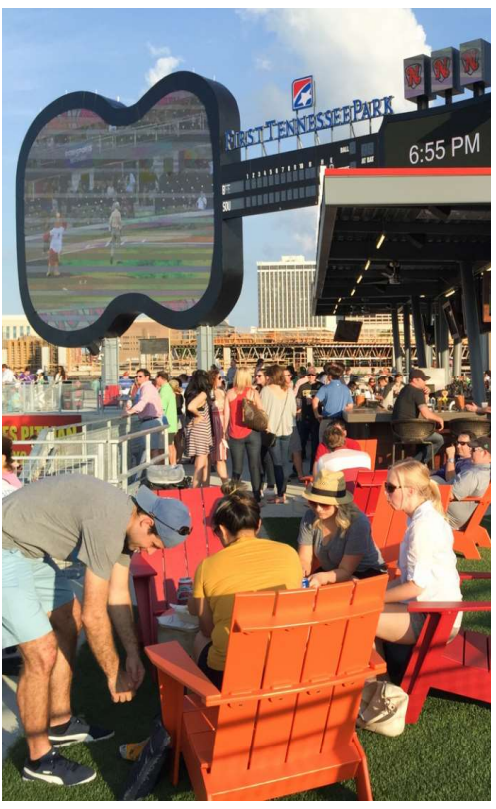
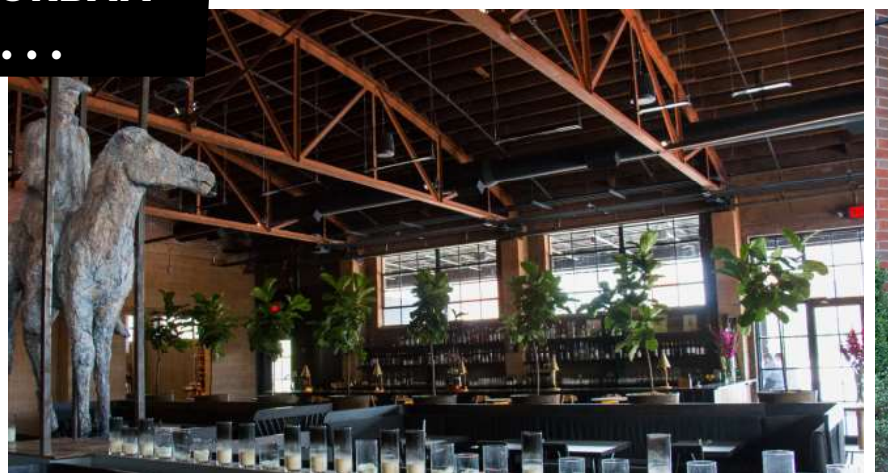


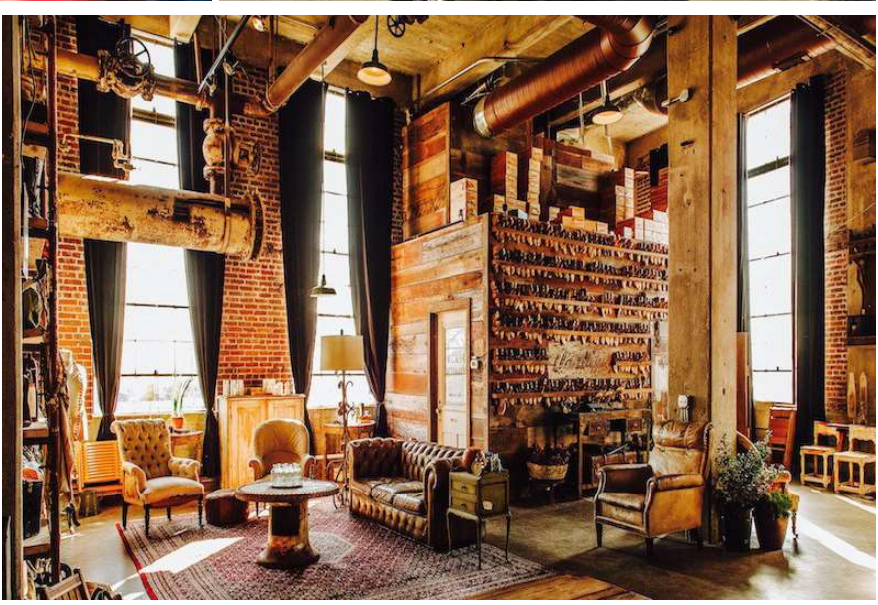


GERMANTOWN VILLAGE

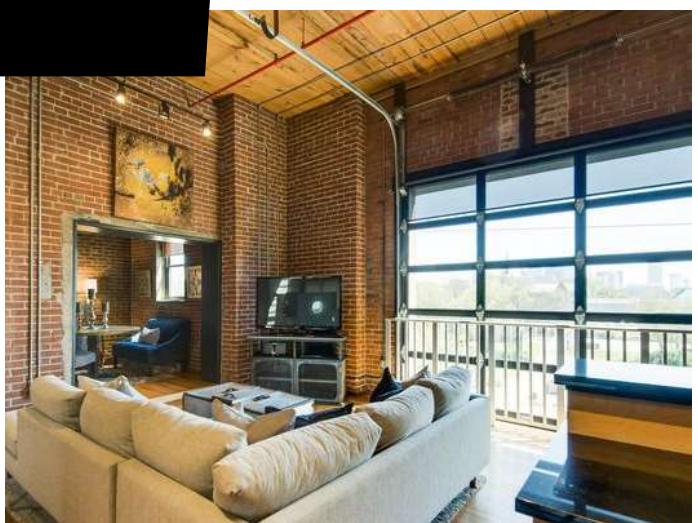


**THIS IS GERMANTOWN,
ONE OF NASHVILLE'S
MOST DESIRABLE URBAN
NEIGHBORHOODS...**










...WHERE OLD & NEW BLEND TOGETHER IN A UNIQUE WAY.







NEIGHBORHOOD AMENITIES

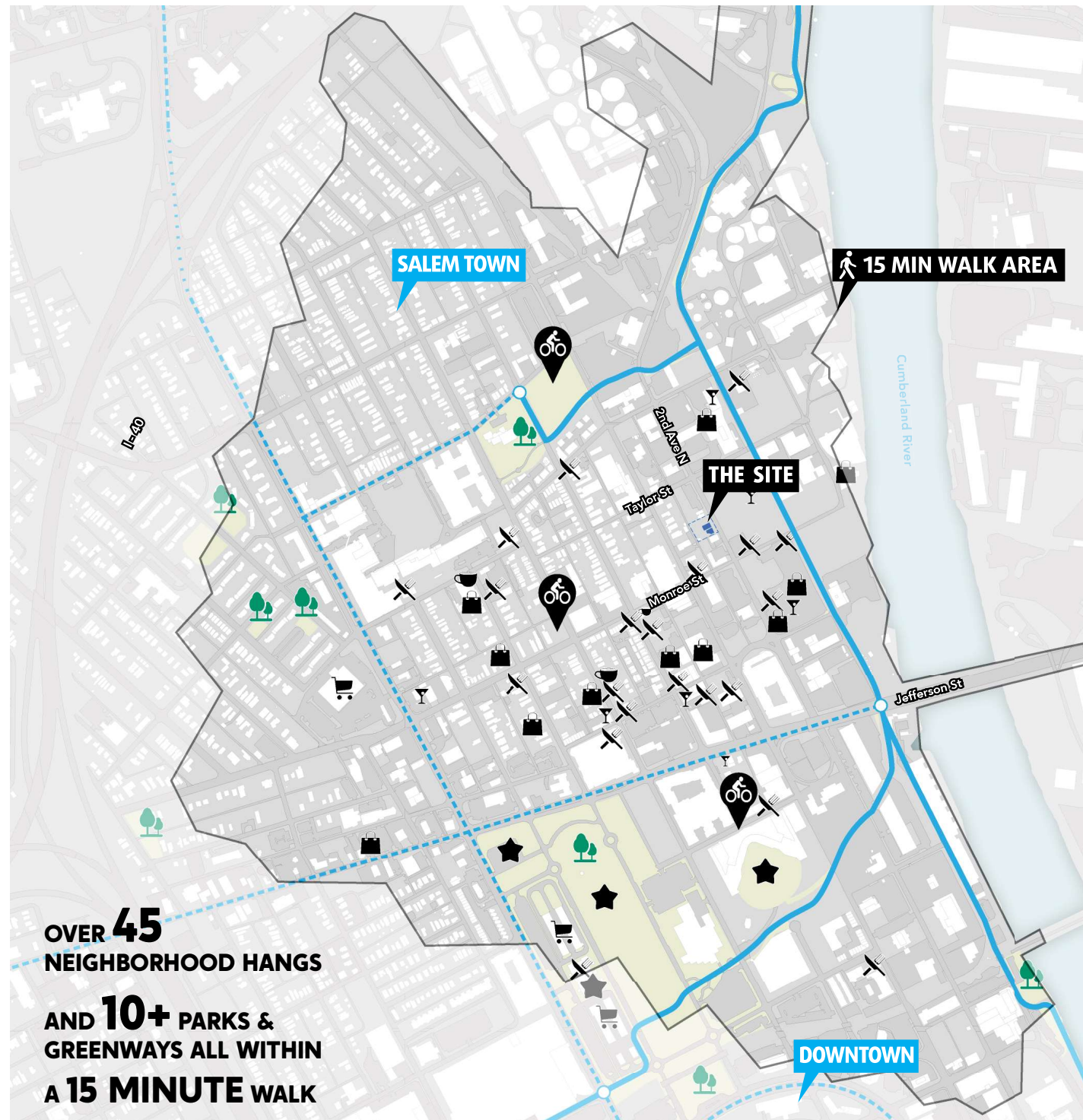
LESS THAN 1 MILE FROM DOWNTOWN, THIS AREA REPRESENTS A TRULY WALKABLE, URBAN NEIGHBORHOOD...

THE SITE IS VERY WELL SERVED BY DESIRABLE, WALKABLE NEIGHBORHOOD AMENITIES

-  **2**
Groceries
-  **11+**
Shops / Stores
-  **20+**
Restaurants / Dining
-  **9+**
Bars / Coffee / Juice
-  **4+**
Attractions

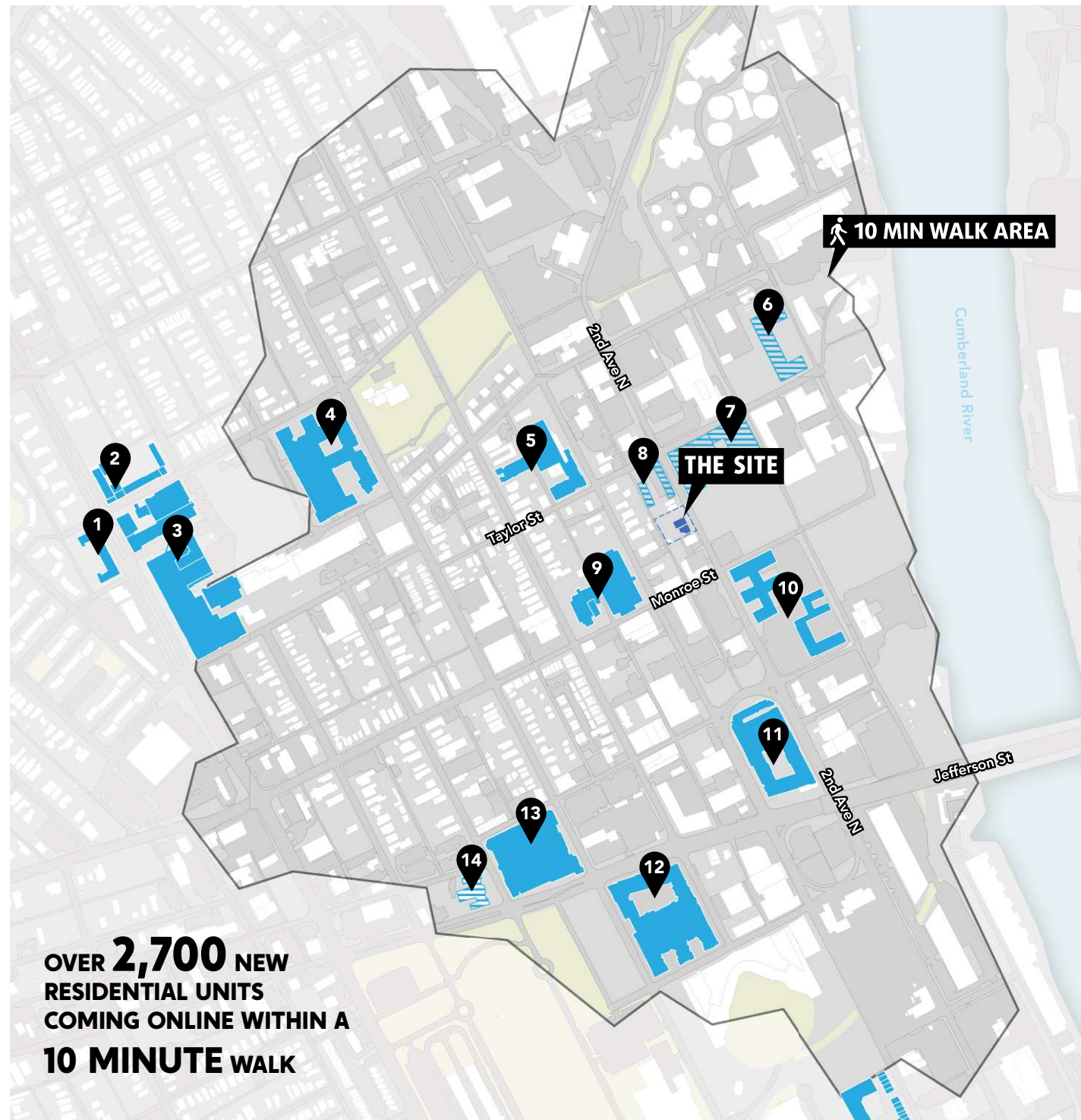
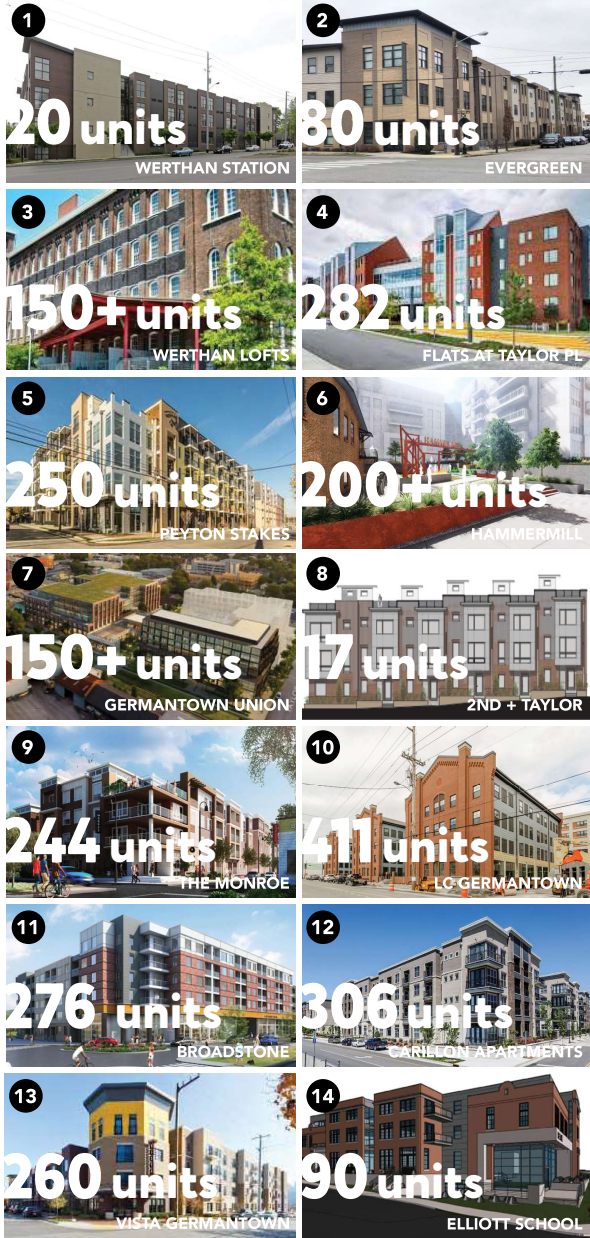
AS WELL AS CONVENIENTLY ACCESSIBLE TO MAJOR GREENWAYS, PARKS, AND OPEN SPACES

-  **9+**
Metro Parks
-  **3**
B-Cycle Stations
-  **MULTIPLE**
Dedicated Bike Lanes
-  **MULTIPLE**
Access Points to the Greenway

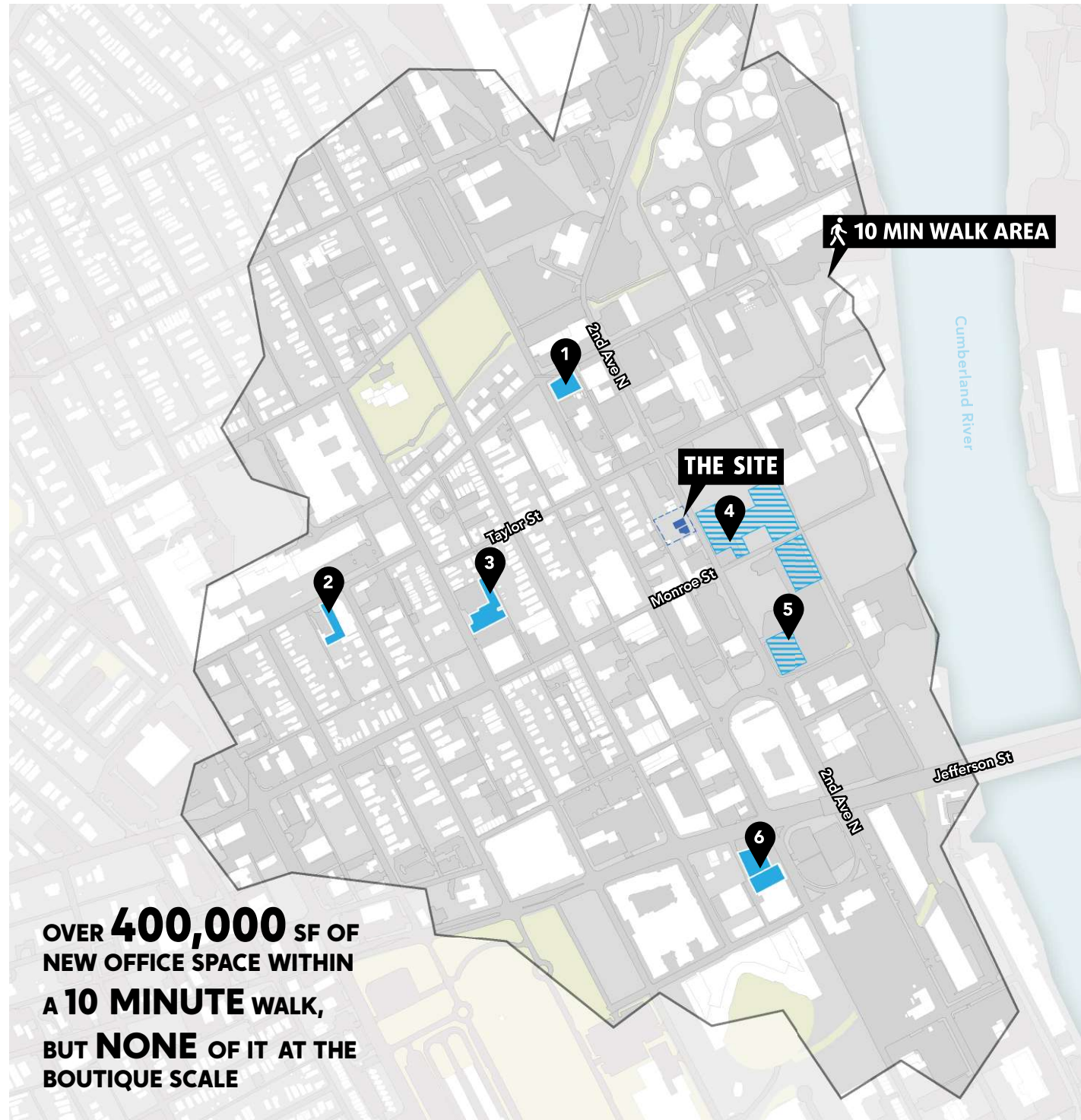


OVER 45
NEIGHBORHOOD HANGS
AND 10+ PARKS &
GREENWAYS ALL WITHIN
A 15 MINUTE WALK

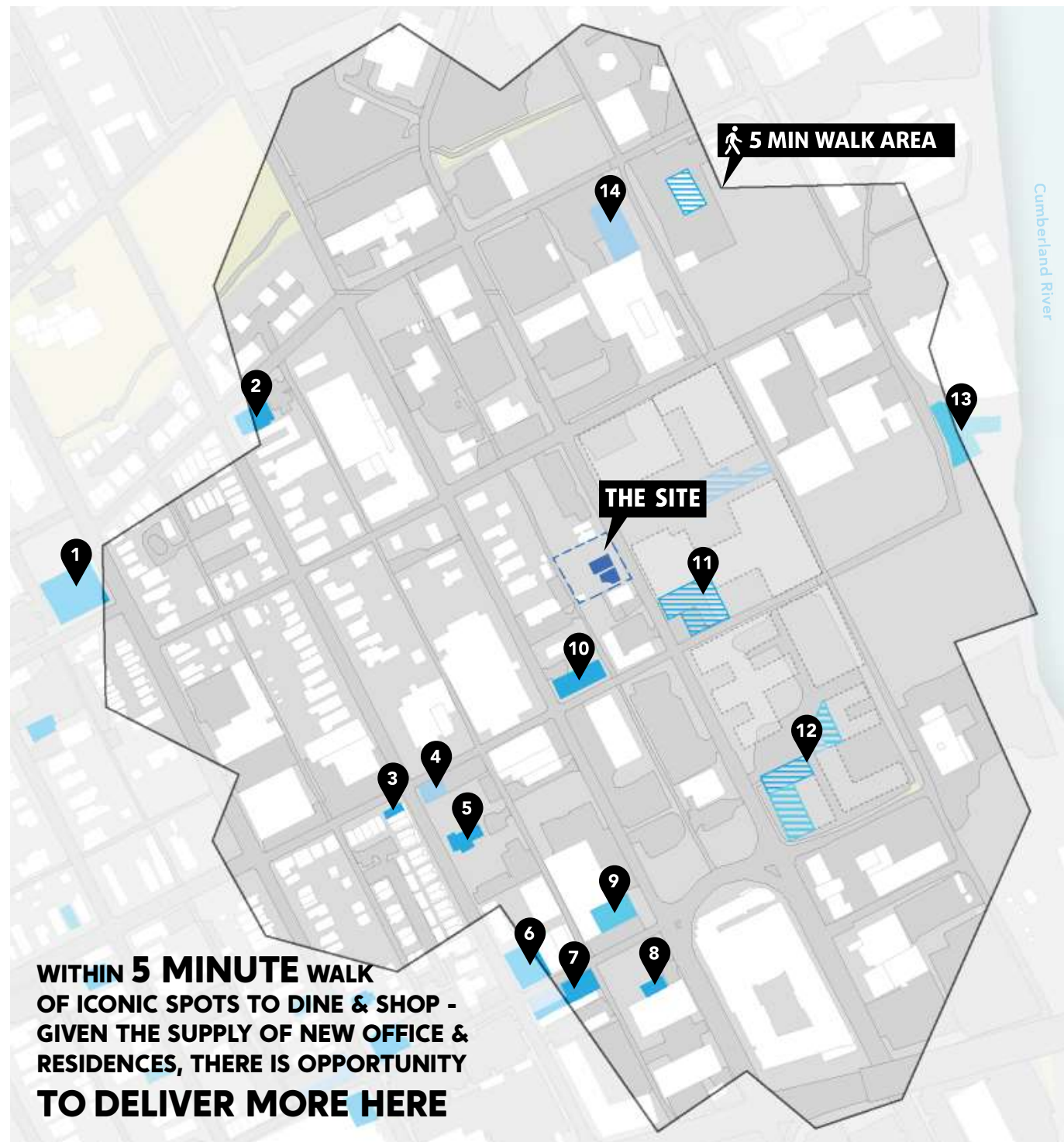
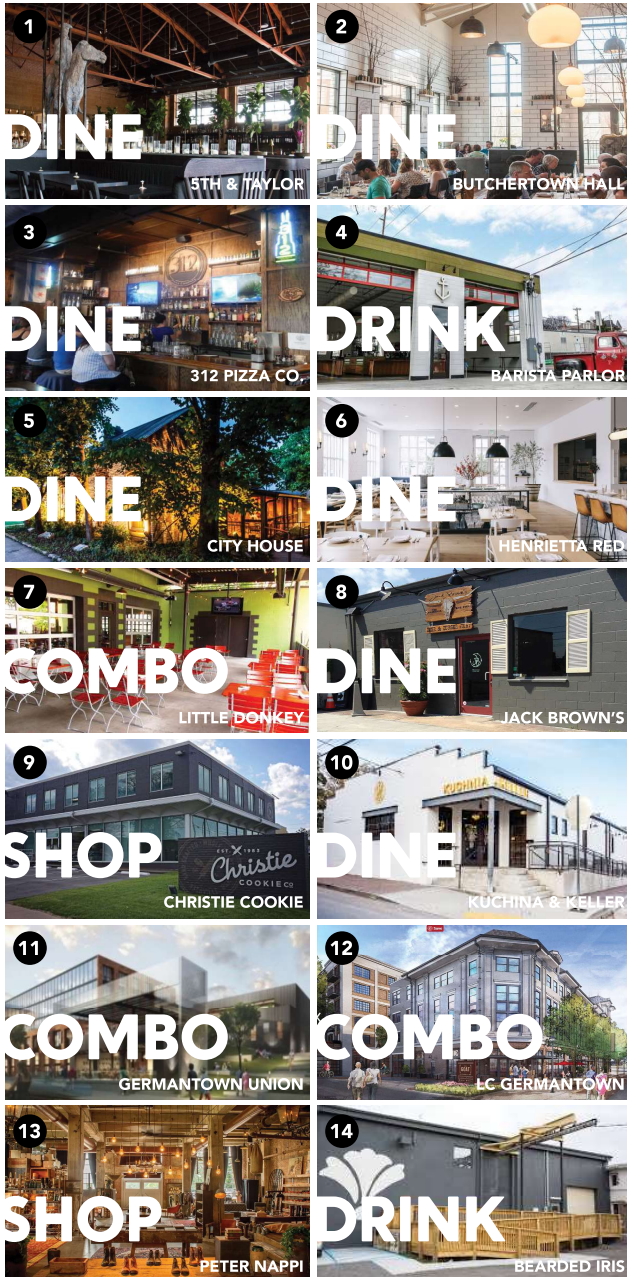
NEW RESIDENTIAL



NEW OFFICE SPACE



COMMERCIAL SPACE



**WITHIN 5 MINUTE WALK
OF ICONIC SPOTS TO DINE & SHOP -
GIVEN THE SUPPLY OF NEW OFFICE &
RESIDENCES, THERE IS OPPORTUNITY
TO DELIVER MORE HERE**



BUT, THE SCALE OF GERMANTOWN IS RAPIDLY CHANGING. . .







**MAKING THE HISTORIC COTTAGES
STAND OUT AGAINST THEIR FUTURE
SURROUNDINGS LIKE A JEWEL.**





SURROUNDING SCALE


- 1 LC GERMANTOWN**


 **411 units**
Multifamily Housing


 **30,000+ sf**
Commercial Space


 **6 floors**
Height of Building
- 2 GERMANTOWN UNION**


 **200+ units**
Multifamily Housing


 **250,000+ sf**
Commercial Space


 **6 floors**
Height of Building
- 3 1301 2ND AVE N**


 **4 -10 floors**
Entitled Building Height
- 4 1307 2ND AVE N**


 **4 floors in 60'-0"**
Entitled Building Height
- 5 2ND & TAYLOR TOWNHOUSES**


 **17 units**
Multifamily Housing

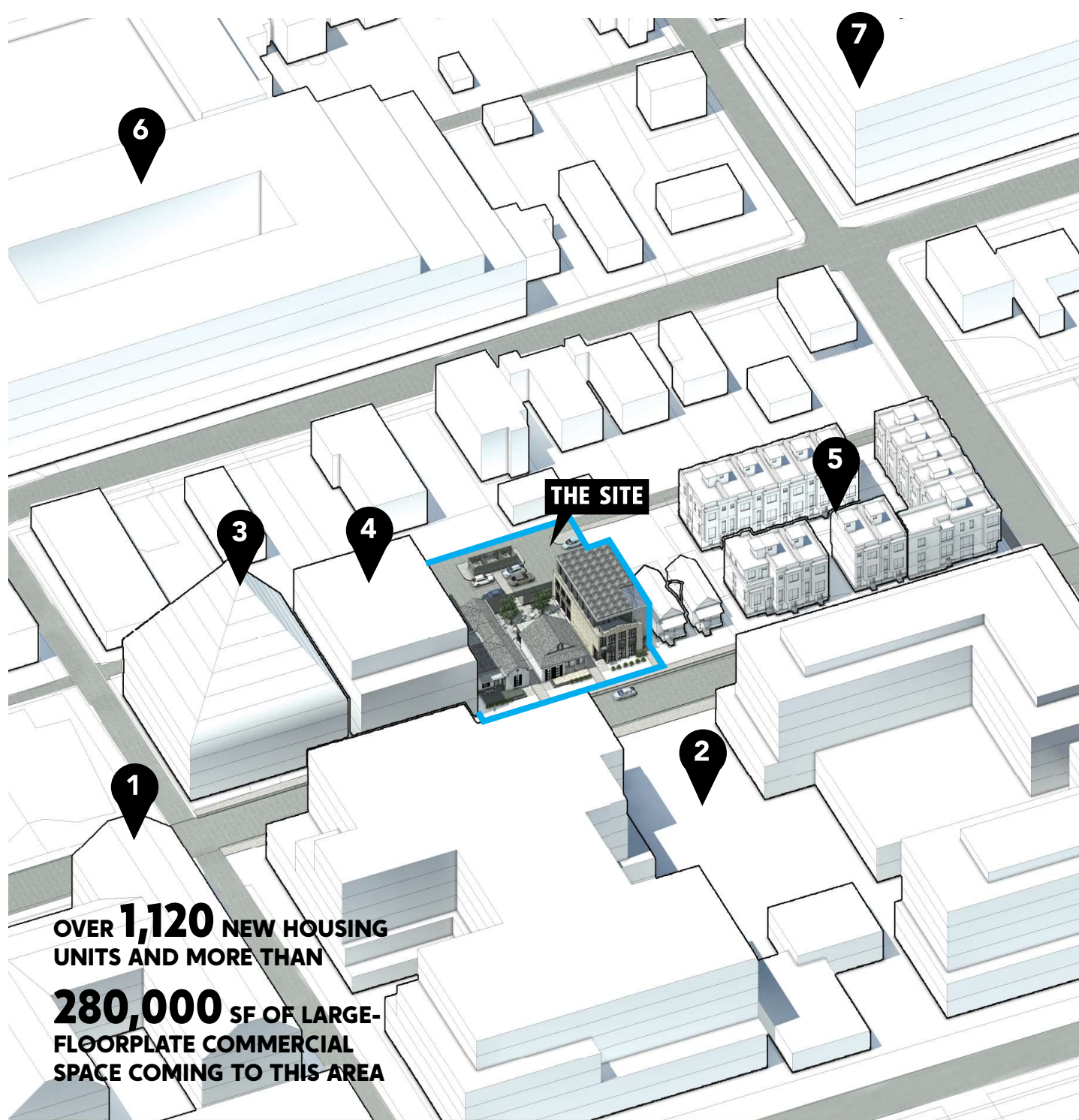
 **4 floors**
Entitled Building Height
- 6 THE MONROE**

 **244 units**
Multifamily Housing

 **5 floors**
Height of Building
- 7 PEYTON STAKES**

 **249 units**
Multifamily Housing

 **5 floors**
Height of Building



**OVER 1,120 NEW HOUSING
UNITS AND MORE THAN
280,000 SF OF LARGE-
FLOORPLATE COMMERCIAL
SPACE COMING TO THIS AREA**

SITE CONSTRAINTS

ZONING

- Industrial Restrictive [IR]

OVERLAY

- Germantown Historic District
- MDHA Phillips-Jackson District
- Inside Urban Zoning Overlay [UZO]

PERMITTED USES [P]

- General Office
- Leasing + Sales Office
- Restaurant [all 3 classifications]
- Artisan Distillery
- Micro Brewery
- Community Garden

PERMITTED USES, W CONDITIONS [PC]

- Retail [2,500 gross sf max; more area if you make goods on site that you sell on site - then it falls under "artisan manufacturing"]

PARCEL AREA

- 0.4 Acres [17,428 GSF]

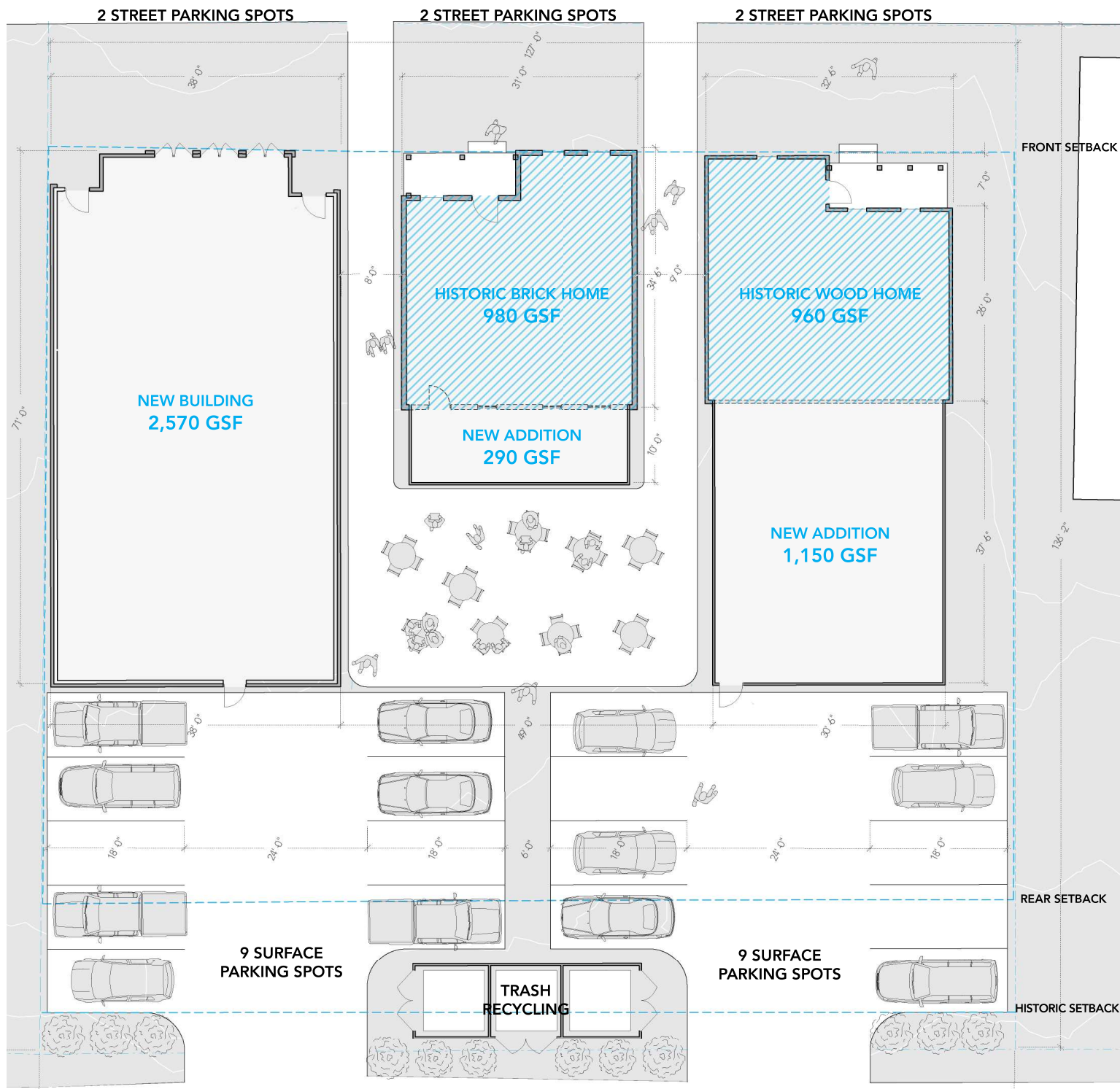
SETBACKS

- Front: 17'-0" [Contextual w/ adj. parcels]
- Side: none
- Rear: 20'-0" [5'-0" in Historic District]

BULK + SIZE RESTRICTIONS

- 10,456 GSF Buildable Area [0.6 FAR]
- 12,840 GSF Buildable Footprint
- Building Max Height: 35'-0" [due to Germantown Historic Overlay]

 HISTORIC BUILDINGS



ARCHITECTURAL INSPIRATION



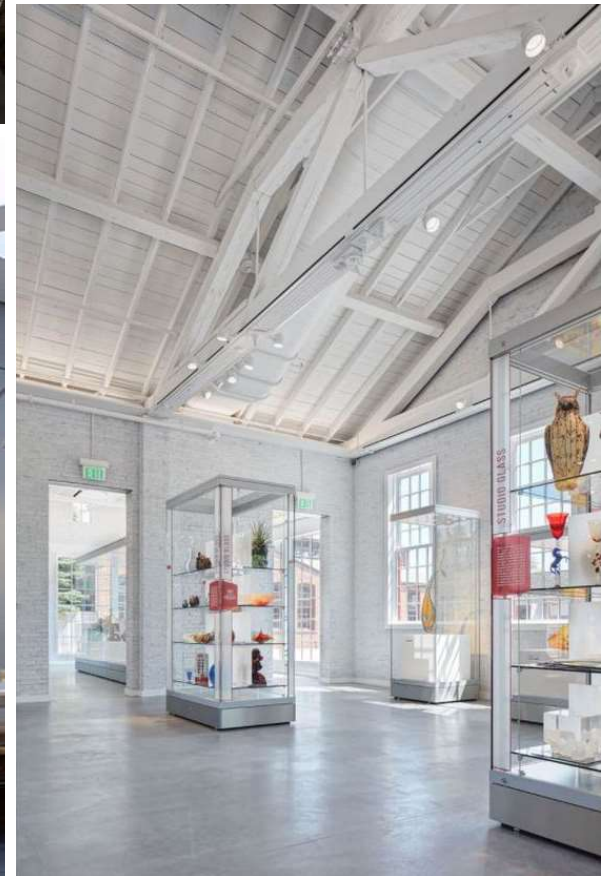
*An industrial building, refined.
A found warehouse sleeved with glass and steel.*

ARCHITECTURAL INSPIRATION



*A secret garden.
A stumbled-upon treasure, hidden in plain sight.*

ARCHITECTURAL INSPIRATION



*An old home, restored.
Light, clean - honest. Patina as provocation.*

**THIS IS
GERMANTOWN VILLAGE**

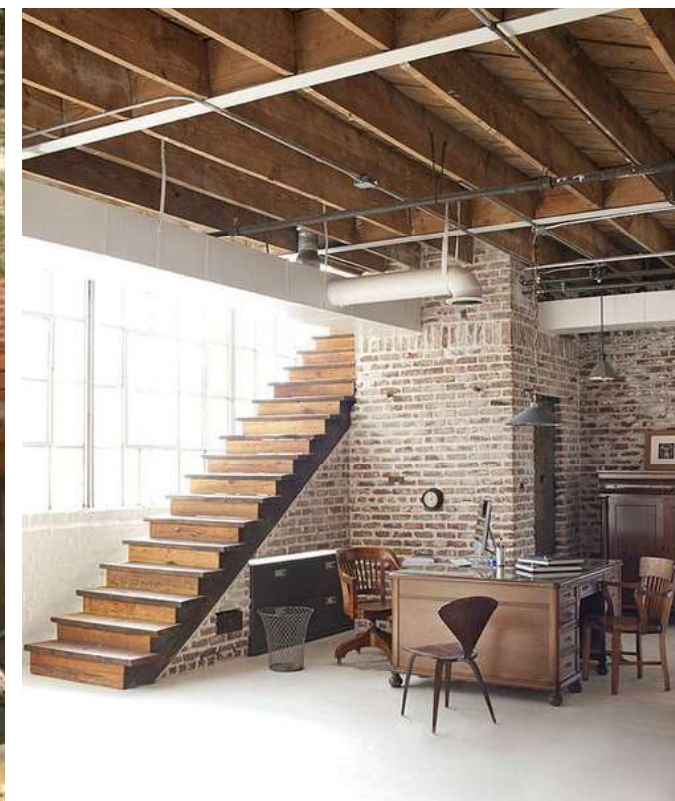


**THIS IS
GERMANTOWN VILLAGE**



THIS IS GERMANTOWN VILLAGE





...CREATING GREAT SPACES FOR THOSE WHO APPRECIATE THE BOUTIQUE, CREATIVE SCALE



FLOOR PLAN OPTION 1

- 1 1315 2ND AVE NORTH**
- 3 Floors [New Construction]
 - Roll-up doors onto The Garden
 - Rooftop deck
 - 2,570 gross sf / floor
 - 2,265 rentable sf / floor

- 2 1313 2ND AVE NORTH**
- 1 Floor [Renovation + Addition]
 - Addition opens onto The Garden
 - 1,270 gross sf / floor
 - 1,190 rentable sf / floor

- 3 1311 2ND AVE NORTH**
- 1 Floor [Renovation + Addition]
 - Addition opens onto The Garden
 - 2,110 gross sf / floor
 - 2,030 rentable sf / floor

- 4 "THE GARDEN"**
- 1 Floor [New Construction]
 - Flexible outdoor space
 - Can be part of restaurant space
 - 1,300 usable sf

- 5 DEDICATED PARKING**
- 18 surface spots
 - 6 street spots



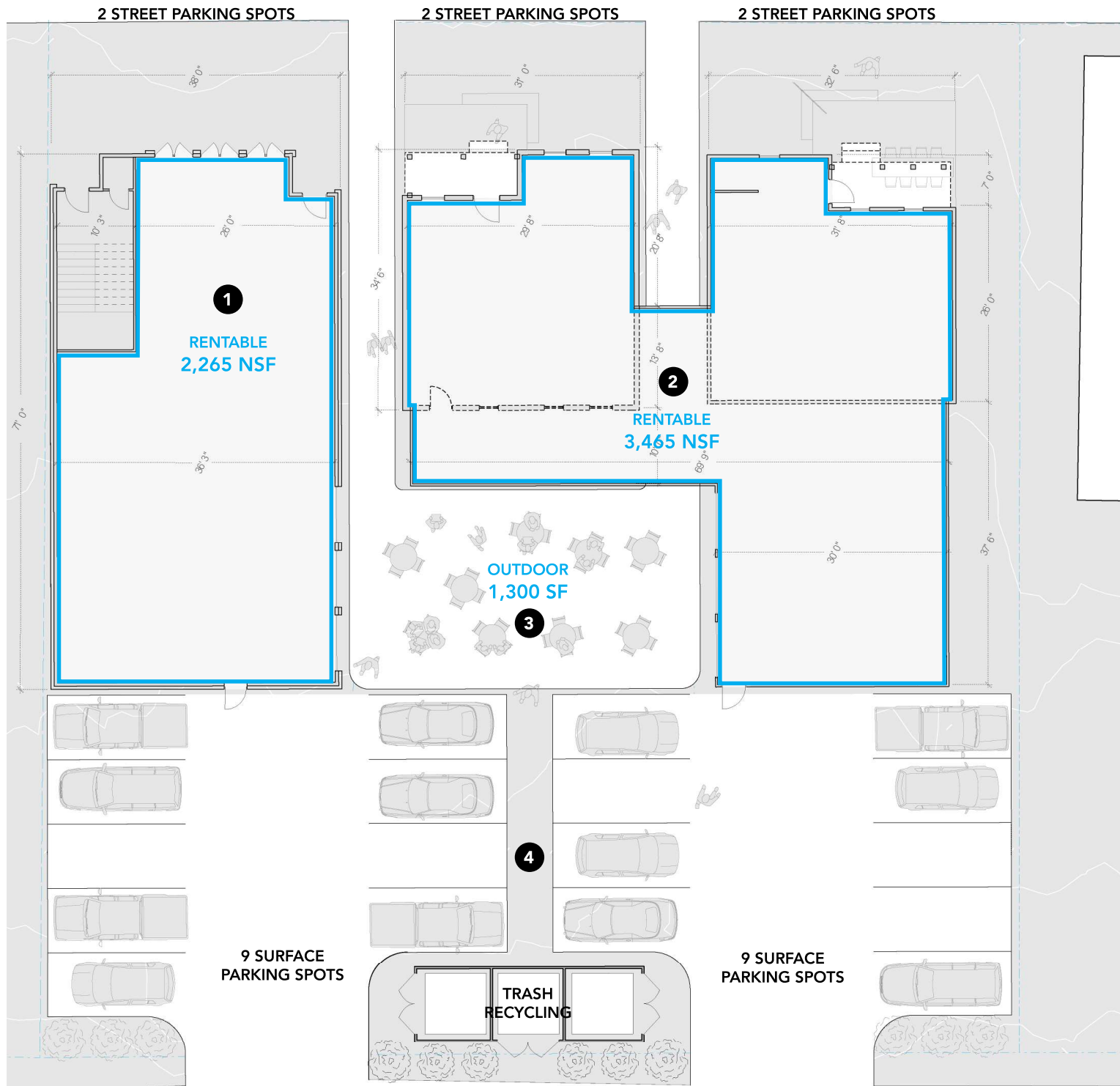
FLOOR PLAN OPTION 2

- 1 1315 2ND AVE NORTH**
- 3 Floors [New Construction]
 - Roll-up doors onto The Garden
 - Rooftop deck
 - 2,570 gross sf / floor
 - 2,265 rentable sf / floor

- 2 1311 + 1313 2ND AVE NORTH**
- 1 Floor [Renovation + Addition]
 - Historic buildings connected to maximize usable space
 - Addition opens onto The Garden
 - 3,605 gross sf / floor
 - 3,465 rentable sf / floor

- 3 "THE GARDEN"**
- 1 Floor [New Construction]
 - Flexible outdoor space
 - Can be part of restaurant space
 - 1,300 usable sf

- 4 DEDICATED PARKING**
- 18 surface spots
 - 6 street spots



SAMPLE PLAN

ALL RESTAURANT

1 FULL RESTAURANT / BAR

- Sized for full kitchen + bar
- Bar tops: 12 - 16
- Seated tops: 70 - 80

2 GRAB-N-GO

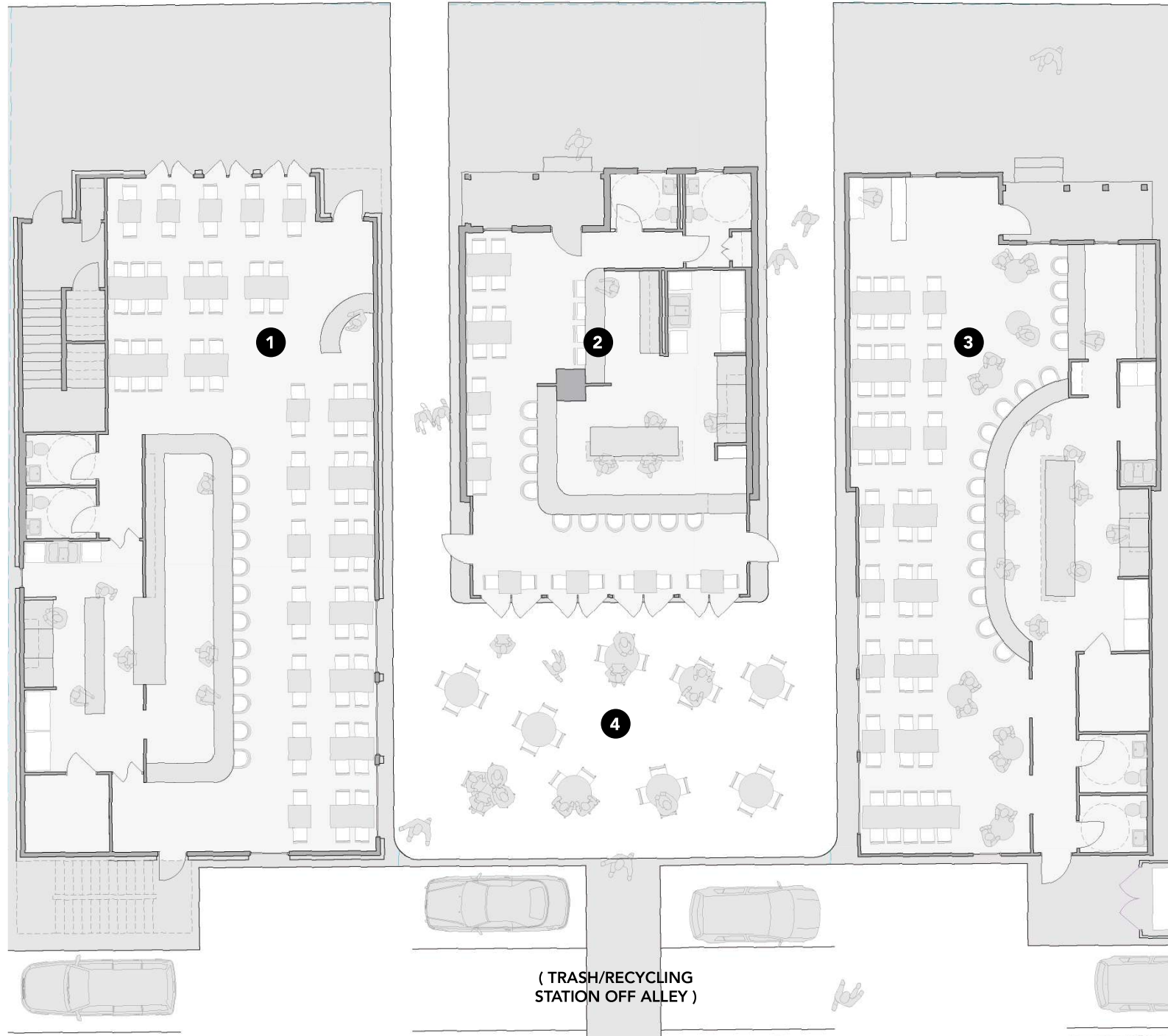
- Sized for open concept, juice bar, coffee bar, etc.
- Bar tops: 14 - 16
- Seated tops: 20 - 28

3 FULL RESTAURANT / BAR

- Sized for full, open kitchen
- Bar tops: 4 - 6
- Open Kitchen tops: 12 - 16
- Seated tops: 56 - 66

4 "THE GARDEN"

- Flexible outdoor space
- Roll Up doors open onto it
- Can be used for special events, patio seating, etc.
- Seated tops: 80 - 120



SAMPLE PLAN

OFFICE+RESTAURANT

1 BOUTIQUE OFFICE

- Sized for creatives, small businesses, etc.
- Separate stair lobby
- Dedicated conference rm
- Full size kitchenette
- Open workstations: 40 - 50
- Private offices: 2+

2 GRAB-N-GO

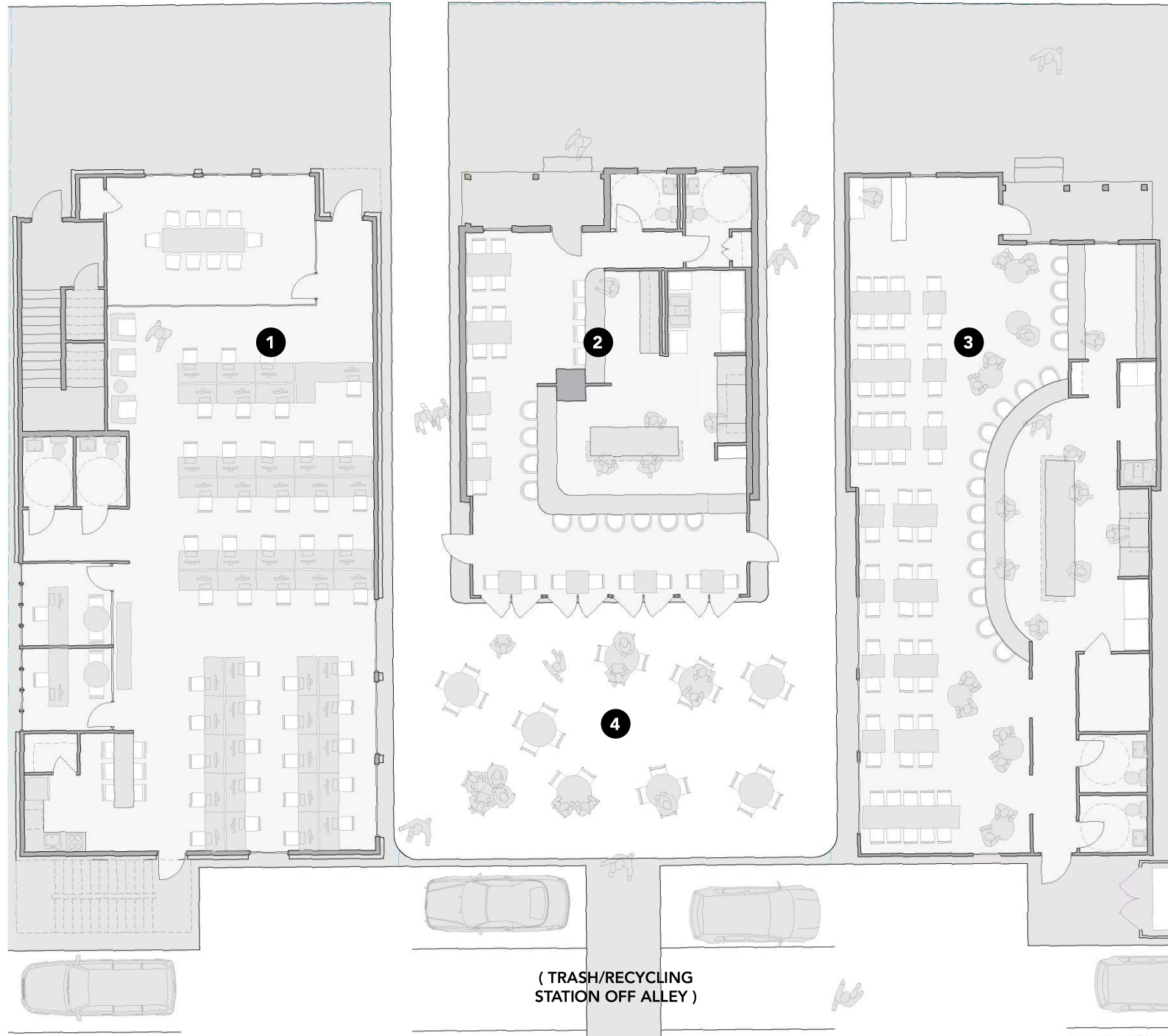
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4 "THE GARDEN"

- Flexible outdoor space
- Roll Up doors open onto it
- Can be used for special events, patio seating, etc.
- Seated tops: 80 - 120



(TRASH/RECYCLING
STATION OFF ALLEY)

ADDITIONAL INFORMATION



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 615-403-2278

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THANKS FOR LOOKING.