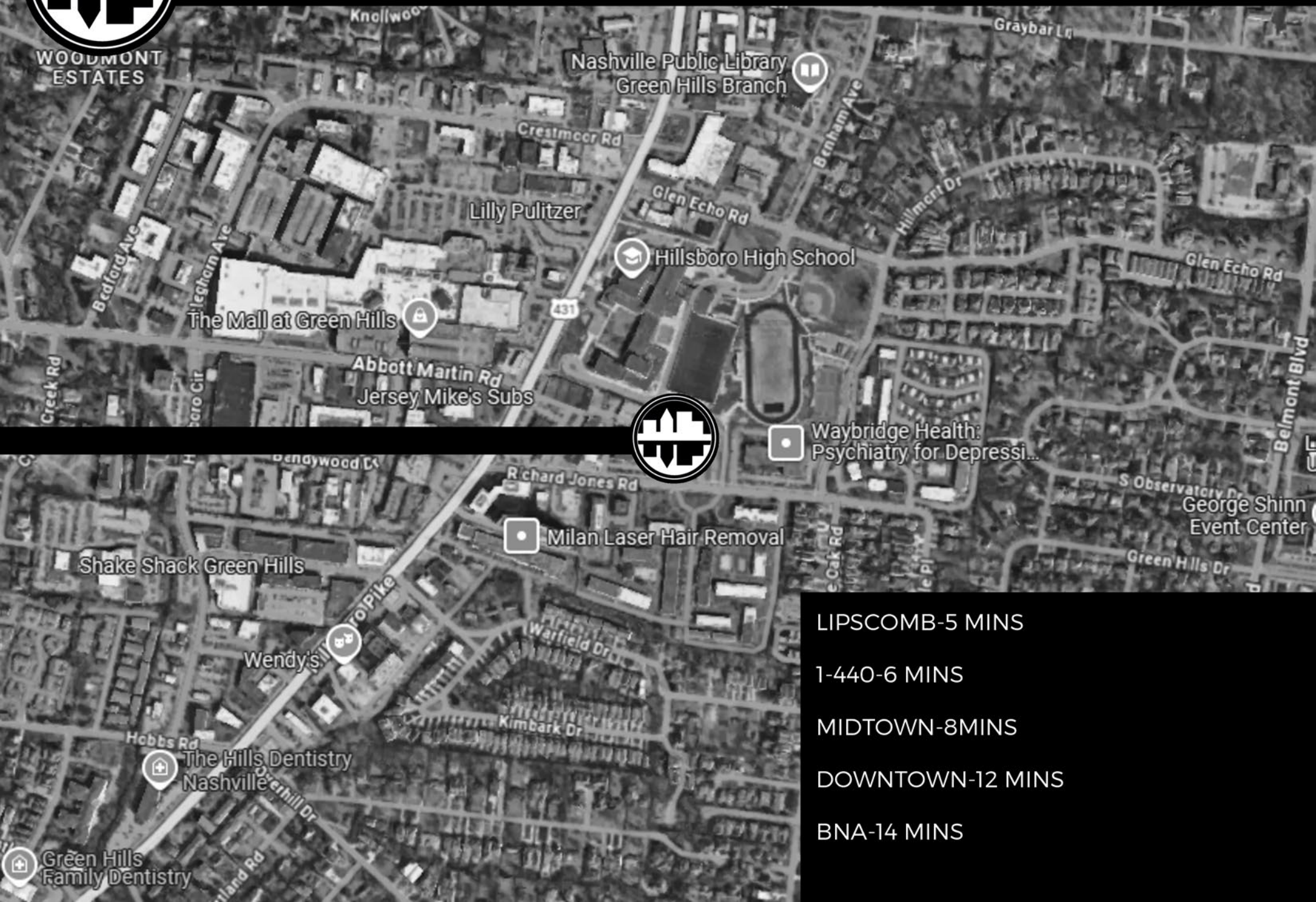
EXISTING TENANTS

Tenant	Industry	Floor	SF Occupied
Brookside Properties, Inc.	Real Estate	2nd	11,382
Green Hills Grille	Accommodation and Food Services	1st	6,141
Vanderbilt Medical Group	Health Care and Social Assistance	3rd	6,000
Gluck Orthodontics	Health Care and Social Assistance	2nd	5,562
Massage Envy	Services	1st	4,033
First Watch	Accommodation and Food Services	1st	3,850
Rooted Counseling Center	Health Care and Social Assistance	2nd	3,697
STAR Physical Therapy	Health Care and Social Assistance	2nd	3,500
Nashville Toys & Books	Retailer	1st	3,150
Spine & Orthopedic	Health Care and Social Assistance	3rd	3,074
FedEx Office	Transportation and Warehousing	1st	3,012
Farmington Mortgage	Finance and Insurance	3rd	3,000
Edward Jones	Finance and Insurance	2nd	2,400
The Peach's	Accommodation and Food Services	1st	2,178
Grant Milling State Farm Insurance Agent	Finance and Insurance	3rd	2,000
New York Butcher Shoppe	Retailer	1st	1,500
European Wax Center	Services	1st	1,494
Element Salon	Services	1st	1,315
Focus Builders	Construction	3rd	1,200
Olia Zavozina	Retailer	1st	1,200



WOODMONT
ESTATES

AERIAL MAP



LIPSCOMB-5 MINS

1-440-6 MINS

MIDTOWN-8MINS

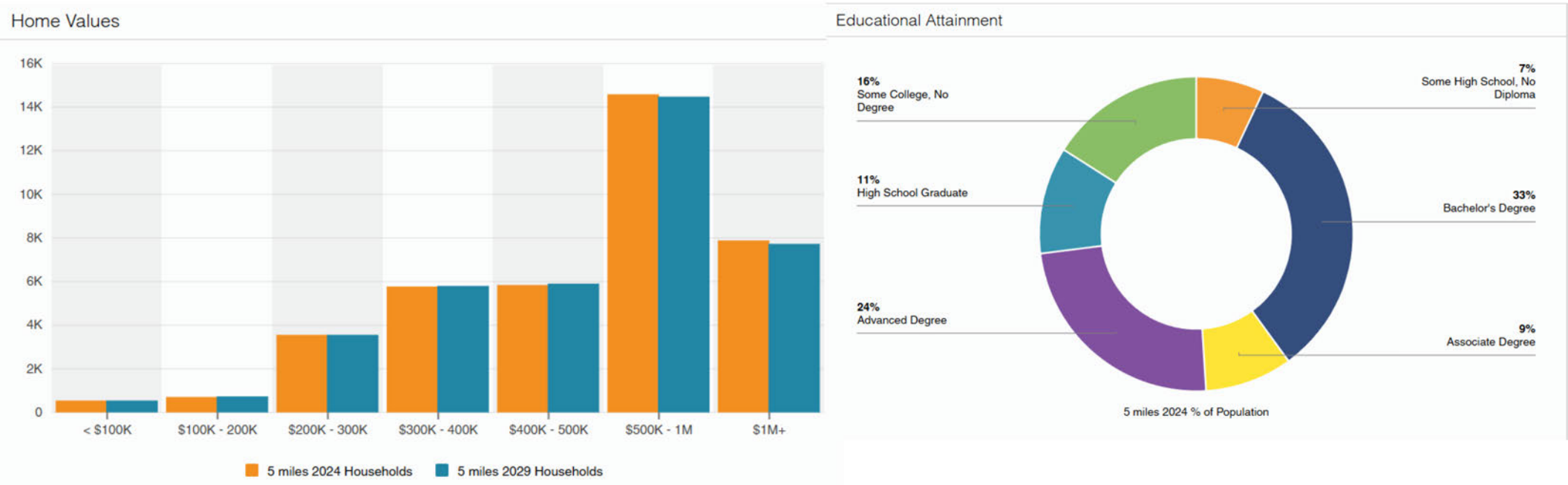
DOWNTOWN-12 MINS

BNA-14 MINS



DEMOGRAPHICS

	2024 Average Household Income	2024 Population	2024 Total Households
2 Mile:	\$161,776	36,833	15,671
5 Miles:	\$114,054	198,091	89,158
10 Miles:	\$104,680	556,123	234,087



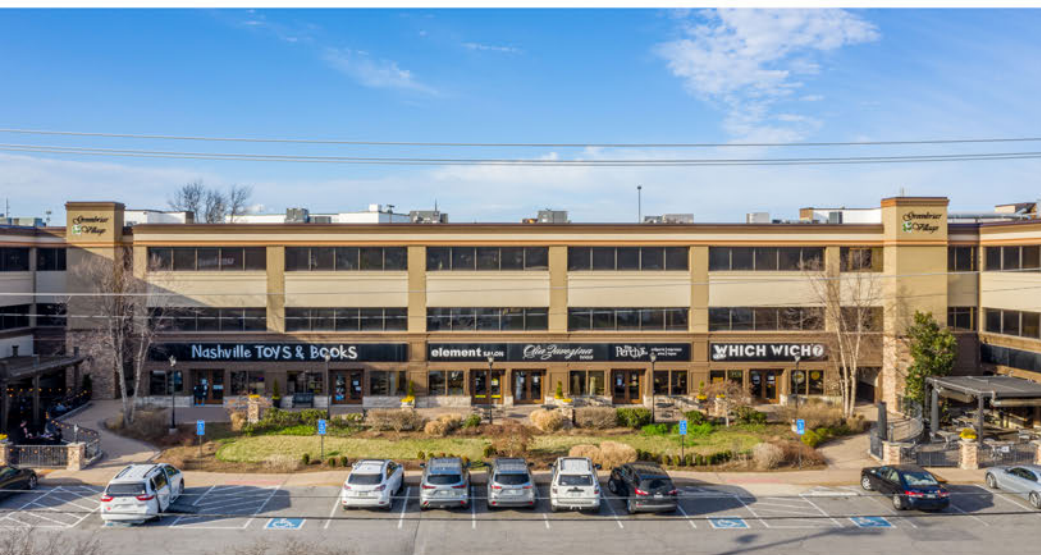


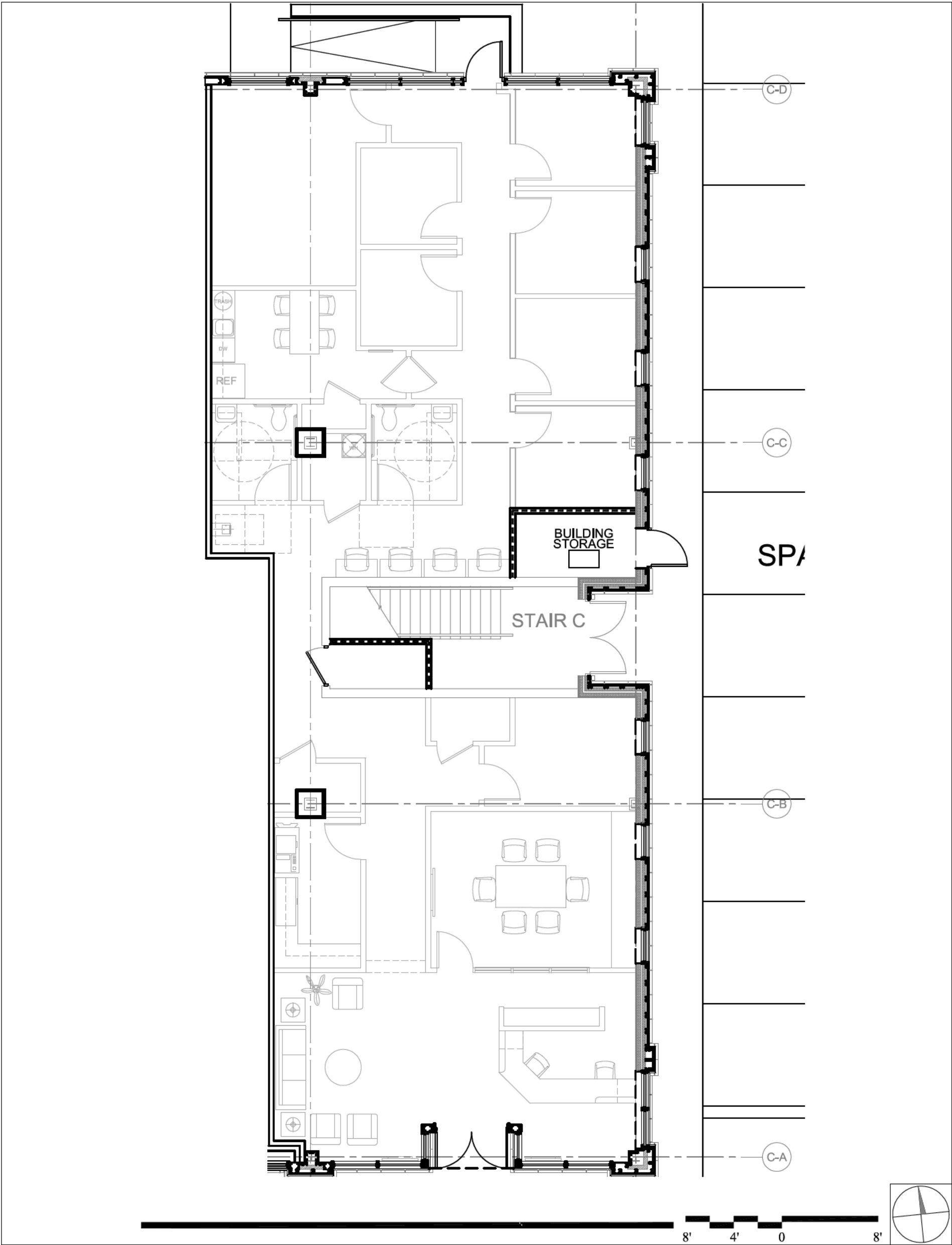
GALLERY





GALLERY





2,830 sf



CONTACT

FOR MORE INFORMATION AND A PERSONAL SHOWING:

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