

# SYLVAN SUPPLY

INDUSTRIAL-GRADE INSPIRATION

OFFICE, RETAIL & DINING

[SYLVANSUPPLY.COM](http://SYLVANSUPPLY.COM)





## FROM VINTAGE INDUSTRY TO MODERN IDEA FACTORY

Sylvan Supply is an adaptive re-use development on Charlotte Avenue at the gateway to Nashville's vibrant Sylvan Park – and on the edge of Sylvan Heights. Since 1959, this collection of industrial structures was home to Madison Mill, a maker of quality wood and steel products. Today, the vintage buildings are being transformed into bright and modern creative office spaces along with a carefully selected mix of retail and dining concepts.





## PROPERTY HIGHLIGHTS

**39,079 SF OF ON-SITE RESTAURANTS & SHOPS**

**OPEN CORRIDORS & NUMEROUS OUTDOOR PLAZAS FOR RETAIL & DINING**

**PATIOS FOR SELECT OFFICE TENANTS**

**EXTERIOR SIGNAGE OPPORTUNITIES**

**COMMON AREA WI-FI**

**SURFACE & GARAGE PARKING**

**198,549 TOTAL SF | 60,943 SF OFFICE AVAILABLE**





## TURNING ORDINARY SPACES INTO NEXT-GENERATION WORKPLACES

A&B™ is an uncommon approach to the workplace focused on going Above & Beyond™ for Business. More than breakout spaces and conference facilities, A&B creates an exceptional workplace experience centered around hospitality, convenience and sparking connections.



. PURVEYOR OF .

# UNCOMMON WINE, SPIRITS & BEER

4101 CHARLOTTE AVE.

SYLVAN PARK

37209

## AN EXPANSIVE MENU OF ON-SITE AMENITIES

While our individual office spaces are rewarding unto themselves, it's in our on-site amenities where Sylvan Supply comes into its own as a unique working environment for Nashville. Simple shopping need or an occasional splurge. Quick bite alone or a lengthy after-hours indulgence with colleagues, clients and friends. Sylvan Supply brings it all together in one dynamic, highly communal work-life experience.



Elà Mar

THE HIDEOUT  
SALON AND LOUNGE



OTAKU  
RAMEN

WOODLAND WINE MERCHANT

pure barre



Broken Egg Cafe

朋克  
克

punk wok

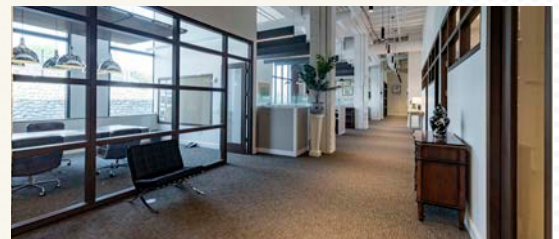
RADISH

BARISTA PARLOR

ROW HOUSE



炒  
鍋

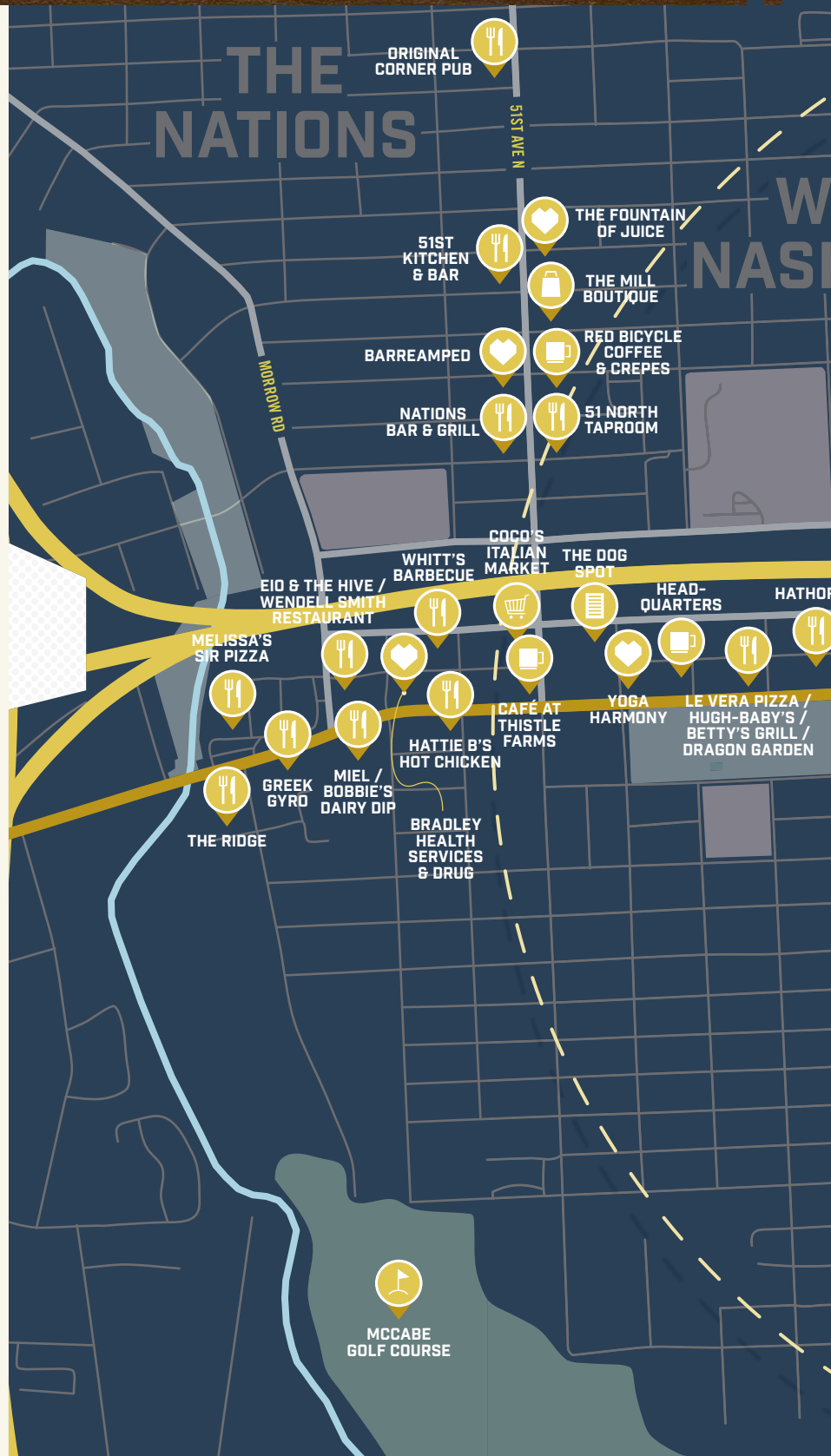




## GREATER NASHVILLE AREA

### WHERE SYLVAN HEIGHTS MEETS SYLVAN PARK.

Sylvan Supply offers attractive proximity to Nashville's Westside including Green Hills, Belle Meade, The Nations, West End and Midtown – with a direct connect to Downtown. Already brimming with specialty shops and dining destinations, the revived Charlotte Avenue Corridor will have new energy with Sylvan Supply's dynamic work environment, distinctive retail and dining and inspired gathering places.







EST  
HVILLE

FAT BOTTOM  
BREWING CO.

CLIFTON AVE

0.5 MILES

CAFÉ AT  
THISTLE  
FARMS

8TH &  
ROAST

ROSIE'S  
MARKET

ANOTHER  
BROKEN  
EGG CAFE

GREEN PEA  
SALON WEST

M.L. ROSE  
CRAFT BEER  
& BURGERS

TAQUERIA  
DEL SOL

CHARLOTTE AVENUE

VINA

CALYPSO  
CAFE

CASTRILLO'S  
PIZZA

FARM  
BURGER /  
DOUBLE  
DOGS

THE  
URBAN  
JUICER

42ND AVE N

SYLVAN  
SUPPLY

SYLVAN  
HEIGHTS

SYLVAN  
PARK

440

ANSWER

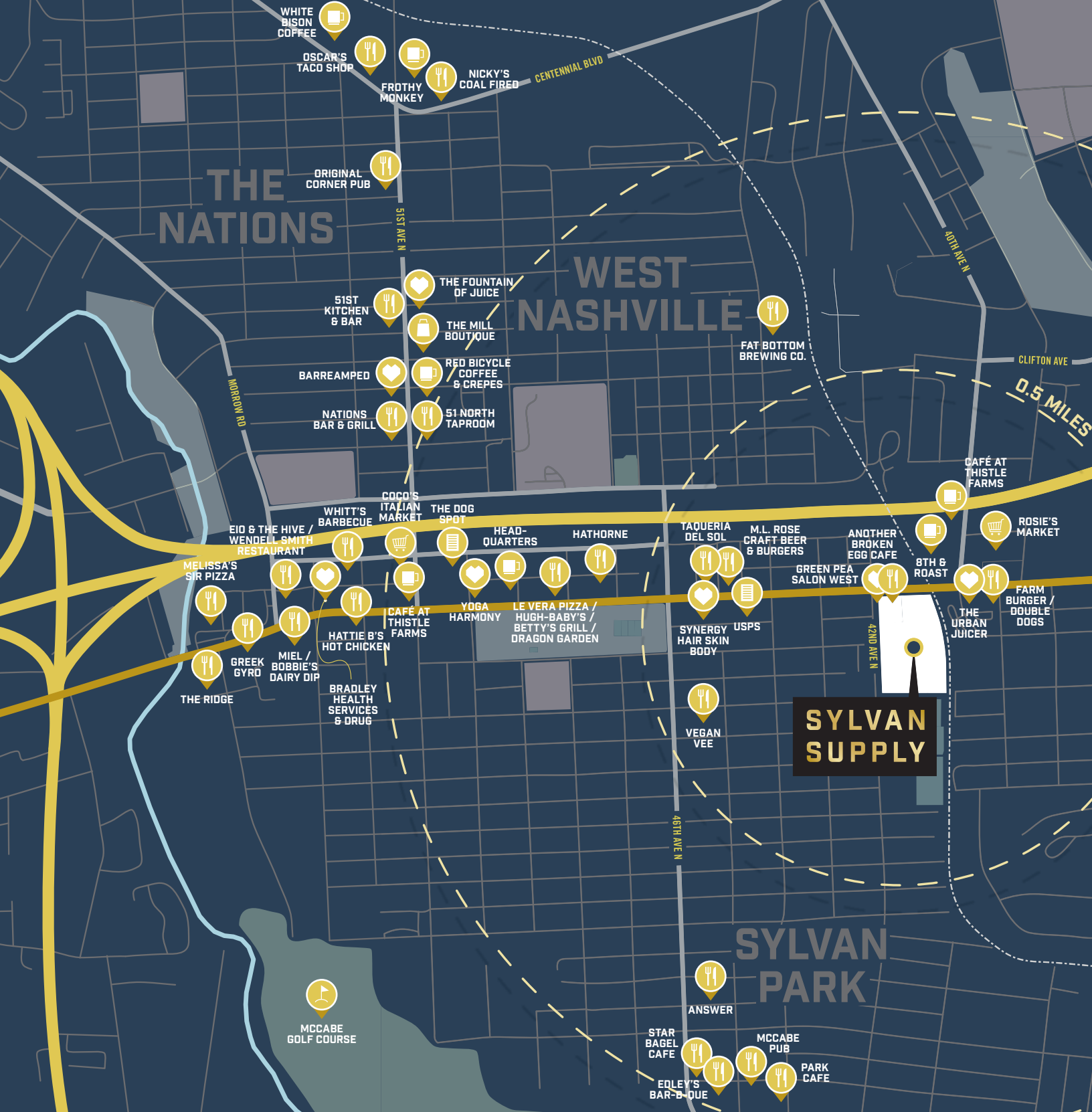
STAR  
BAGEL  
CAFE

MCCABE  
PUB

PARK  
CAFE

EDLEY'S  
BAR-B-QUE



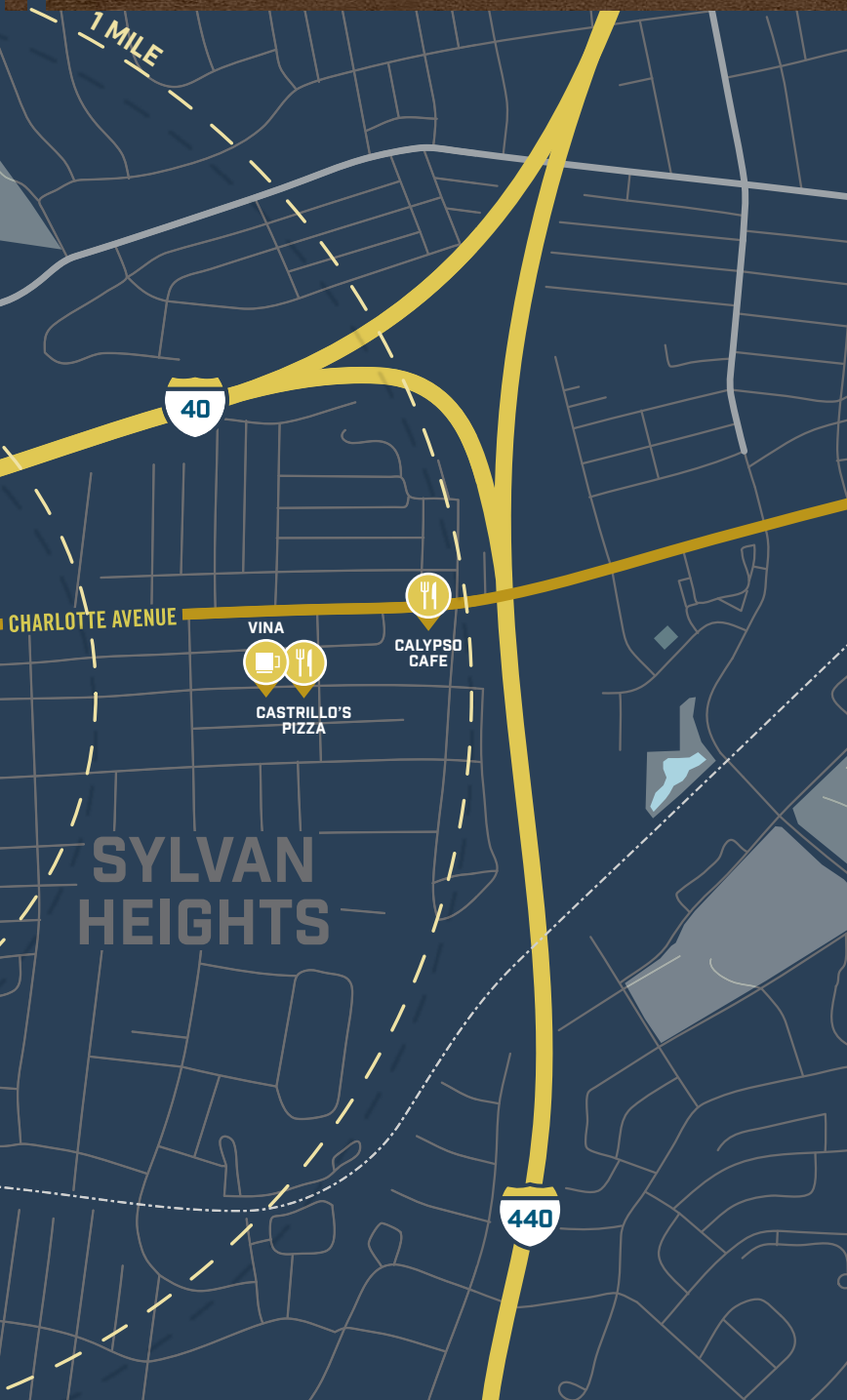


## BREATHING NEW LIFE INTO A HISTORIC CORRIDOR

In many ways, Sylvan Supply represents the culmination of the artistic and commercial resurgence of the entire Charlotte Avenue Corridor. From Sylvan Park to Downtown, this once under utilized section of Nashville is alive with new investment, development and community enthusiasm.



# GREATER NASHVILLE AREA







## CREATIVE SPACES FOR FORWARD THINKERS.

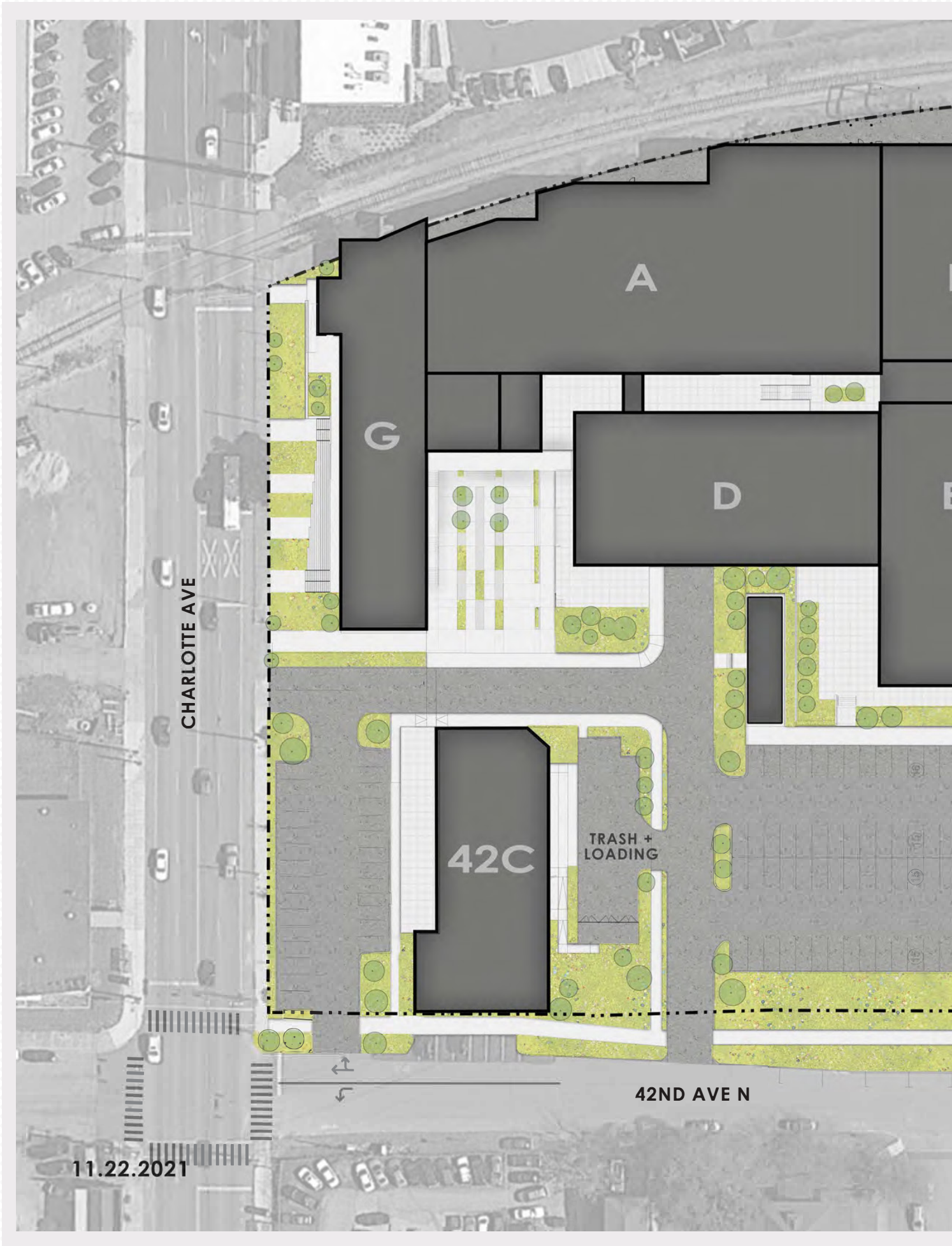
The office component of Sylvan Supply consists of six buildings totaling 159,470 square feet of Class-A creative office space. Each are connected by open corridors and terraces. Tenants also enjoy outdoor terraces adjacent to their space. And with our large-format wide-open floor plans and expansive windows, Sylvan Supply offers inspiring interior environments for the new generation of creative professionals. It's an ideal office platform for companies looking to attract the best talent available – and empower them to excel.





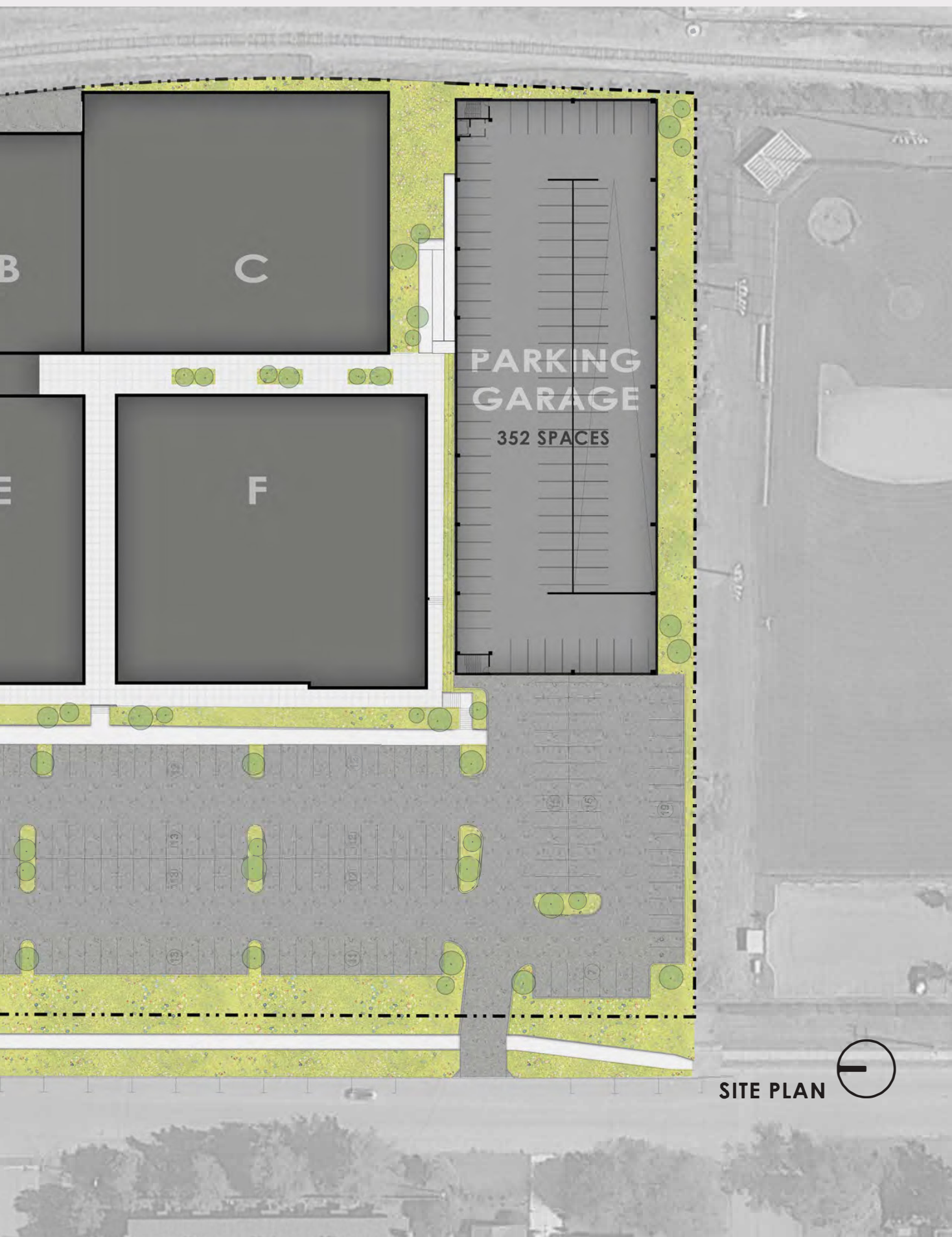






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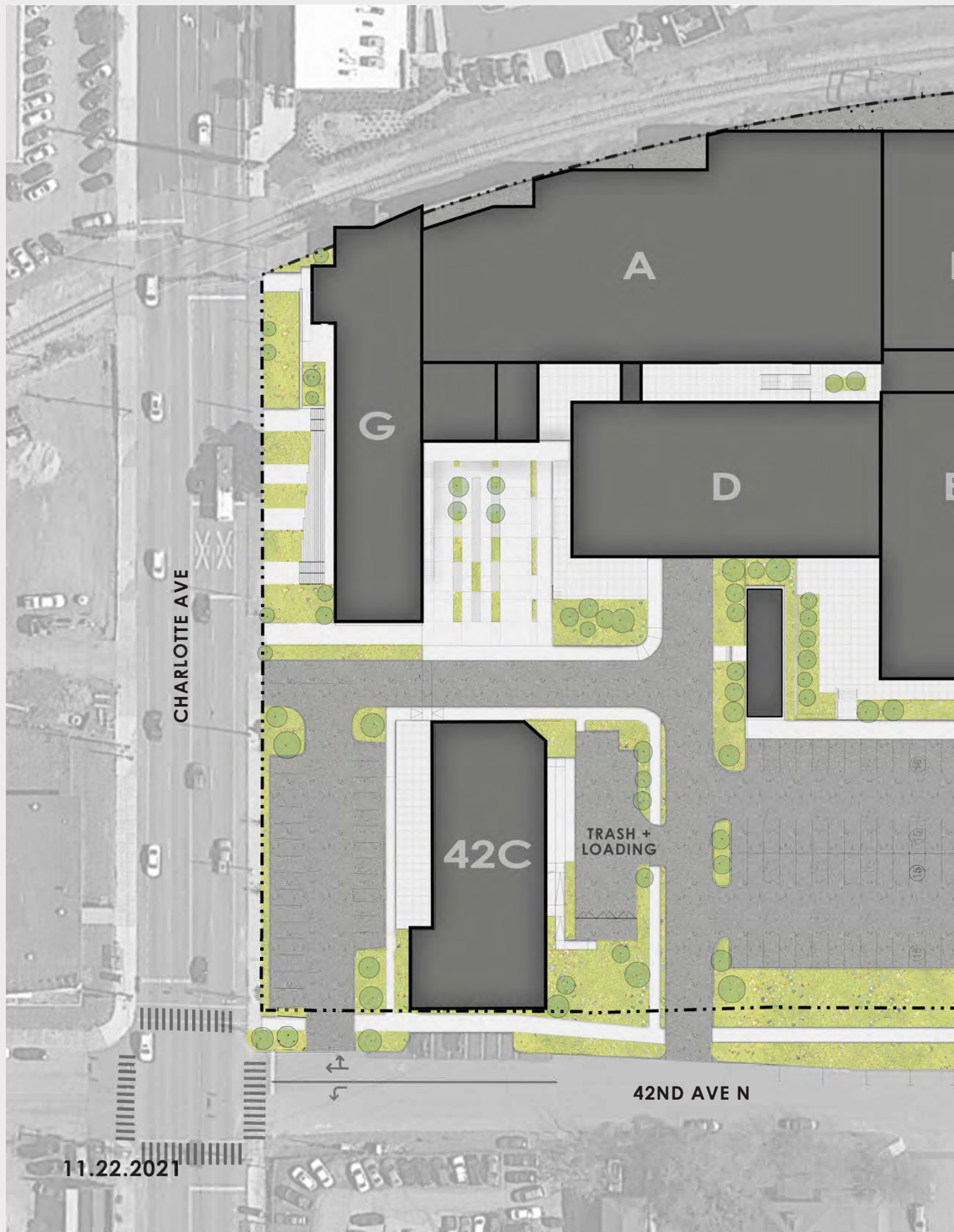




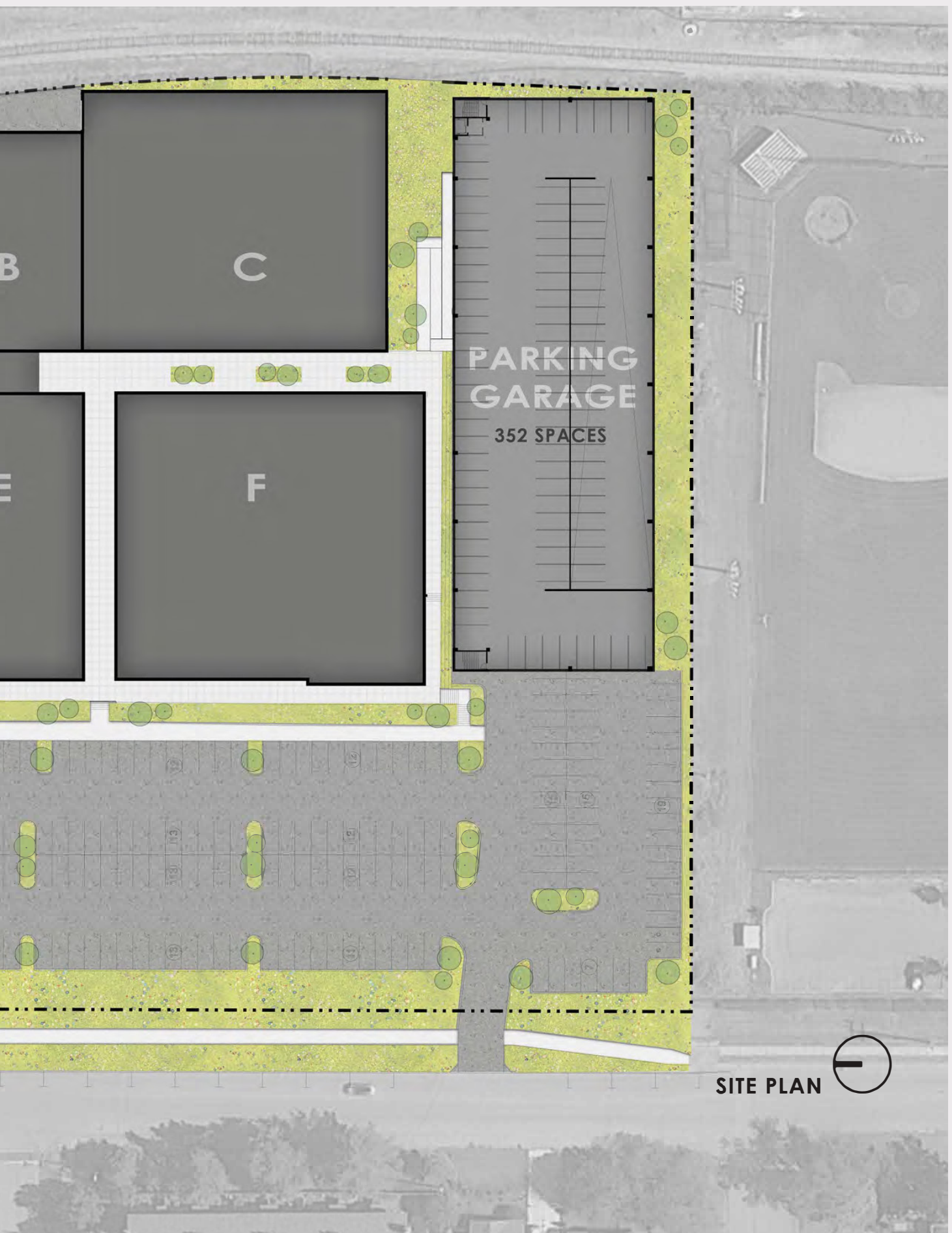
SITE PLAN





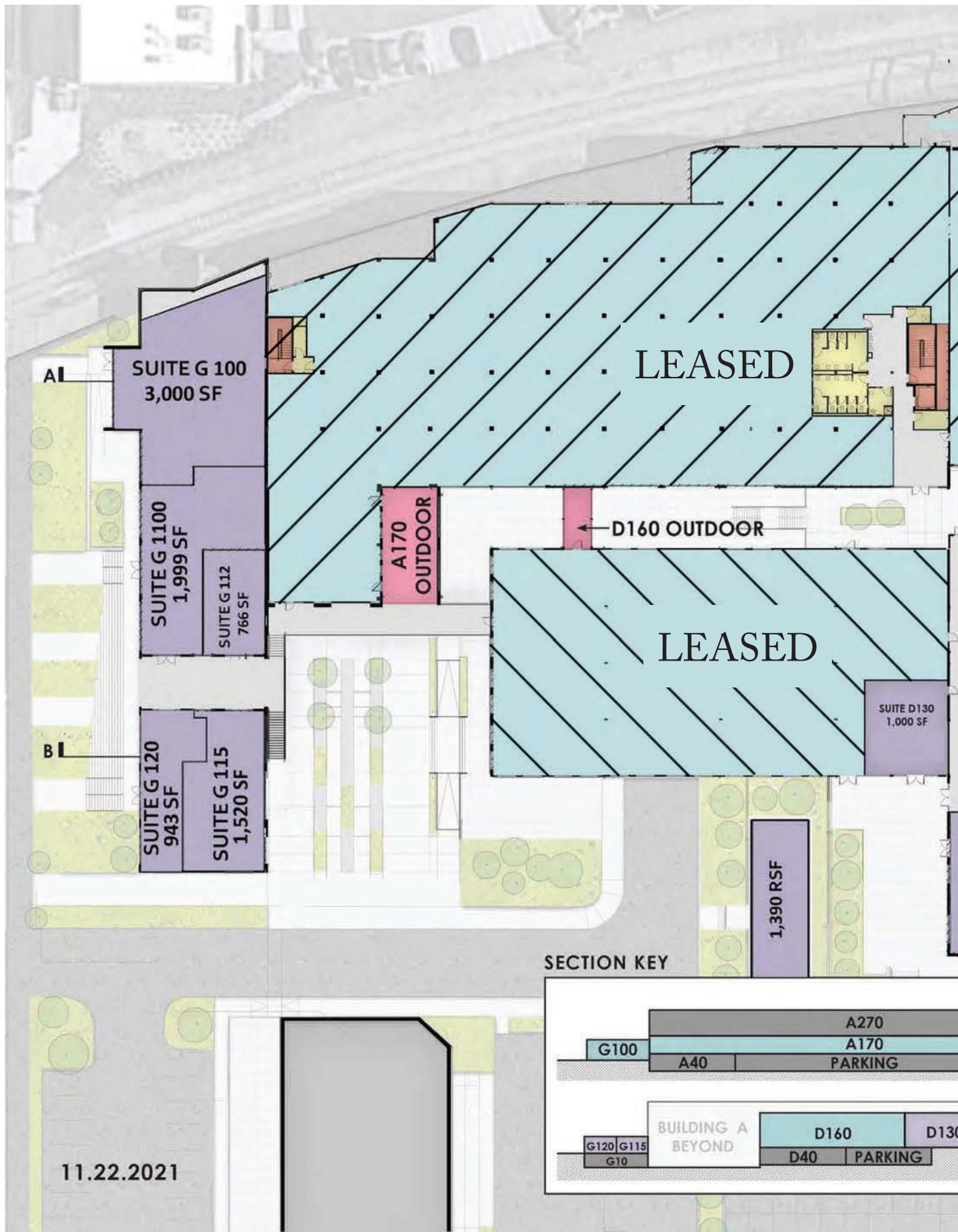




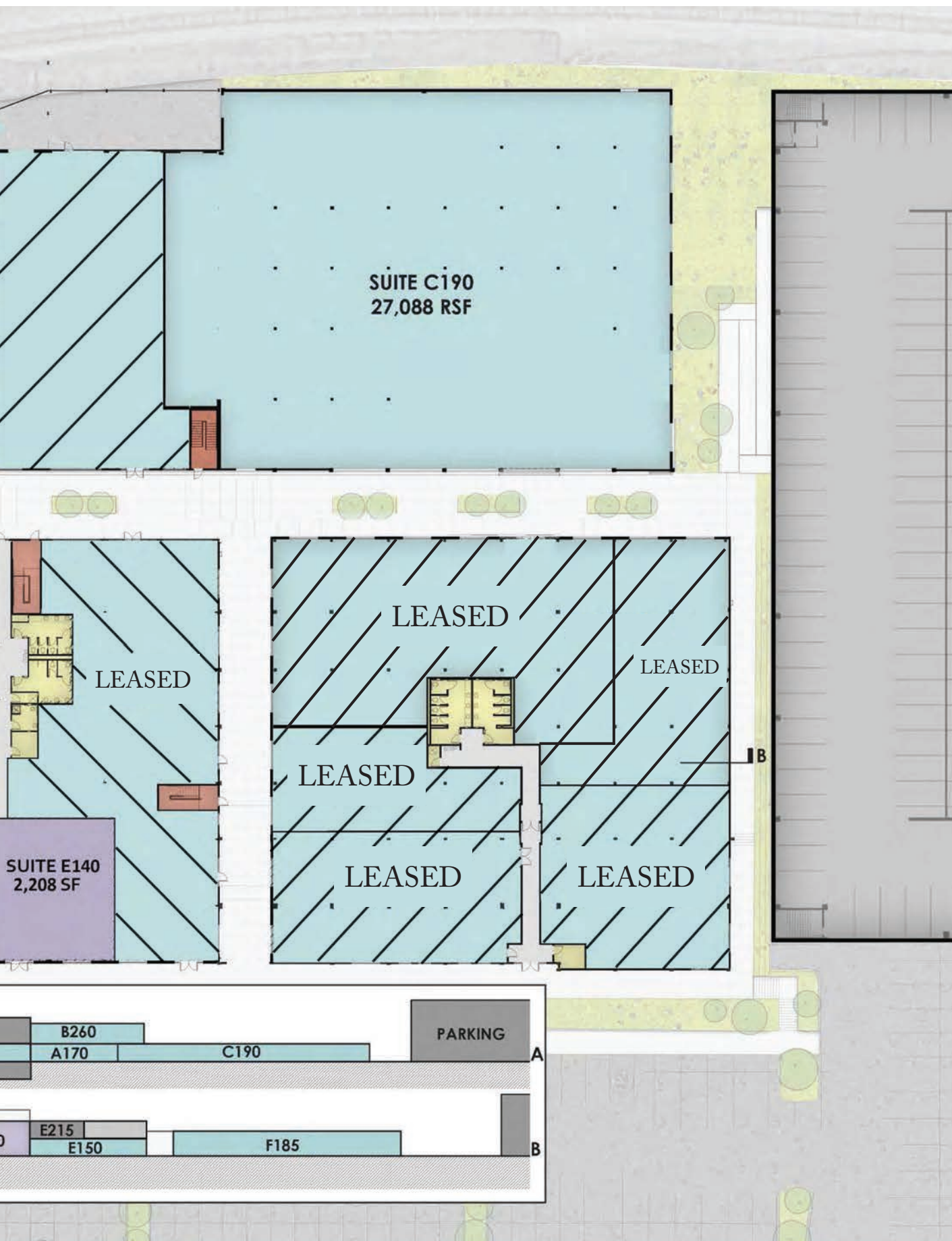


SITE PLAN 

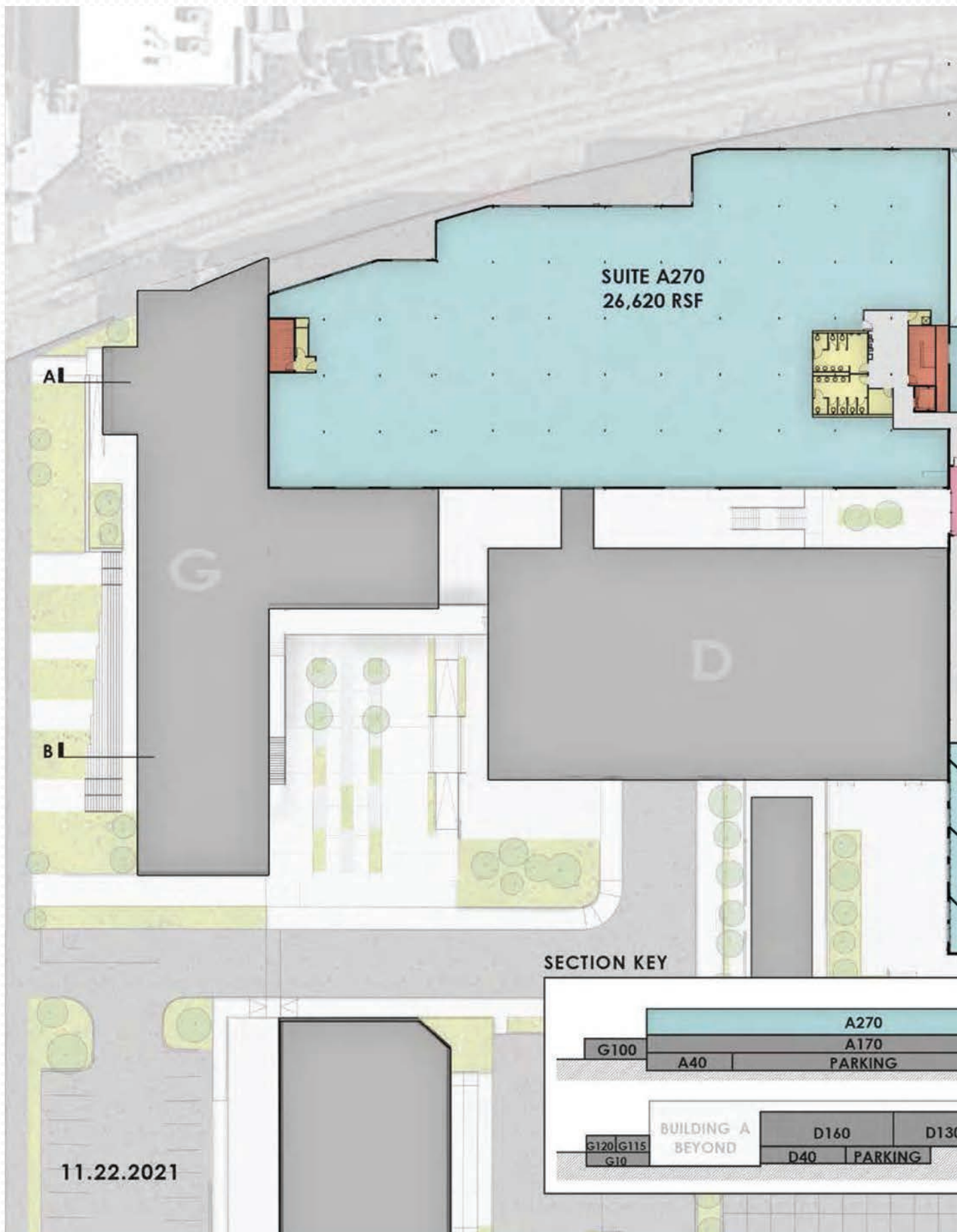




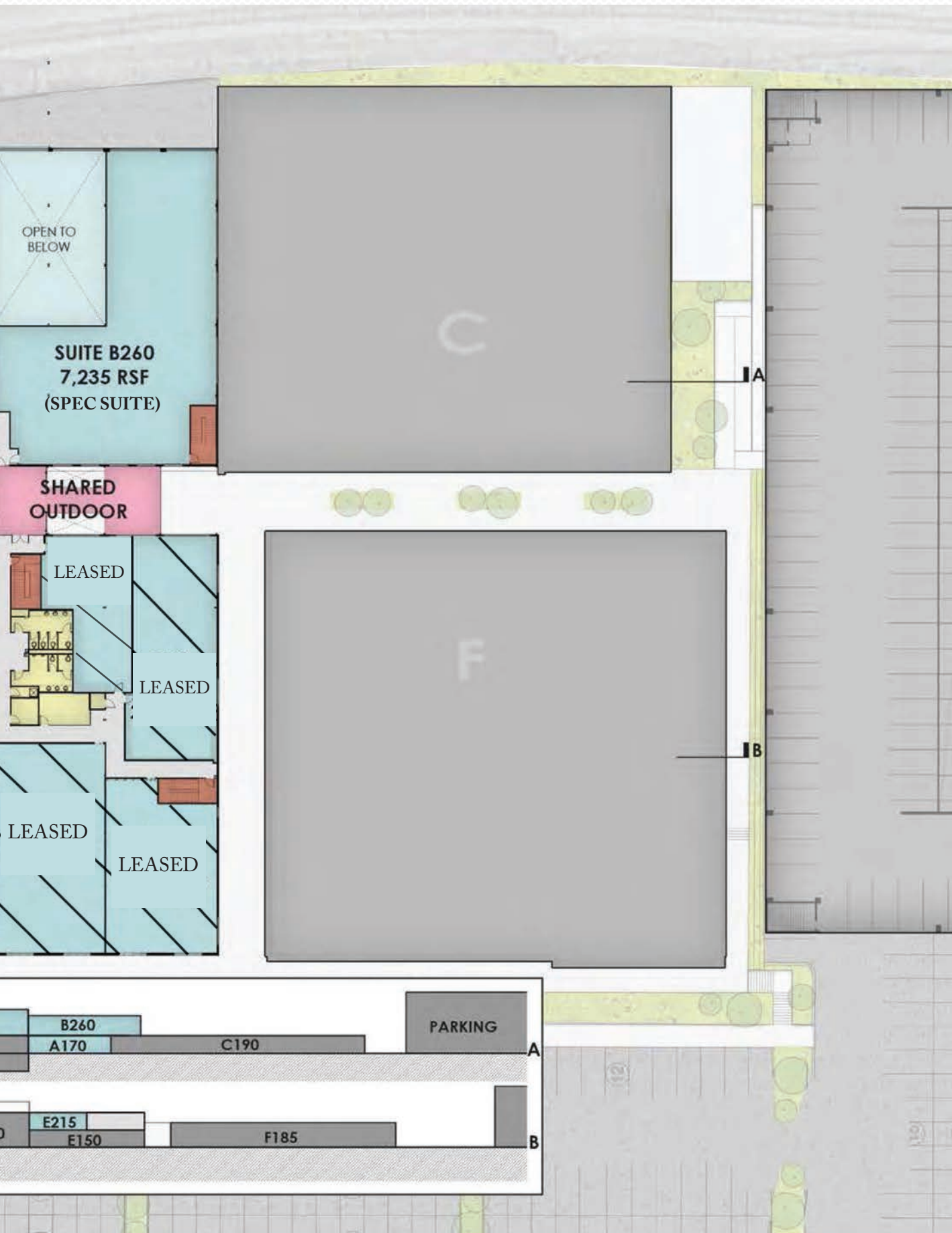
















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## OFFICE LEASING

**BILL ADAIR**

Bill.Adair@jll.com

**ASHLEY MARSHALL**

Ashley.A.Marshall@jll.com



## OWNERSHIP

**CBRE** Investment  
Management

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