

FOR LEASE

Office at Vertis

3990 HILLSBORO PIKE | NASHVILLE, TN 37215

VERTIS

GREEN HILLS



SOUTHERN LAND
COMPANY

STREAM[®]

VERTIS

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
- 83,150 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

BRIXX
WOOD FIRED PIZZA
+ CRAFT BAR

**TRUE
FOOD
KITCHEN**

SPOKE
& WEAL

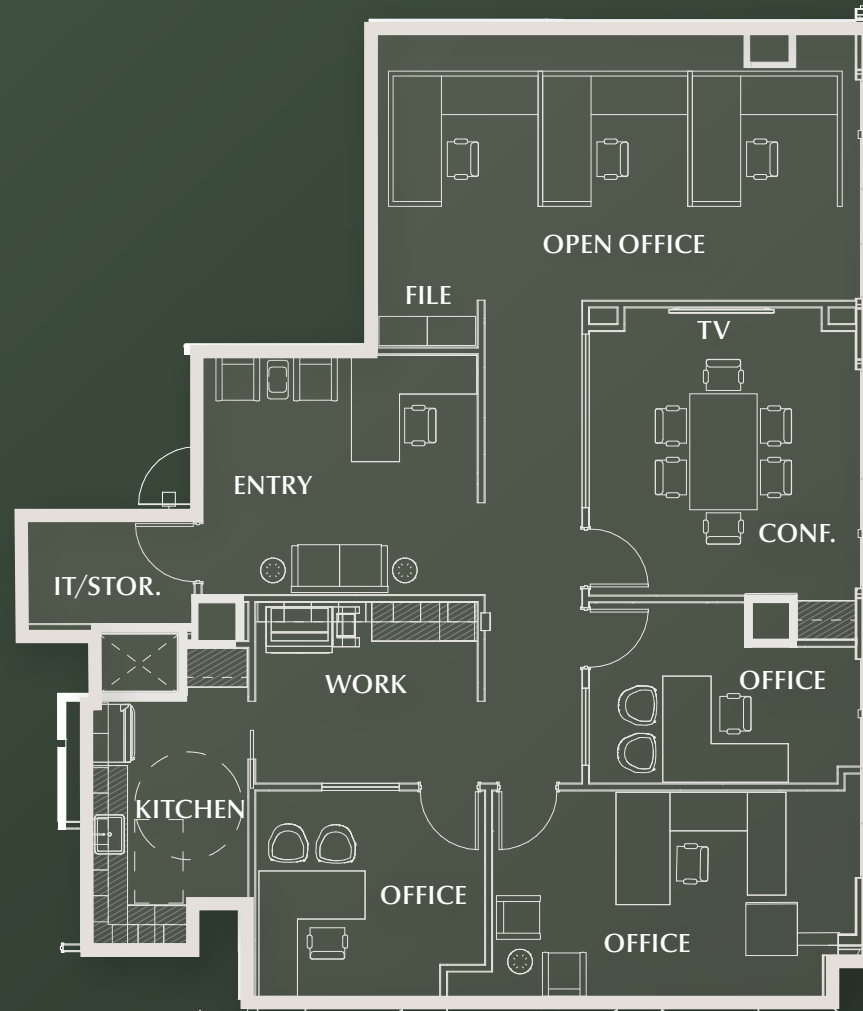
PAINT
A LUXURY NAIL AFFAIR
— NAIL BAR —

corepower
YOGA
LIVE YOUR POWER

SUITE 240: 2,151 SF

Move-in-ready Spec Suite | Available Now

[VIEW VIRTUAL TOUR](#)





Workspace with Views

SUITE 240: 2,151 SF



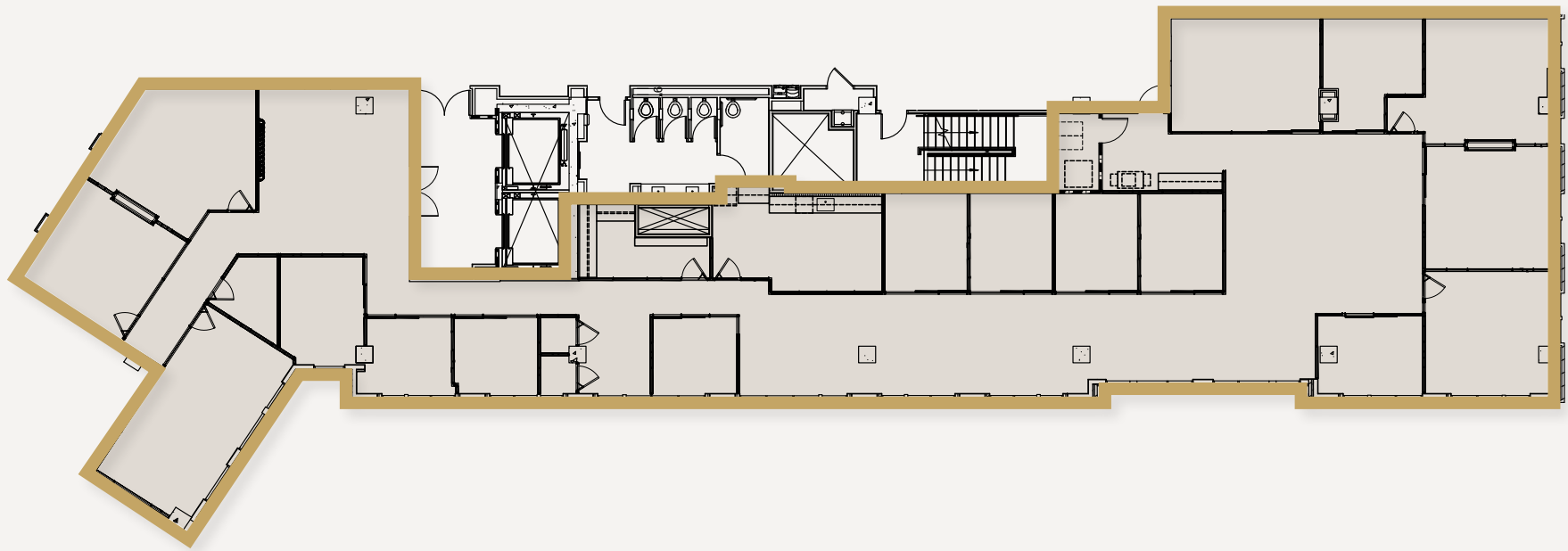
Flexible Open Floor with 14' Ceiling



Kitchen Finishes

SUITE 330: 6,856 SF

Available 09/01/2026





Flexible Workspace

SUITE 330: 6,856 SF



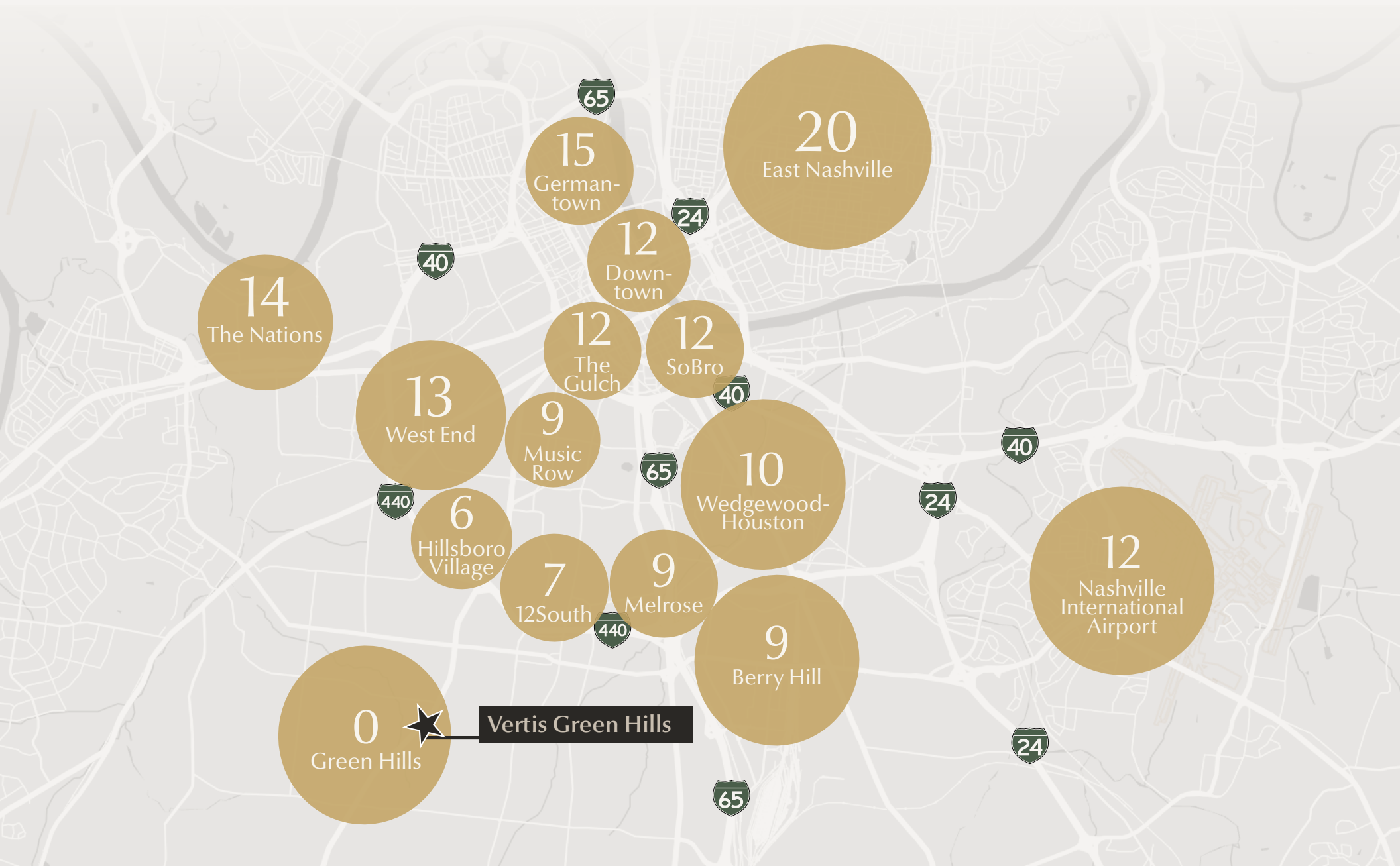
Conference Room with Views



Modern Design

PREMIUM LOCATION

Access to Key Neighborhoods Within 20 Minutes



GREEN HILLS' PREMIER CORRIDOR

Surrounded by
100+ Amenities



For more information, contact:

Ross Smith

ross.smith@streamrealty.com

T 615.818.9688

Stewart Lyman

stewart.lyman@streamrealty.com

T 615.336.9055

SOUTHERN LAND
COMPANY



501 Commerce Street, Suite 1120

Nashville, TN 37203

T: 615.795.0000