

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

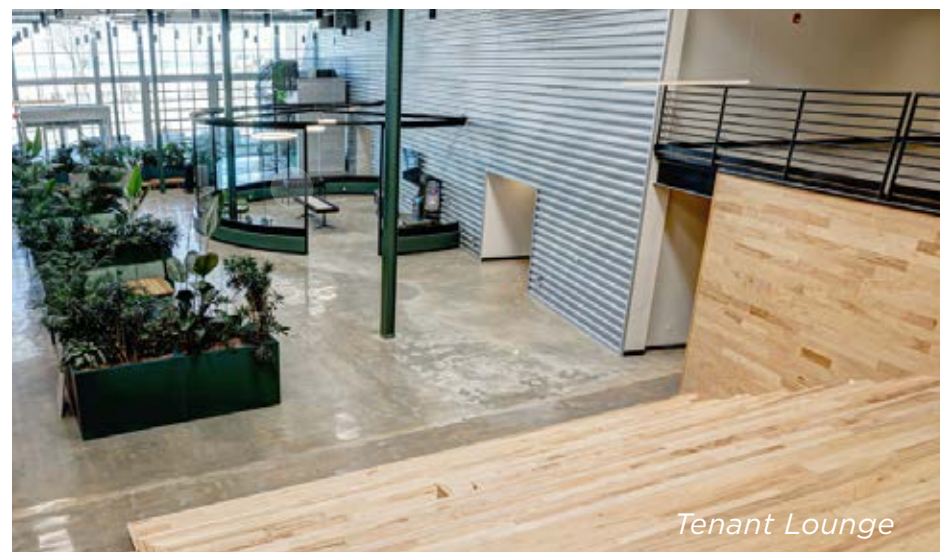
- Rare wide-open layout
- Opportunity to customize storefronts and add ample outdoor space
- Dense concentration of retail businesses and offices offers regular activation

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.



Indoor/Outdoor Plaza Space



Tenant Lounge



Gaming Room



Coffee Bar & Lounge

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



LOCATION

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.

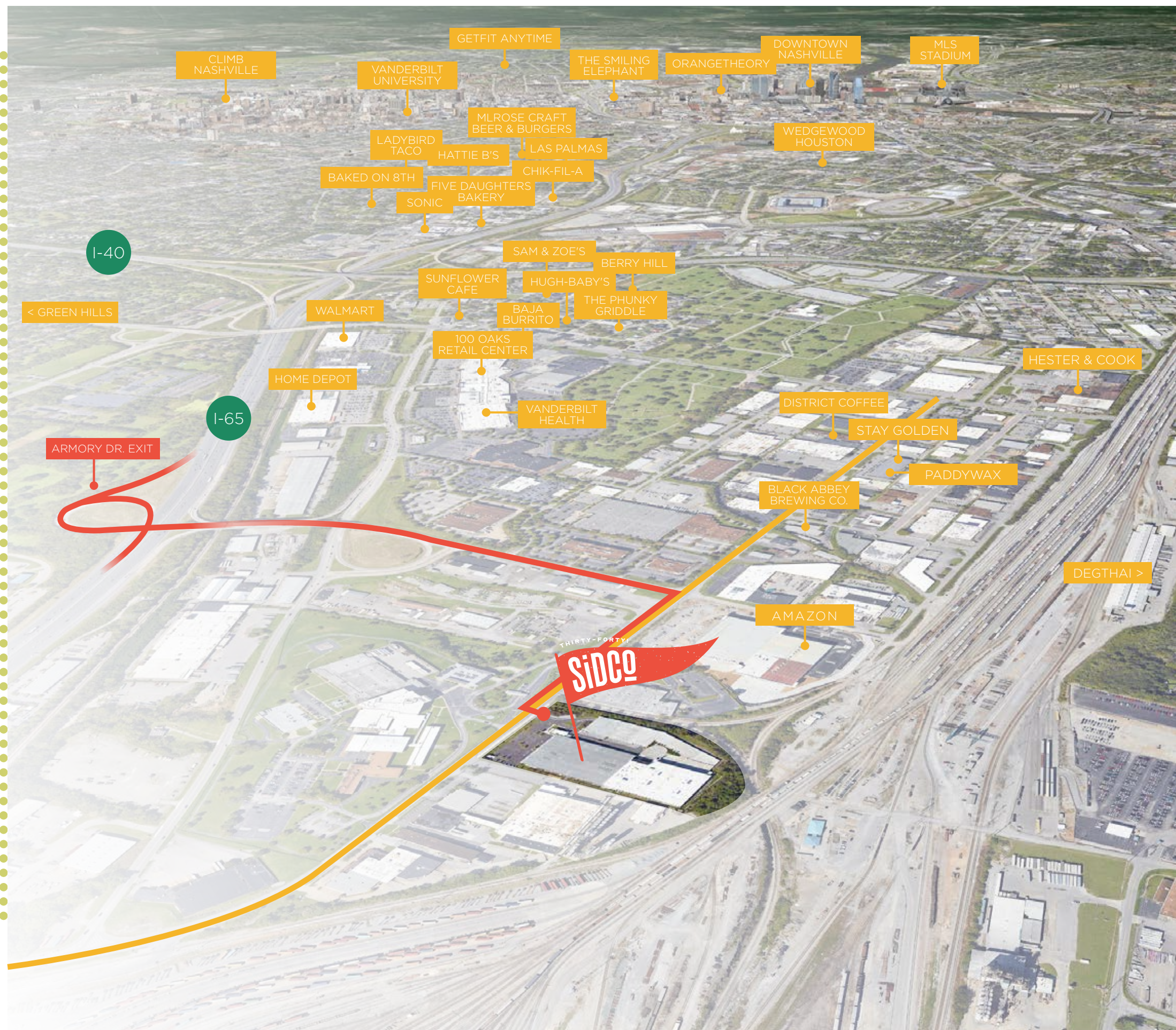
With a constant flurry of activity and new development, 100 Oaks has long been viewed by Nashville investors and tenants as the mid-point of Nashville’s most active submarkets.

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

EDGEHILL

WEDGEWOOD
HOUSTON

BELMONT

MELROSE

12 SOUTH

BERRY HILL

OAK HILL

FRANKLIN
COOL SPRINGS
15 MIN.

40

NASHVILLE
INT'L AIRPORT
10 MIN.

65

440

24

440

65

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

Soho House Nashville
Jackalope Brewing Co
Fait la Force Brewing
Game Terminal

FAST FOOD

Brother's Burger Joint
Juice Bar
Sam & Zoe's Coffee
Hugh-Baby's
Wendy's
Chipotle
Panda Express
Panera Bread
District Coffee
Starbucks Coffee

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

Sunflower Vegan Cafe
The Yellow Porch
The Pfunky 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

Burger Up
Butter Milk Ranch
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

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

RETAIL

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

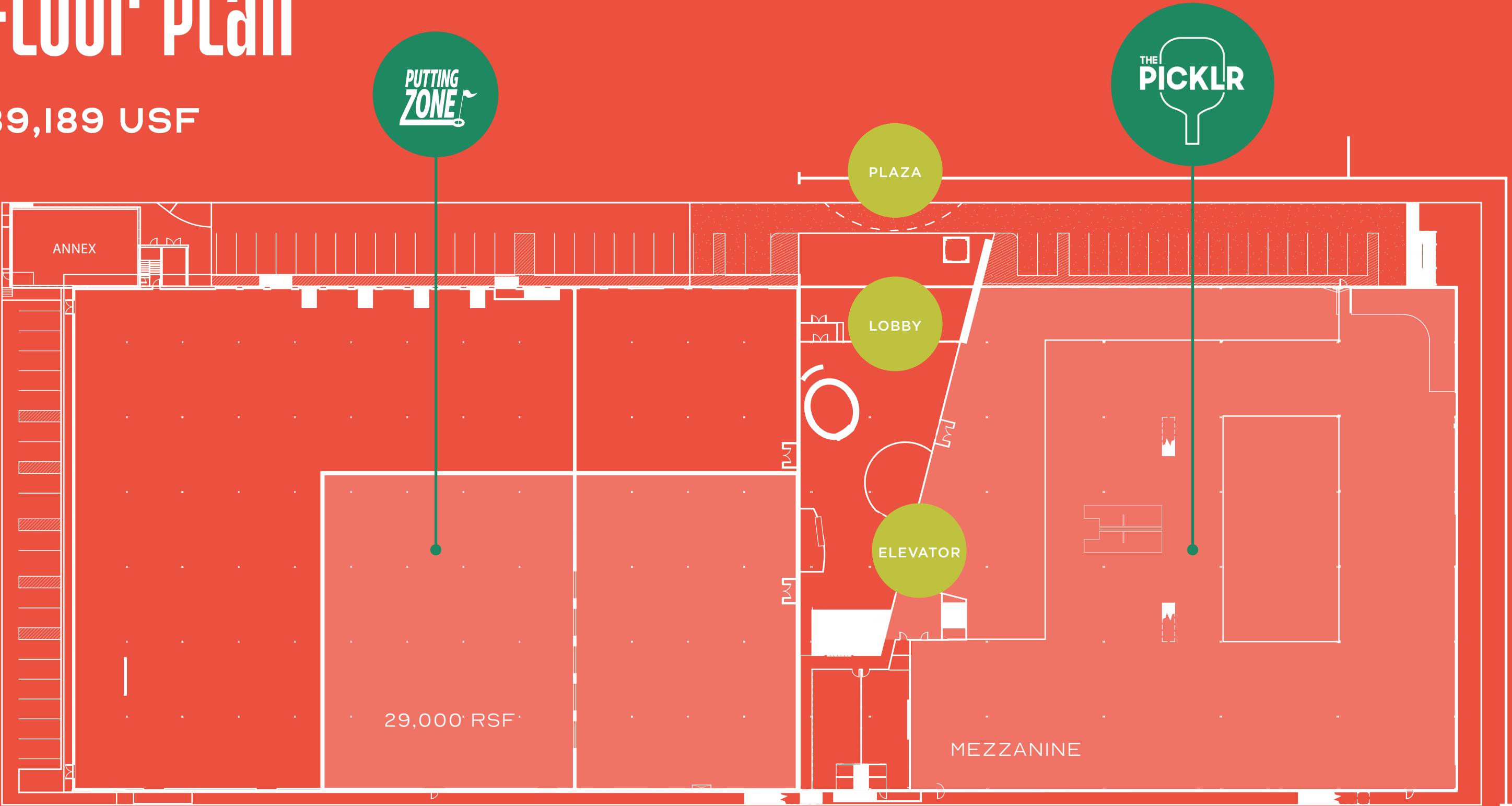


Parking Plan



FLOOR PLAN

39,189 USF

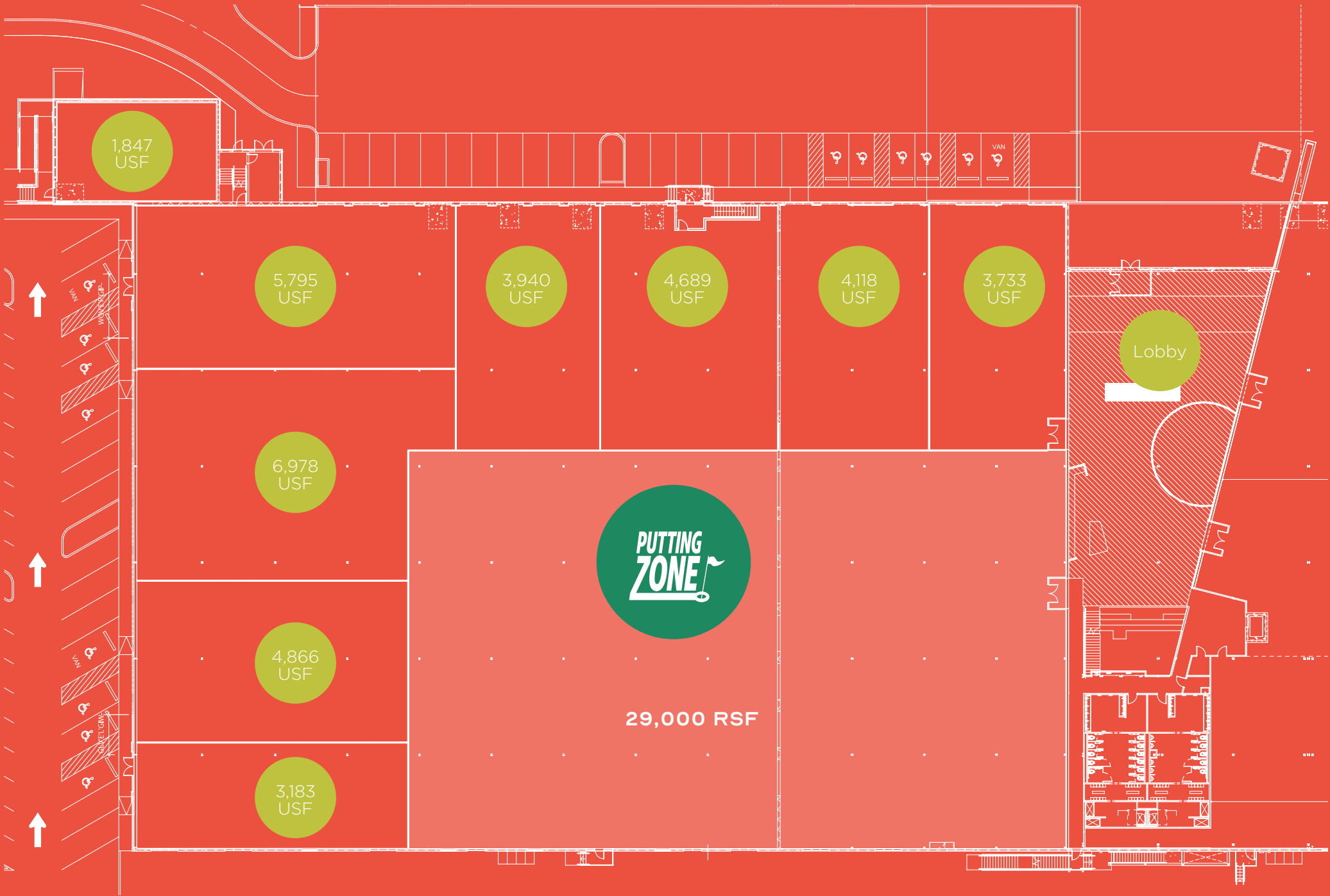


WEST WING
TOTAL: 73,923 RSF

EAST WING
IST FL: 55,440 RSF
MEZZANINE: 38,591 RSF
TOTAL: 94,031 RSF

SAMPLE DEMISING Plan - West Wing

1,847 – 39,189 RSF





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