

# SILO STUDIOS



For More Information,

**CONTACT**

**LEE WHITE**

615.250.8673

or

**JON PETTY**

615.743.9387



SOUTHEAST VENTURE

# CREATIVE OFFICE + RETAIL AVAILABLE

**ADDRESS** 1610 54th Avenue N, Nashville, TN 37209

**SUBMARKET** The Nations

**AVAILABLE SF** Up to 9,645 RSF (*see attached floor plans*)

**PARKING** 3:1000

**LEASE TERMS** Contact Agents

- Historic Mill Building with Exposed Bow Truss Ceiling, Grand Staircase with Light Well, a Continuous Pedestrian Terrace along Centennial Avenue, and a dramatic Super Porch gathering space.
- Situated at the Gateway of Silo Bend in the Nations and at the intersection of Centennial Blvd. and 54th Ave. N.

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THE NATIONS

# SITE PLAN



54TH AVE. N

MAIN ENTRANCE

RETAIL/RESTAURANT FRONTAGE

OUTPARCEL  
FOOD &  
BEVERAGE  
OPPORTUNITY

BARRACUDA  
TACO STAND

CENTENNIAL BOULEVARD

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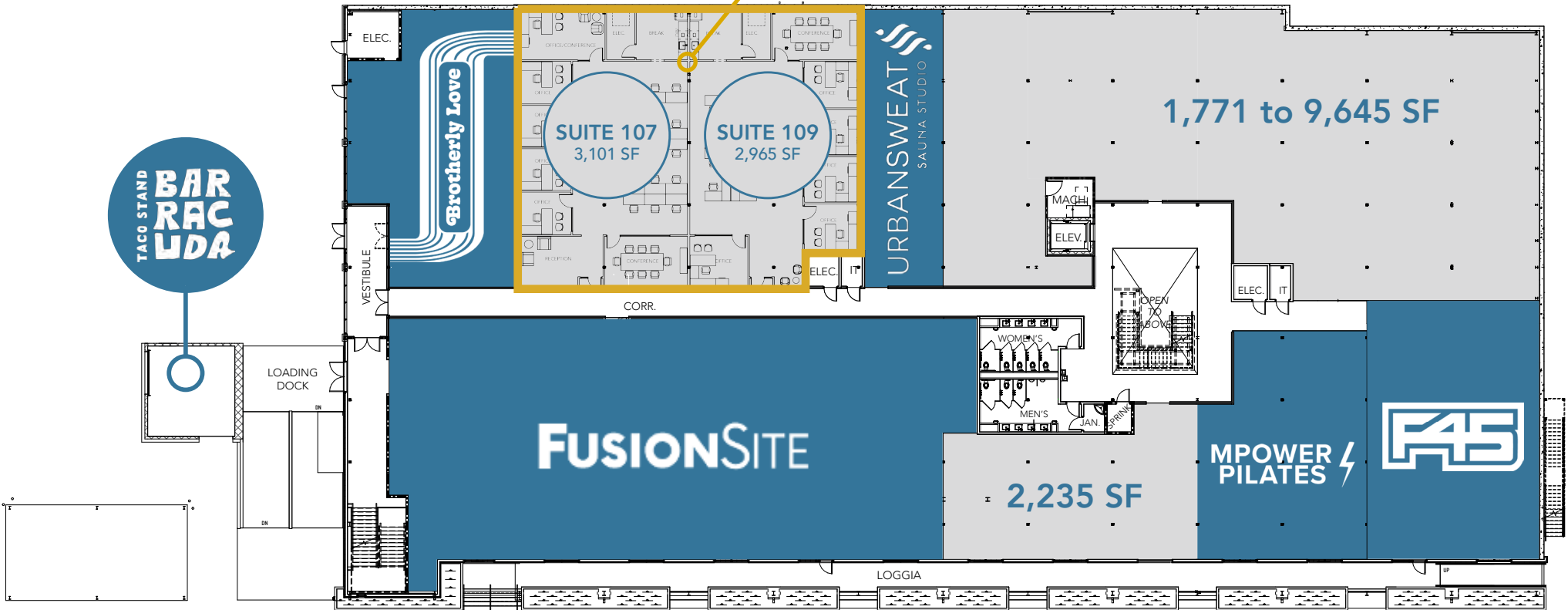


# GROUND FLOOR

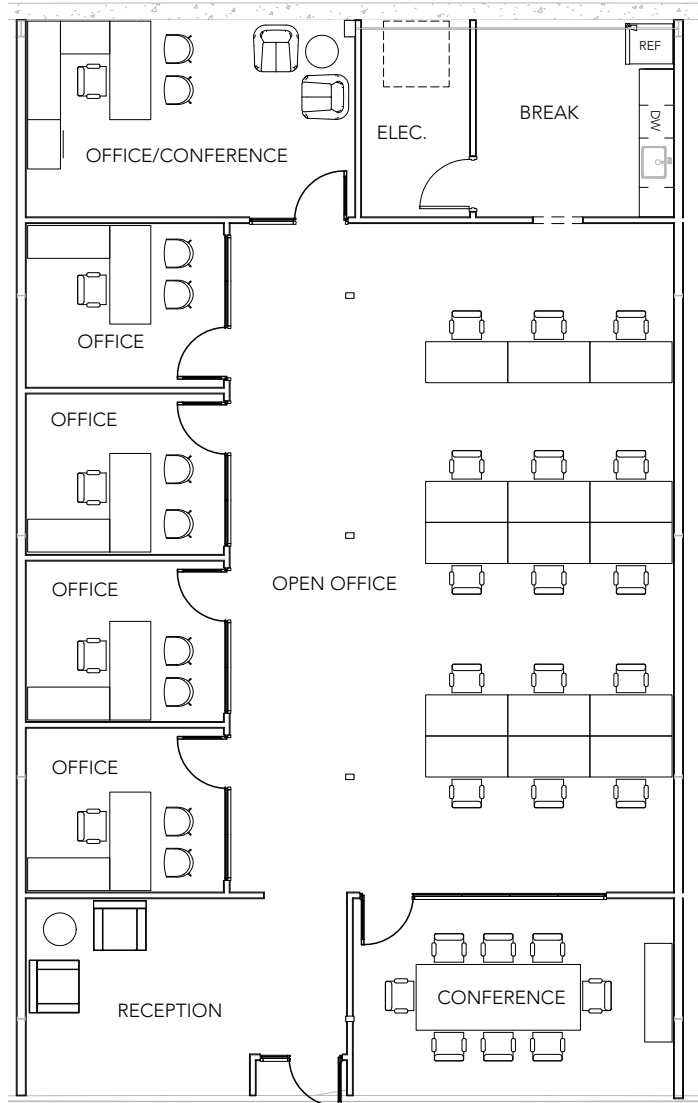
## CEILING HEIGHT

11'9" TO BOTTOM OF BEAM

CURRENTLY UNDER CONSTRUCTION



# SPEC SUITE 107

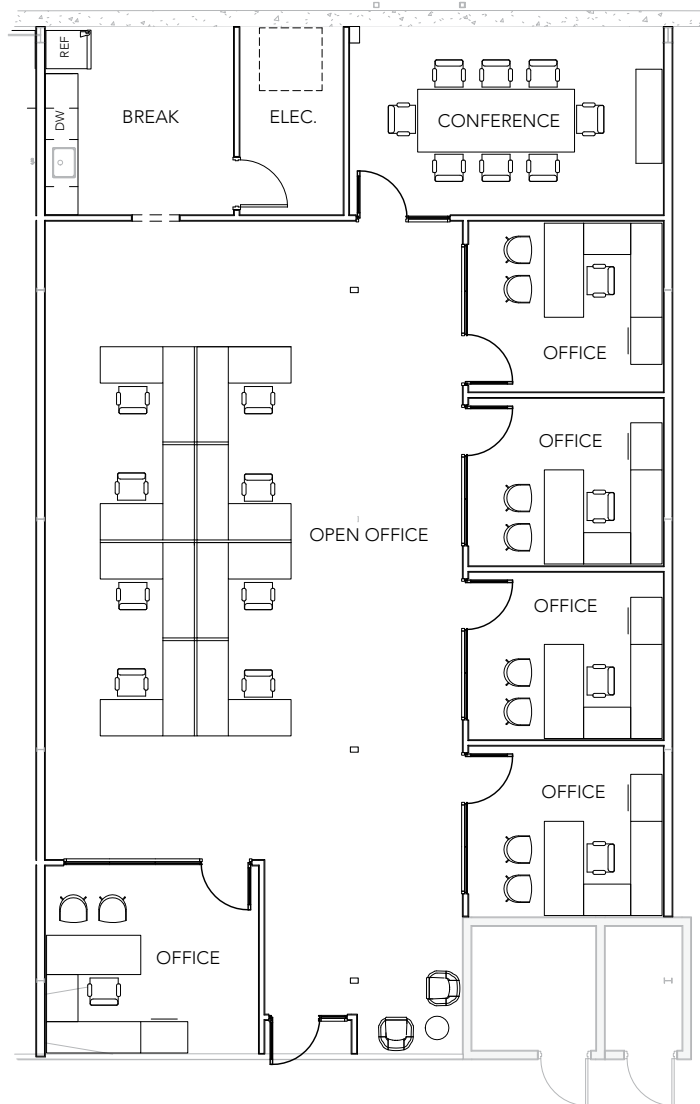


3,101 SF

- Under construction
- Ready for occupancy December 2024

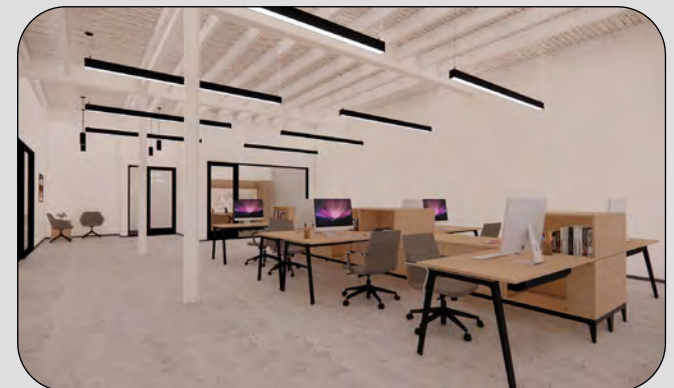


# SPEC SUITE 109



2,965 SF

- Under construction
- Ready for occupancy December 2024



# 2ND FLOOR

# FULLY LEASED



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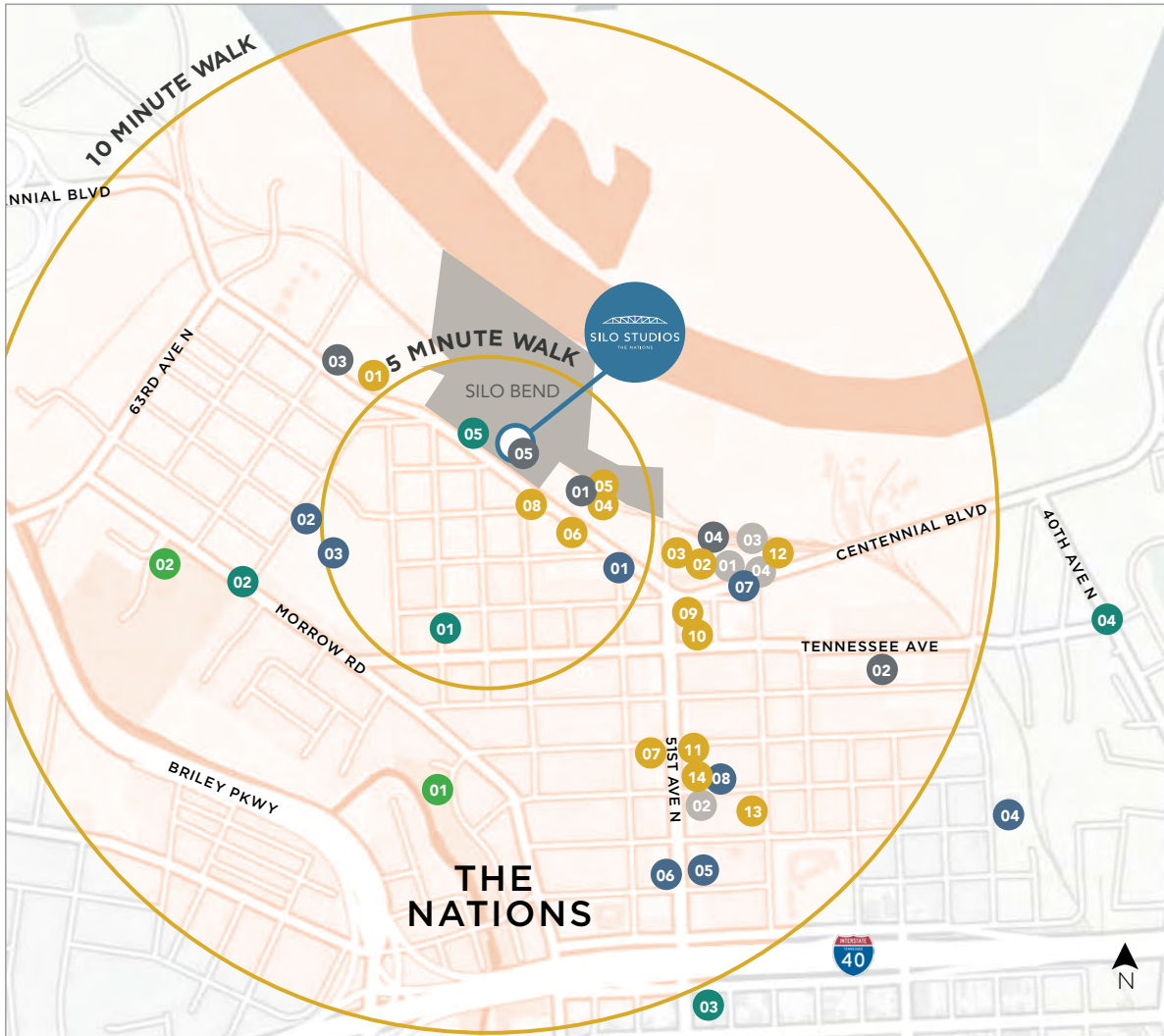
# THE NATIONS

One of Nashville's most dynamic urban neighborhoods, the Nations is known for its vibrancy and surging growth. The neighborhood boasts many of the city's best dining and drinking spots as well as some of Nashville's most coveted breweries.





# WALKABILITY



## RESTAURANTS

- |                       |                                    |
|-----------------------|------------------------------------|
| 01 BURGER JOINT       | 08 UGLY MUG COFFEE CAFE & ROASTERY |
| 02 NICKY'S COAL FIRED | 09 51ST DELI                       |
| 03 FROTHY MONKEY      | 10 MIDNIGHT OIL                    |
| 04 OSCAR'S TACO SHOP  | 11 TIN WINGS                       |
| 05 WHITE BISON COFFEE | 12 FRUTTA BOWLS                    |
| 06 DADDY'S DOGS       | 13 BRIGHTSIDE BAKESHOP             |
| 07 EL PASEO           | 14 FOUNTAIN OF JUICE               |

## BARS & BREWERIES

- |                               |                        |
|-------------------------------|------------------------|
| 01 THE CENTENNIAL             | 05 51ST TAPROOM        |
| 02 HAP & HARRY'S BREWING CO.  | 06 NATIONS BAR & GRILL |
| 03 TURTLE ANARCHY BREWING CO. | 07 SOUTHERN GRIST      |
| 04 FAT BOTTOM BREWERY         | 08 HARDING HOUSE       |

## GROCERY

- |                     |                    |
|---------------------|--------------------|
| 01 UPTOWN MARKET    | 04 SJJ MARKET INC. |
| 02 EL CAMINO MARKET | 05 SILO MARKET     |
| 03 TURNIP TRUCK     |                    |

## HEALTH & WELLNESS

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 01 ZEN BLOSSOM MASSAGE & WELLNESS | 04 CARTER NATURAL HEALTH CENTER |
| 02 MUSIC CITY BOXING              | 05 F45 TRAINING                 |
| 03 POE'S GYM                      |                                 |

## SHOPPING

- |             |                |
|-------------|----------------|
| 01 ABLE     | 03 PROJECT 615 |
| 02 THE MILL | 04 DENIZEN     |

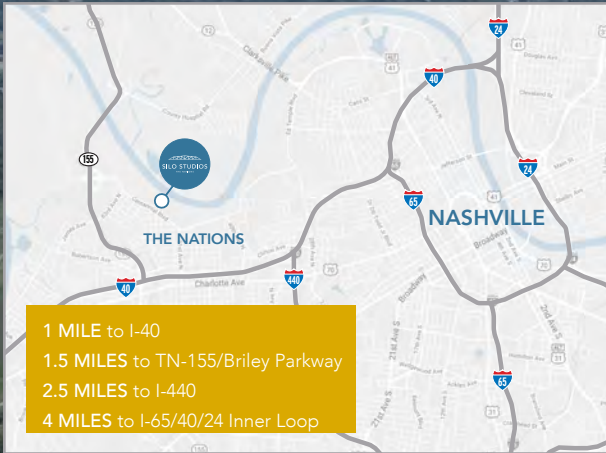
## PARKS

- |                 |              |
|-----------------|--------------|
| 01 ENGLAND PARK | 02 WEST PARK |
|-----------------|--------------|



# LOCATION

Downtown Nashville



**SILO WEST**  
197 Units

**SILO PARK**  
49 Homes

**SILO HOUSE**  
103 Units

**ALTA UNION**  
327 Apts

**THE FLATS**  
193 Apts.

**BROAD-STONE NATIONS**  
343 Apts.

Frothy Monkey

Jeni's Ice Cream

Southern Grist

Nicky's Coal Fired

51st Deli

Dollar General

Daddy's Dogs

Maru

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**SOUTHEAST VENTURE**

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