

OPPORTUNITY THAT'S ANYTHING BUT ORDINARY

THIRTY-FORTY

SiDCO

STREAM

3040 SiDCO • NASHVILLE, TN 37204



MAKE YOUR MARK ON NASHVILLE

An exciting adaptive reuse development nestled between Nashville's affluent residential communities and its bustling downtown districts, 3040 Sidco has been transformed from an industrial warehouse into a flexible, mixed-use community with a vibrant indoor/outdoor environment.

With a location that offers ample opportunities for a variety of users, 3040 Sidco will benefit from regular activation, helping companies quickly make their mark on this booming Nashville market.

► HIGHLIGHTS

- Flexible size to accommodate a mix of retail and office uses
- Impressive surface parking ratio of 4.5/1000
- 10 minutes from Downtown Nashville
- Easy access to I-65, I-440, and surrounding neighborhoods

► OFFICE BENEFITS

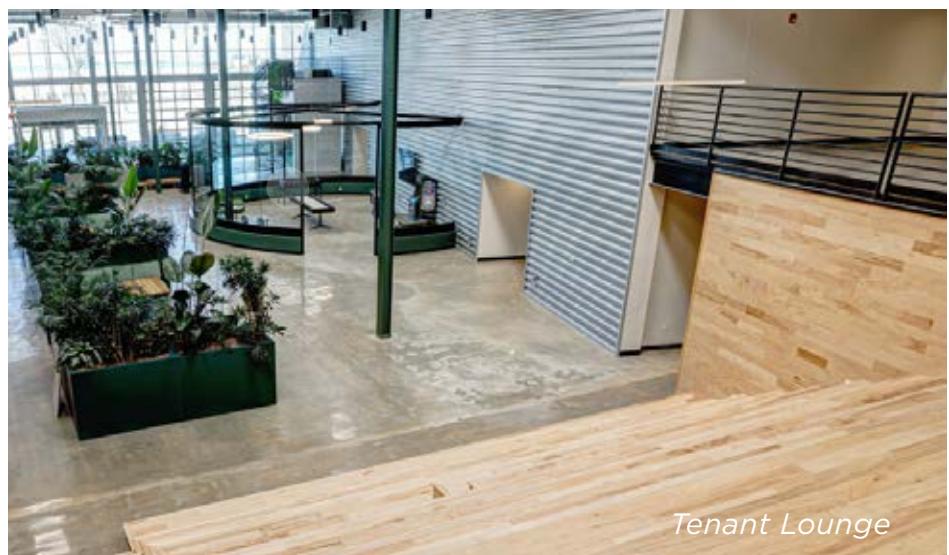
- Amenity package includes a fitness center, coffee bar, game room, collaborative meeting space, indoor/outdoor plaza and more
- Renovations include redesigned entrance and lobby amenities
- Potential campus naming and signage opportunity
- Corporate HQ relocation opportunity

► RETAIL BENEFITS

- Rare wide-open layout
- Opportunity to customize storefronts and add ample outdoor space
- Dense concentration of retail businesses and offices offers regular activation

PUSHING THE BOUNDARIES OF THE WORKPLACE

3040 Sidco features a full range of “best-in-class” amenities designed to cater to today’s evolving workforce. Highlighted by a new lobby and entrance renovations that include centralized amenities, a stunning glass curtain wall, skylights, and an indoor/outdoor tenant lounge, 3040 Sidco offers a vibrant workplace environment you won’t find in the Nashville CBD.



RETAIL POSSIBILITIES



NASHVILLE: one of THE NATION'S HOTTEST MARKETS

Nashville has become a magnet for major corporations like Amazon, Oracle, iHeartRadio and more in recent years, thanks to booming economic growth. Since the pandemic Music City has ranked second in job posting recovery, while showing 25% job growth and earning many other accolades over the past five years.

#1 For advanced industry job growth
(Bookings)

#3 Hottest housing market in 2021
(Zillow)

#1 Metro area for professional and business service jobs

(Forbes)

#3 Best city to invest in 2020-2021

(ULI/PWC)

#2 Best cities for college grads

(Smartasset, 2019)

3rd Best cities in the South

(Southern Living 2020)



proximity is key

5 MILE RADIUS



THE BEST OF BOTH WORLDS

The “hybrid” location of 3040 Sidco along the I-65 corridor combines the best of both worlds, offering a quick 10-minute drive downtown with the sought-after amenities of Nashville’s 100 Oaks district.

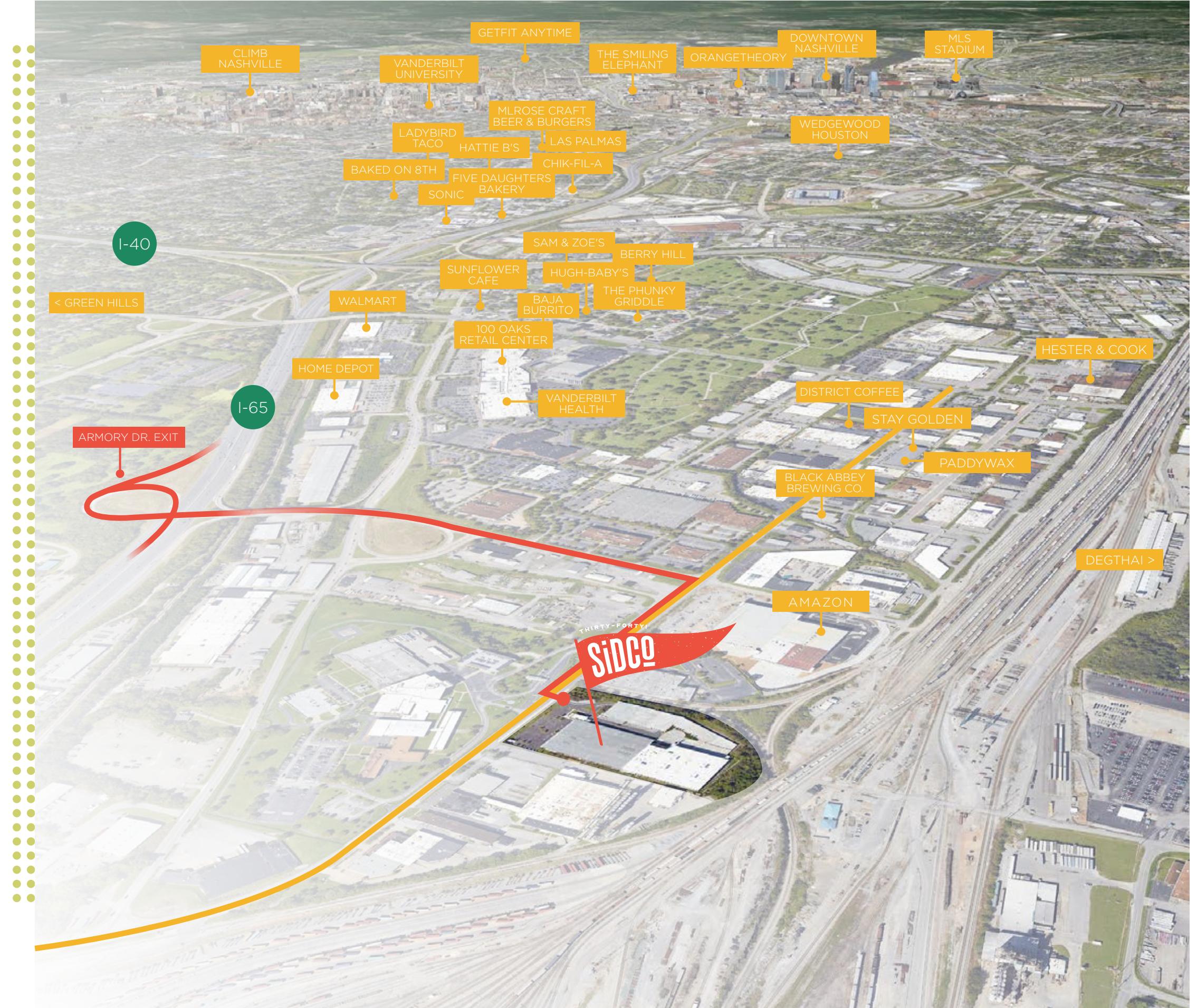
With a constant flurry of activity and new development, 100 Oaks has long been viewed by Nashville investors and tenants as the mid-point of Nashville’s most active submarkets.

Unmatched ingress and egress with one turn access to I-65 and easy access to I-440 and I-24

Quick access to Downtown Nashville as well as the city’s most active residential areas

Robust amenity base includes endless dining, shopping and entertainment options at 100 Oaks

Optionality for vehicular access from many of Nashville’s main secondary roads



CONNECTED TO NASHVILLE

10 MIN.
DOWNTOWN
NASHVILLE

WEST END

HILLSBORO
VILLAGE

BELMONT

12 SOUTH

WEDGEWOOD
HOUSTON

65

MELROSE

440

40

BERRY HILL

24

FRANKLIN
COOL SPRINGS
15 MIN.

NASHVILLE
INT'L AIRPORT
10 MIN.

THIRTY-FORTY!
Sidco



ENTERTAINMENT

- Big Machine Distillery
- Hollywood Cinema
- Black Abbey Brewing Co
- Regal Green Hills
- Bluebird Cafe
- Embers Ski Lodge
- The Filling Station
- Melrose Billiards
- Zanie's Comedy Club
- Blade & Timber
- GEODIS Park - MLS
- The Basement
- pH Craft Cocktails
- Diskin Cider
- Flamingo Cocktail Club

FAST FOOD

- Soho House Nashville
- Jackalope Brewing Co
- Fait la Force Brewing
- Game Terminal
- Brother's Burger Joint
- Juice Bar
- Sam & Zoe's Coffee
- Hugh-Baby's
- Wendy's
- Chipotle
- Panda Express
- Panera Bread
- District Coffee
- Starbucks Coffee

ENTERTAINMENT

- The Well Coffeehouse
- Chopt Creative Salads
- Shake Shack
- Clean Eatz
- White Bison Coffee
- Tennessee Cobbler
- Five Daughters Bakery
- Bartaco
- Hattie B's Hot Chicken
- Chick Fil A
- Jimmy John's
- Baked on 8th
- Dozen Bakery
- Gabby's
- Bongo Java
- Proper Bagel
- Hopdoddy

HOTELS

- Courtyard by Marriott
- Hilton Green Hills
- Hampton Inn
- Marriott at Vanderbilt
- Mint House Hillsboro Village
- Moxy Vanderbilt
- BentoLiving Chestnut Hill
- Candlewood Suites

POINTS OF INTEREST

- Lipscomb University
- Nashville Zoo
- Belmont University
- Vanderbilt University

RESTAURANTS

- Burger Up
- Sunflower Vegan Cafe
- The Yellow Porch
- The Pfunk Griddle
- Nashville Jam Co
- The Eastern Peak
- Logan's Roadhouse
- Rafferty's
- Stay Golden
- Emmy Squared Pizza
- North Italia
- Carrabba's
- RH Courtyard
- Noshville Delicatessen
- True Food Kitchen
- Char Steak House
- Bottle Cap
- Locust
- Josephine
- 12 South Taproom
- Urban Grub
- Emery
- Edley's BBQ
- Love Peace & Pho
- First Watch
- Maple Street Biscuit Co
- Mangia
- MLRose Craft Beer & Burgers
- Sinema
- Fenwick's 300

RETAIL

- Smokin Thighs
- Wedgewood
- Earnest Hideaway
- IL Forno
- Jack Brown's Joint
- Barcelona Wine Bar
- Taco Mama
- The Pancake Pantry
- E3 Chophouse
- Biscuit Love
- The Co-Op Frose
- Fido
- Funtime Sushi
- Maggiano's Little Italy
- Stoney River
- Chateau West

VICINITY MAP

- One Hundred Oaks
- Walmart Supercenter
- The Home Depot
- The Mall at Green Hills
- Whole Foods Market
- The Hill Center
- Trader Joe's
- Kroger
- Walgreens
- Publix
- Houston Station
- CVS Pharmacy

Building Overview



Centralized amenities plan

New entrance
& lobby amenities

Indoor/outdoor plaza space

Enhanced glass curtain
& skylights for more
natural light

New parking deck offers
improved parking ratios
up to 4.5 Per 1,000 SF

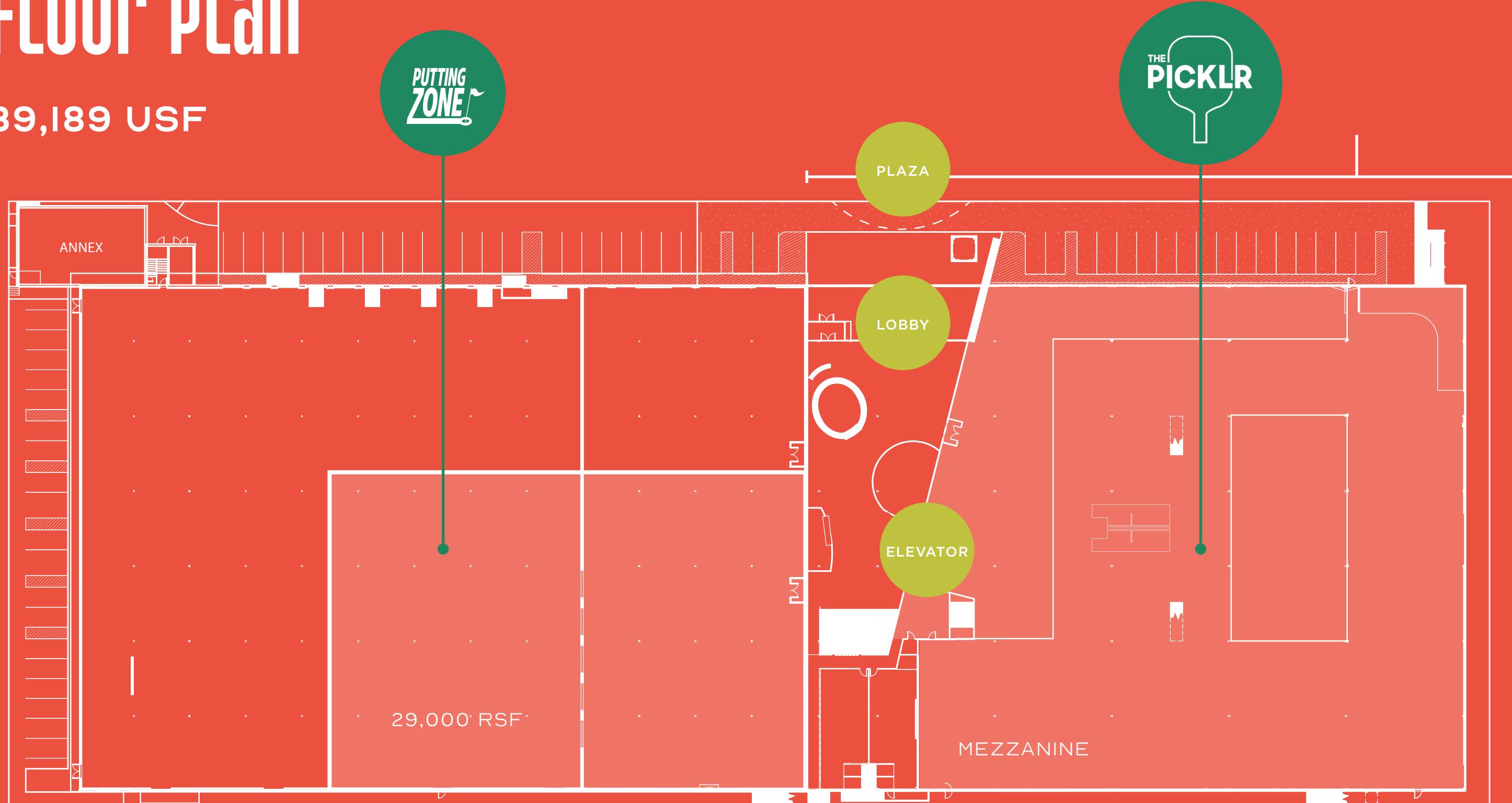


Parking Plan



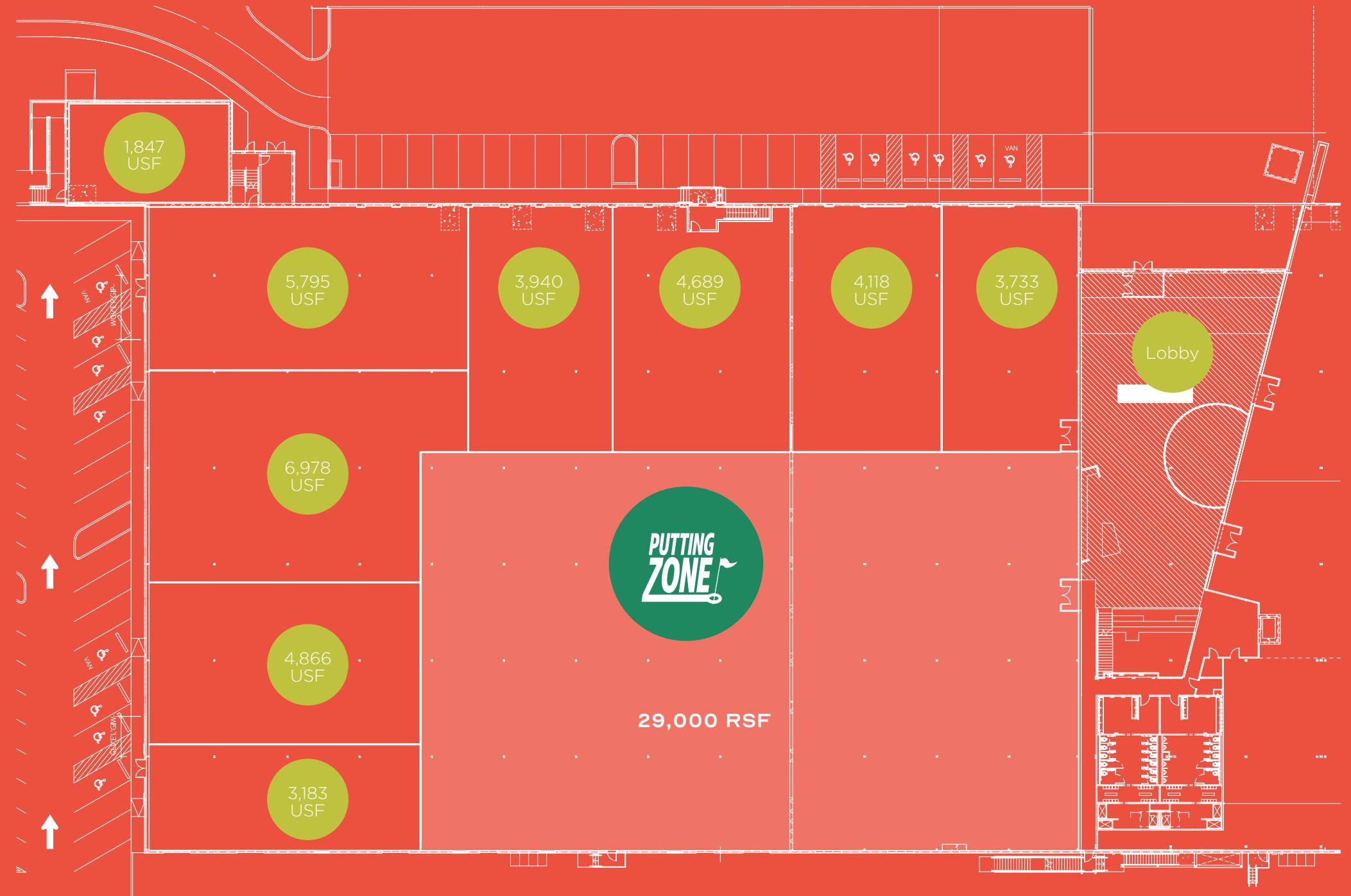
FLOOR PLAN

39,189 USF



SAMPLE DEMISING PLAN - West Wing

1,847 - 39,189 RSF



For illustrative purposes only. Not to scale.

