

TRACK ONE

AVISON
YOUNG

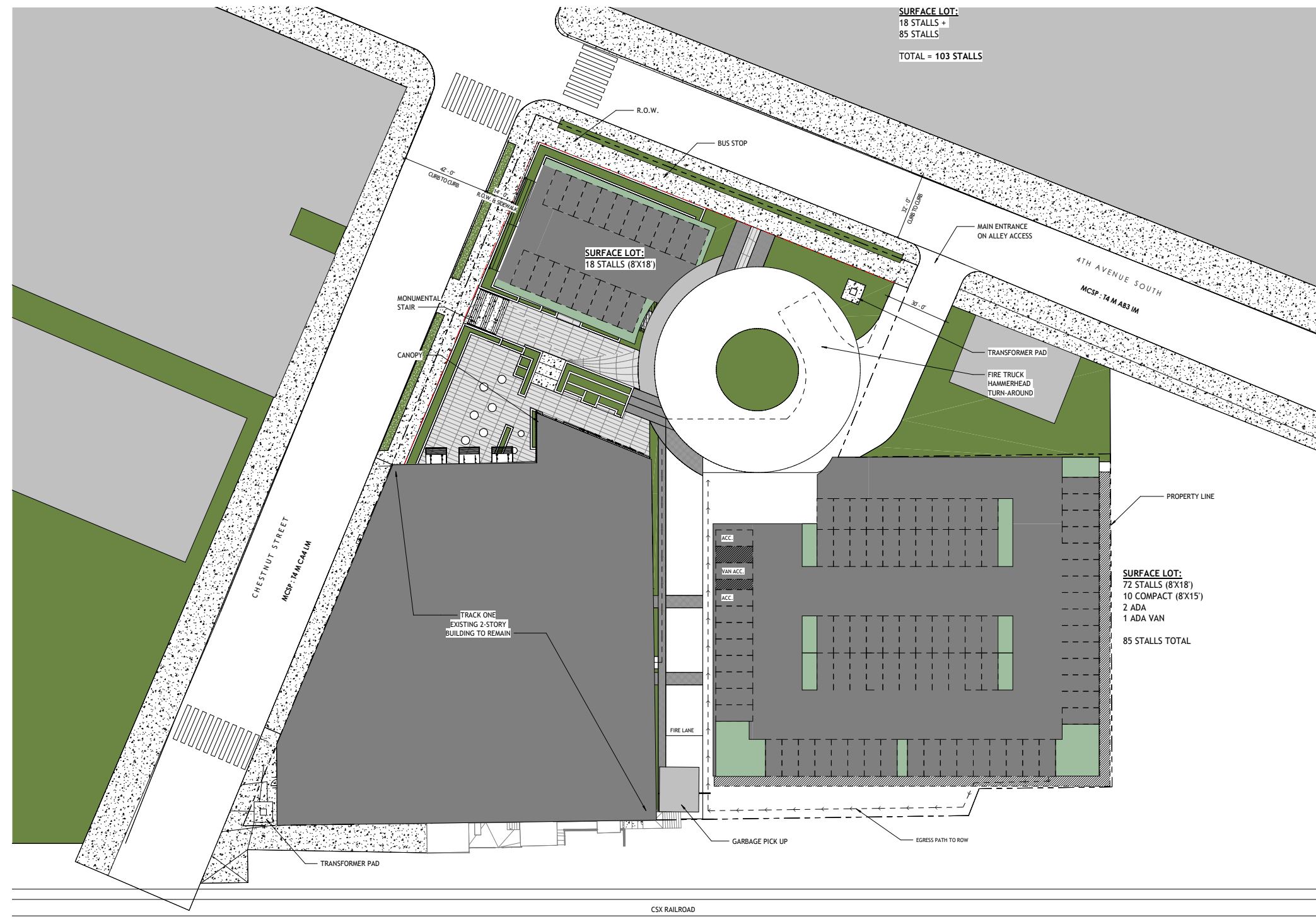

DIVISION ST
DEVELOPMENT

TRACK ONE

Track One has an unmatched location with respect to accessibility and convenience, nestled between the Central Business District and 100 Oaks/Berry Hill areas in the trendy Wedgwood-Houston district.

The mixed-use project will be fully renovated with careful attention to preserving the historic nature of the structure with modern office and retail buildouts.

- 50,000 sf on two floors
- 3/1,000 parking ratio
- 2,500 - 50,000 sf available
- Office and retail



PHOTOS





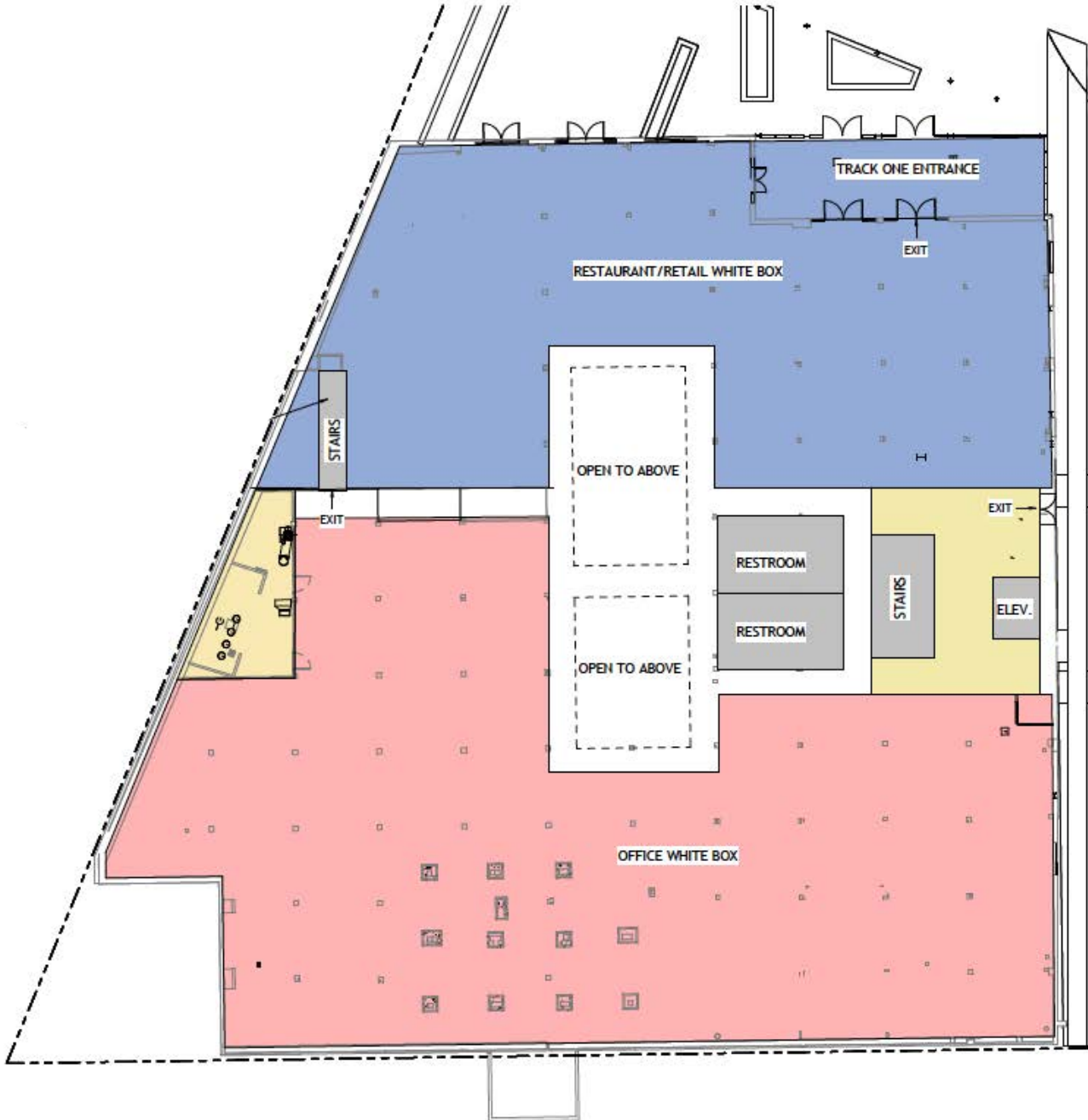
NASHVILLE
WAREHOUSE
CO.

TRACK
ONE

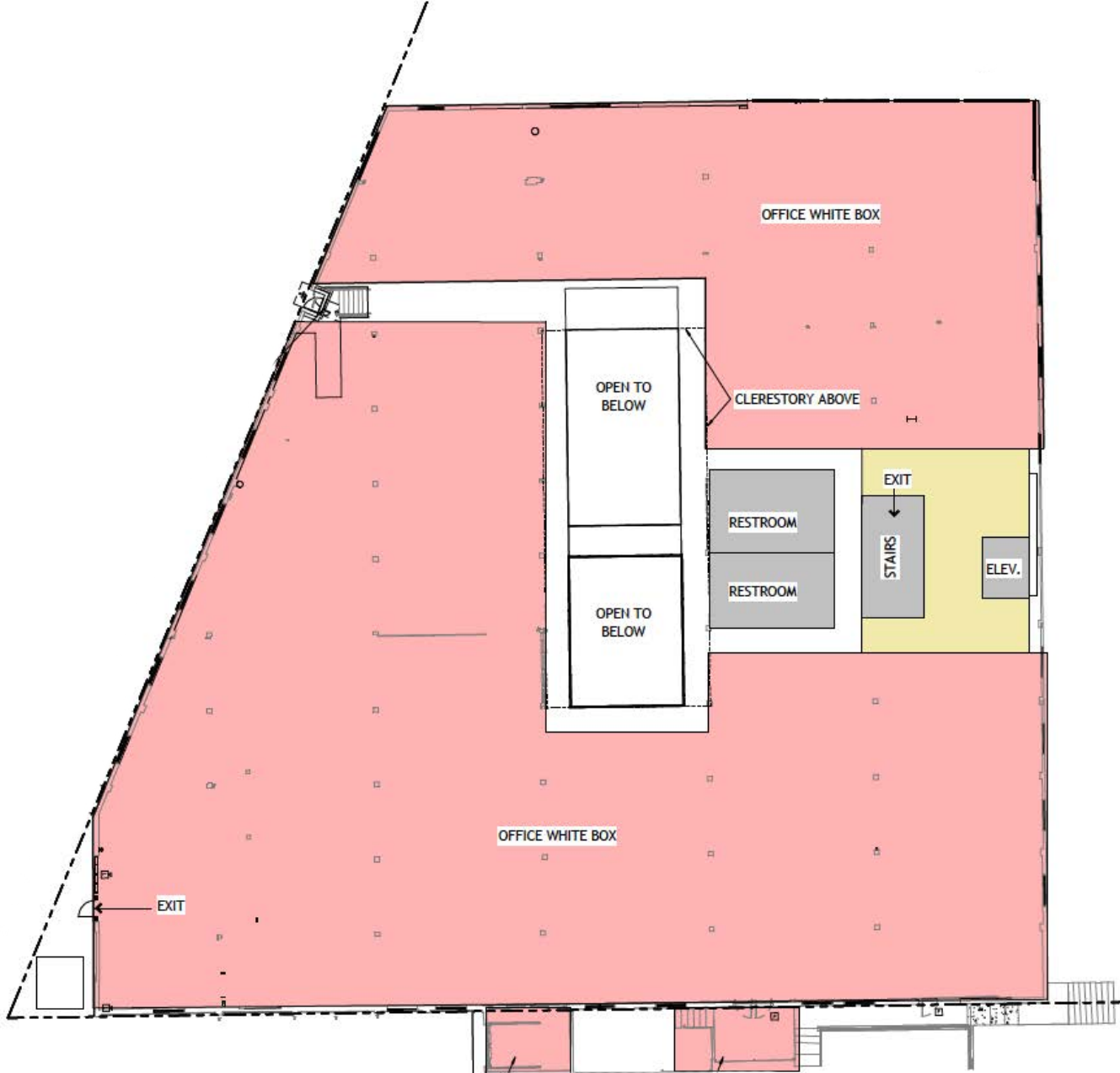
SOHO HOUSE

SITE LAYOUT

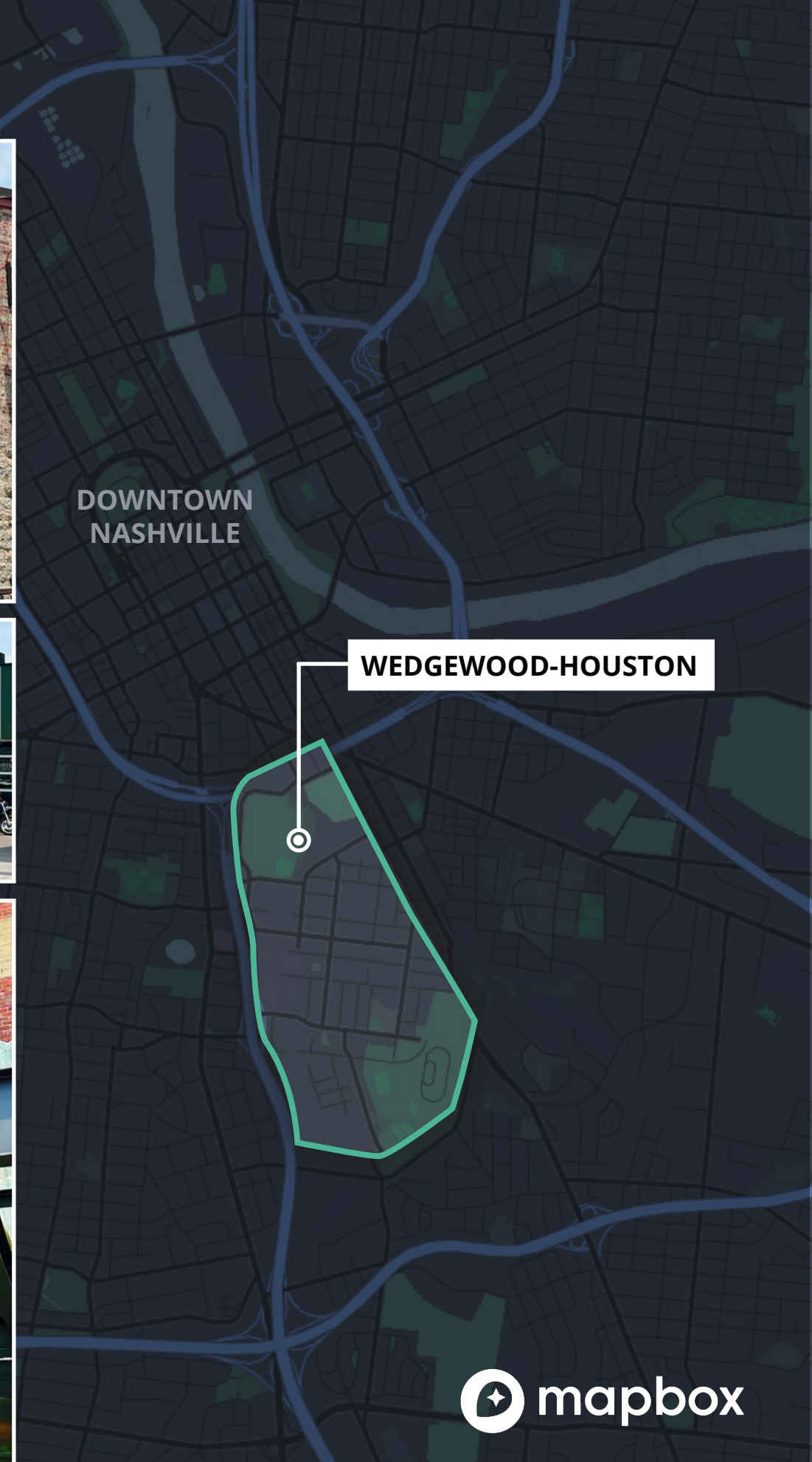
1ST FLOOR



2ND FLOOR



LOCATION OVERVIEW



WEDGEWOOD-HOUSTON

Wedgewood-Houston is a vibrant, urban neighborhood that has been the focus of creative and intelligent redevelopment for the past five years. The neighborhood accelerated after the closing of Greer Stadium, the former home of the Nashville Sounds, Nashville's AAA baseball team. Potential for redevelopment of the ballpark and the surrounding properties has sparked a number of active and proposed projects and uses.

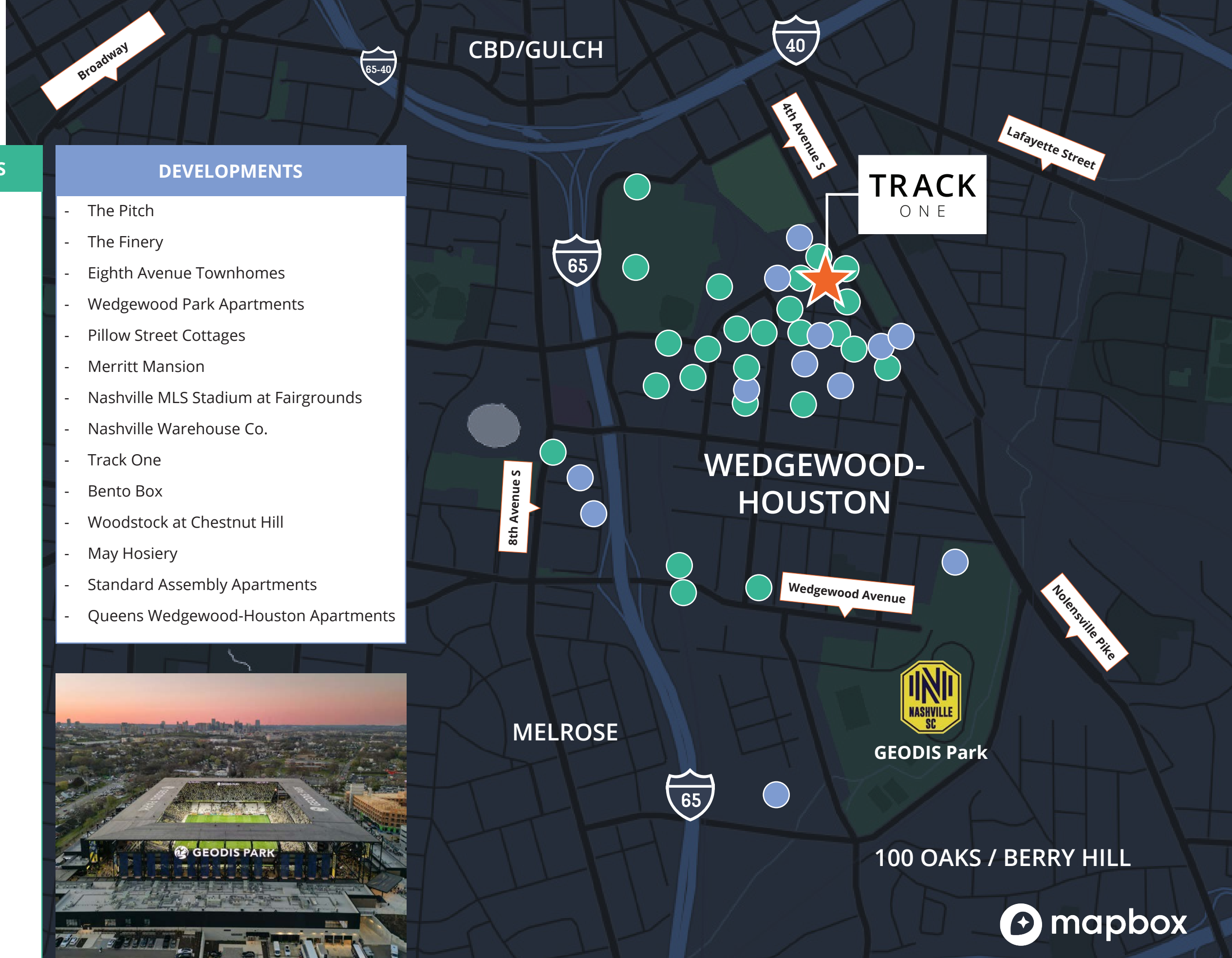
AMENITIES

RESTAURANTS & ATTRACTIONS

- E+Rose Wellness Cafe
- Soho House
- Smokin Thighs
- Gabby's Burgers & Fries
- Corsair Distillery
- Dozen Bakery
- Zeitgeist Gallery
- David Lusk Gallery
- Houston Station | Hemingway Arcade
- Never Never
- IL Forno
- Adventure Science Center
- Bastion
- The Falcon Coffee Bar
- The Flamingo Cocktail Bar
- Fort Negley
- Dicey's Pizza Tavern
- Jackalope Brewery
- Woodstock Vintage Lumber
- Nashville Craft Distillery
- Fort Houston
- Diskin Cider
- Humphreys Street Coffee
- Nashville Design Collective









DEVELOPMENTS

- The Pitch
- The Finery
- Eighth Avenue Townhomes
- Wedgewood Park Apartments
- Pillow Street Cottages
- Merritt Mansion
- Nashville MLS Stadium at Fairgrounds
- Nashville Warehouse Co.
- Track One
- Bento Box
- Woodstock at Chestnut Hill
- May Hosiery
- Standard Assembly Apartments
- Queens Wedgewood-Houston Apartments



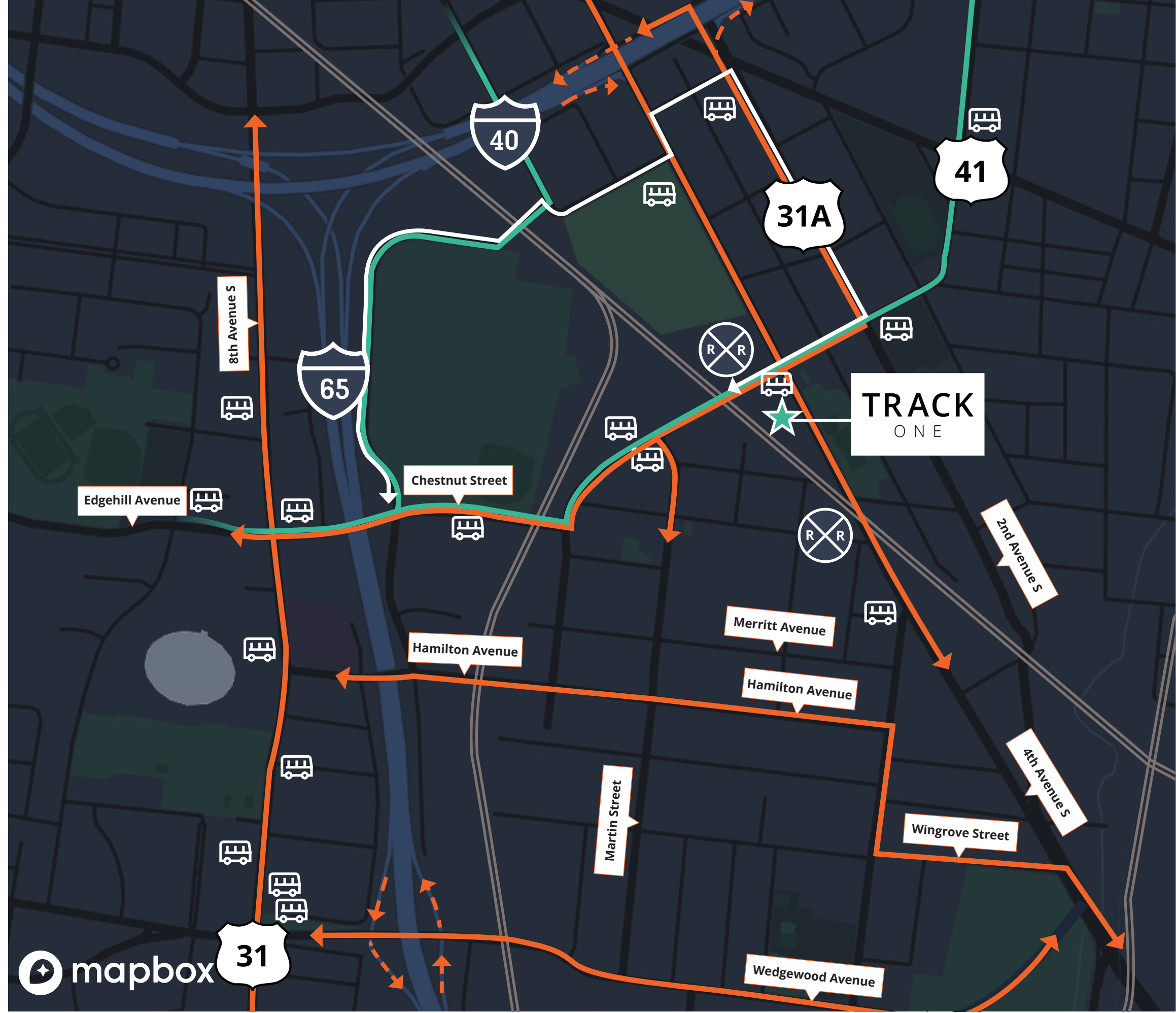
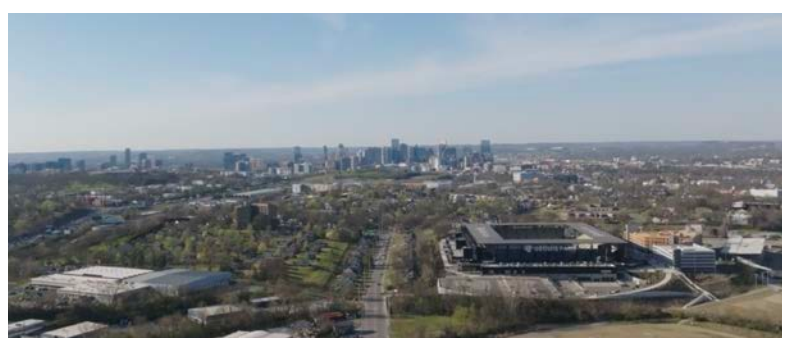
SITE ACCESS

KEY

-  Entry / exit
-  Entry / exit (interstate ramp)
-  Bike lane
-  Rail line
-  Entry / exit (alternative to rail line crossing)
-  Interstate
-  Bus stops
-  Site

10
MINUTES

Nashville International Airport (BNA) via I-40



TRACK ONE

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Visit us online
avisonyoung.com

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