

FOR LEASE

Office at Vertis

3990 HILLSBORO PIKE | NASHVILLE, TN 37215

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GREEN HILLS



SOUTHERN LAND
COMPANY

STREAM[®]

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GREEN HILLS

Elevated Workspace in Nashville's Premier Professional Address

Set within the prestigious Green Hills corridor, Vertis is a landscape-integrated, mixed-use environment positioned above the treeline with refined, wooded views.

Balancing contemporary design with enduring character, the building serves as a professional anchor within one of Nashville's most established and affluent neighborhoods.

Walkable to The Mall at Green Hills, Trader Joe's, and Hill Center, with on-site amenities including True Food Kitchen and CorePower Yoga.



AVAILABLE OFFICE SUITES

Suite 240
2,151 SF | Move-in-ready Spec Suite
Available Now

Suite 330
6,856 SF
Available 09/01/2026

PROPERTY HIGHLIGHTS

- 14' floor-to-ceiling glass with expansive views
- 3.0 / 1,000 SF parking ratio in an on-site garage
- 83,241 SF mixed-use development
- Perfectly positioned in the premier Green Hills retail corridor within steps of the Mall at Green Hills, Hill Center, and Trader Joe's.
- Exposure along Hillsboro Pike with 30,710 vehicles per day
- On-site ground floor retail

GROUND FLOOR RETAIL



SANTO

LUPO NOTTE
NASHVILLE
COMING SOON

TRUE
FOOD
KITCHEN

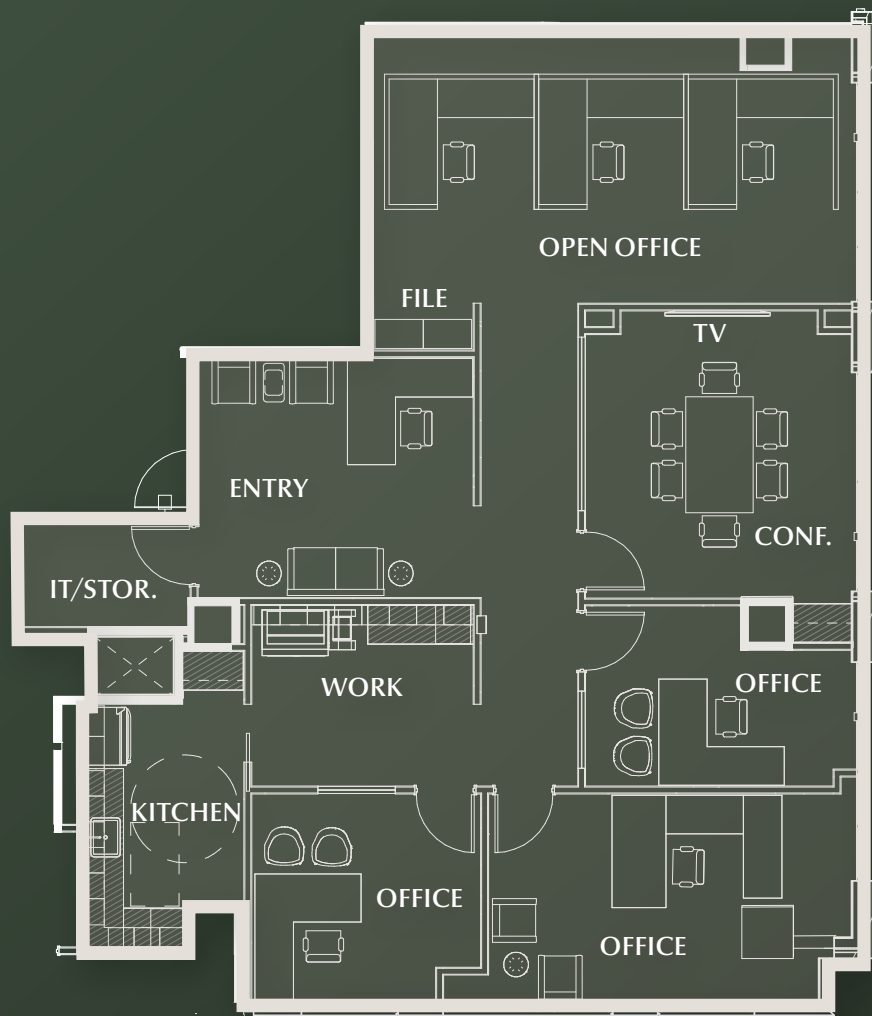
SPOKE
&WEAL

corepower
YOGA
LIVE YOUR POWER

SUITE 240: 2,151 SF

Move-in-ready Spec Suite (Unfurnished) | Available Now

VIEW VIRTUAL TOUR



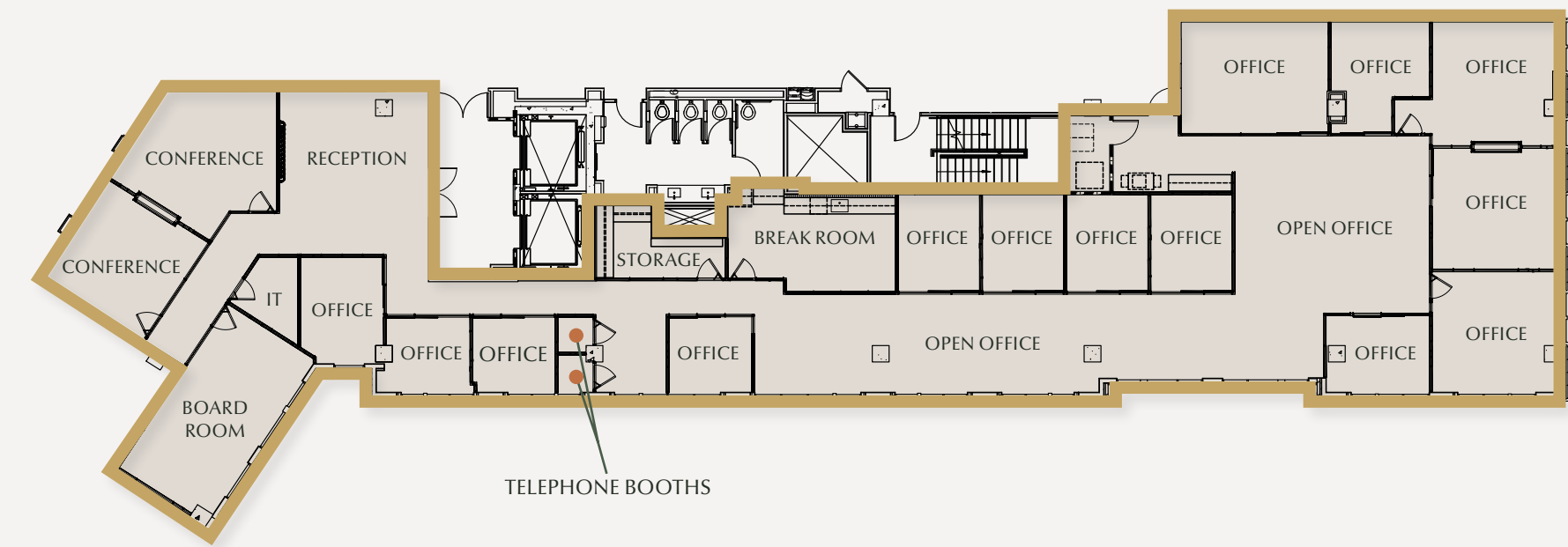
SUITE 240: 2,151 SF



SUITE 330: 6,856 SF

Available 09/01/2026

- 3 Conference Rooms
- 14 Private Offices
- Open Office for Mix of Cubes + Workstations

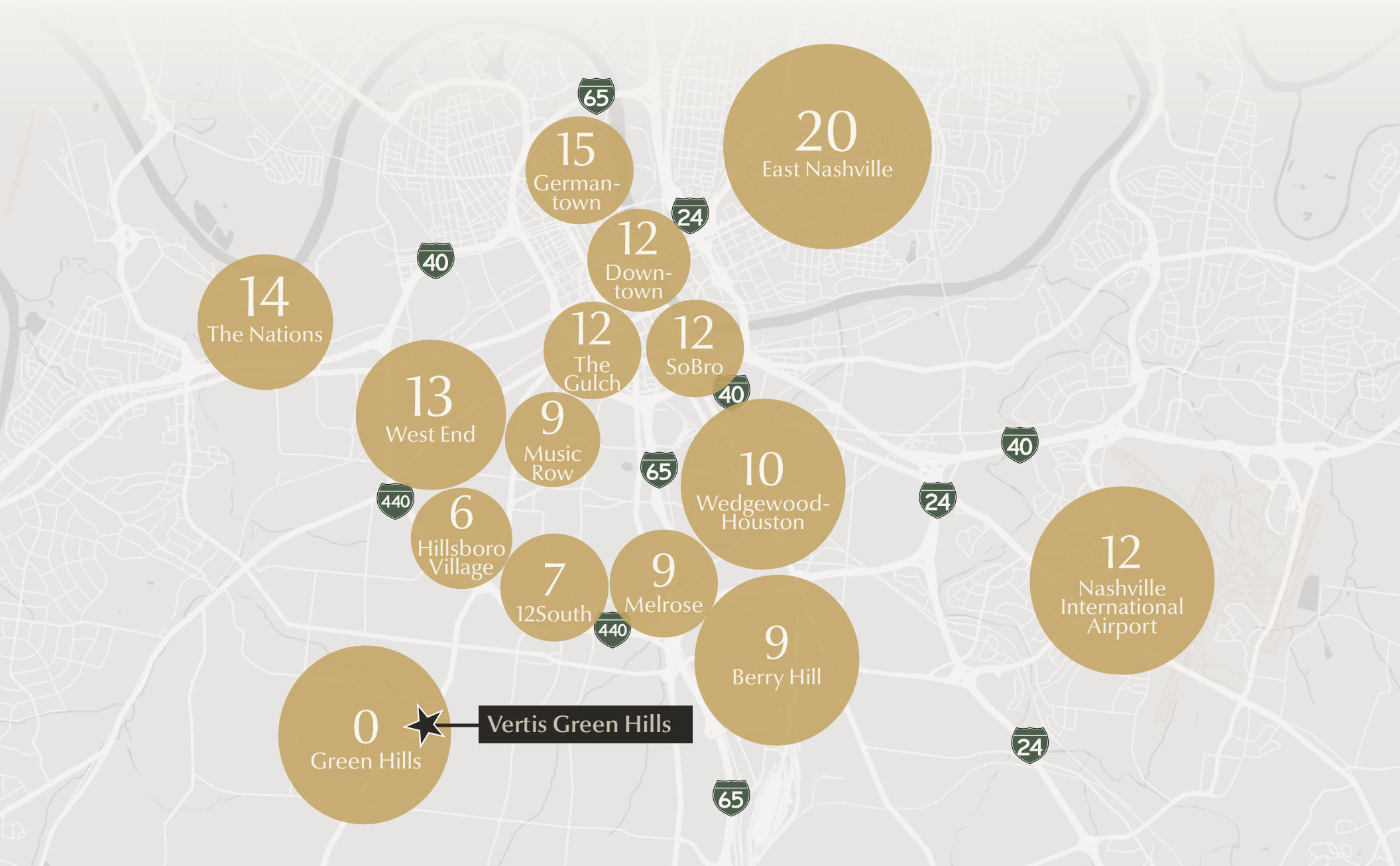


SUITE 330: 6,856 SF



PREMIUM LOCATION

Access to Key Neighborhoods Within 20 Minutes



GREEN HILLS' PREMIER CORRIDOR

Surrounded by 100+ Amenities



For more information, contact:

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