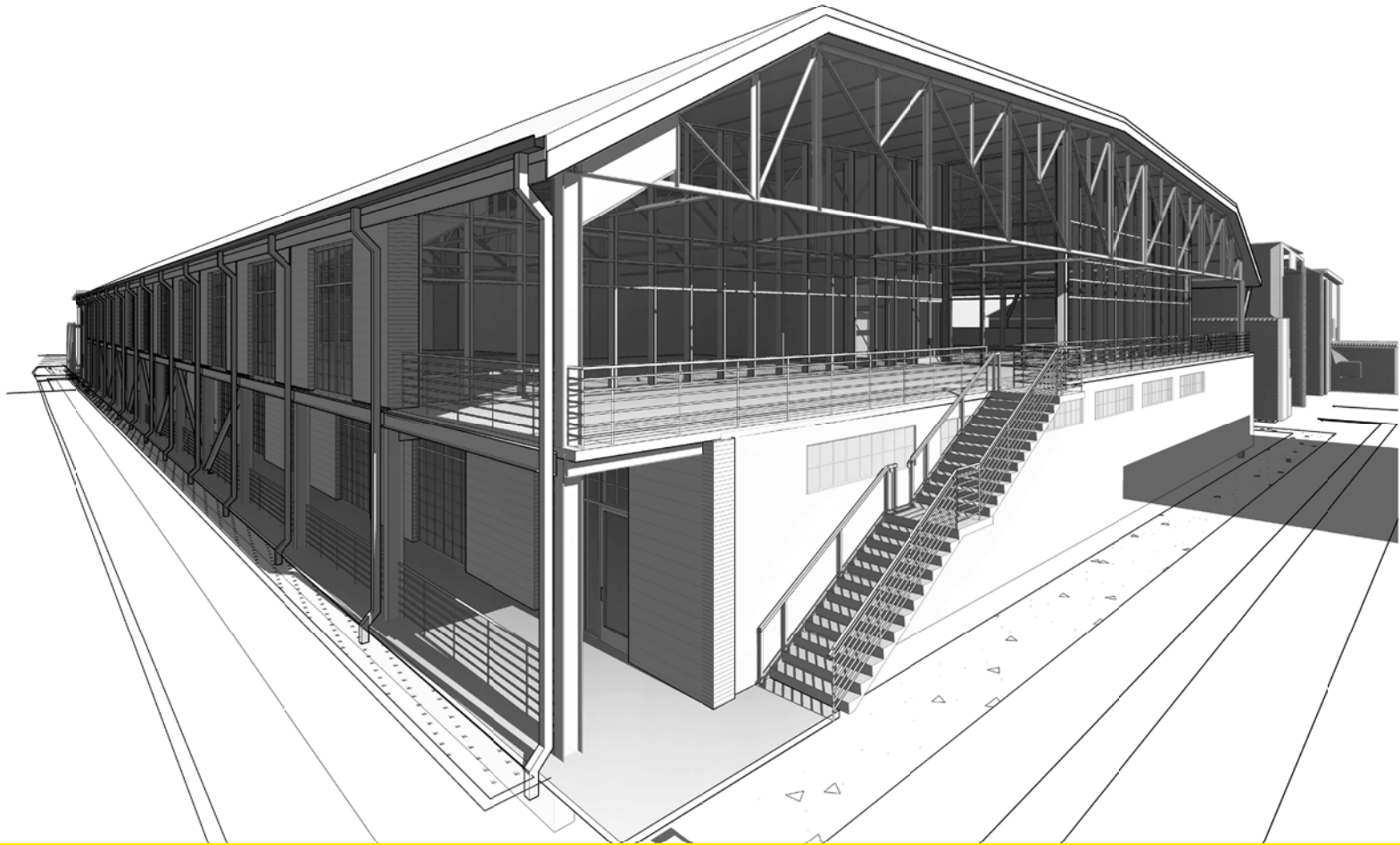




SILO STUDIOS

THE NATIONS



LEASING AND DESIGN SERVICES:



SOUTHEAST VENTURE
REAL ESTATE • DESIGN • DEVELOPMENT

DEVELOPED BY:

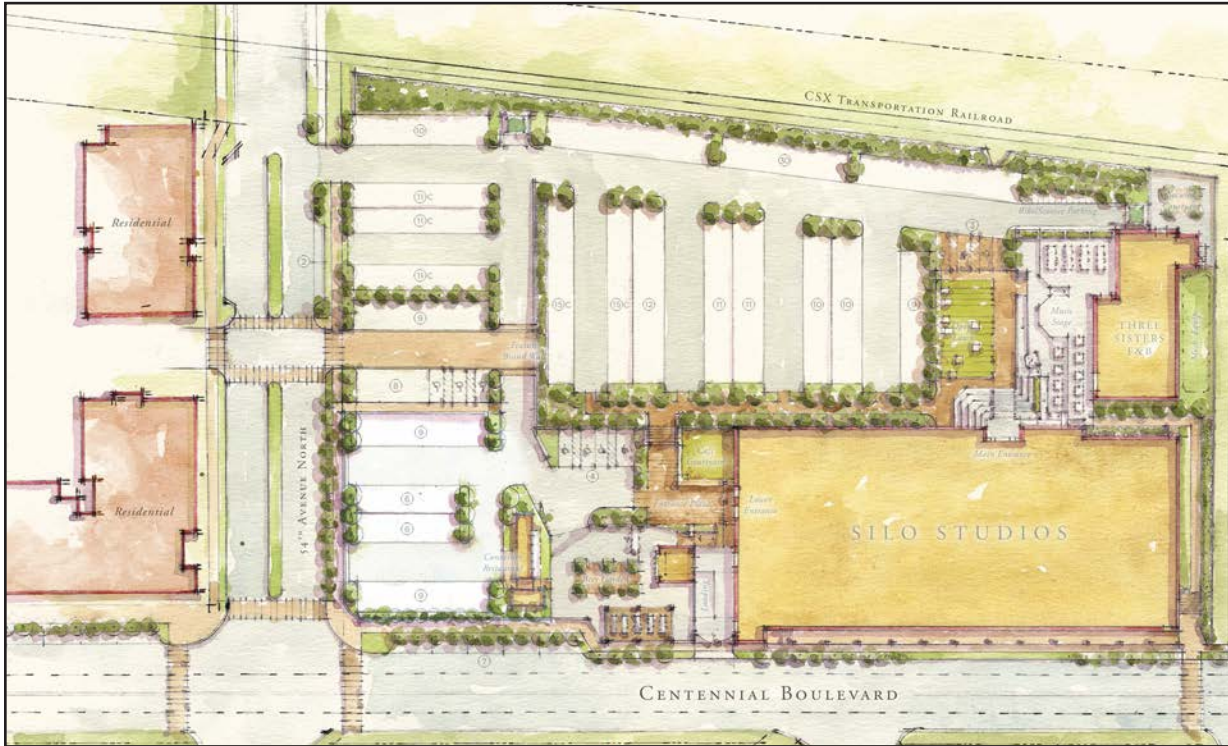


F L Y W A Y
CONSTRUCTION | DEVELOPMENT | REAL ESTATE



OVERVIEW

HIGHLIGHTS + PHASE I CONCEPTUAL SITE PLAN



ADDRESS: 555 Centennial Blvd.

SUB-MARKET: The Nations

MIXED USE: Office / Retail / Restaurant

AVAILABLE: ±59,000 SF Silo Studios

PARKING: 3.5:1000

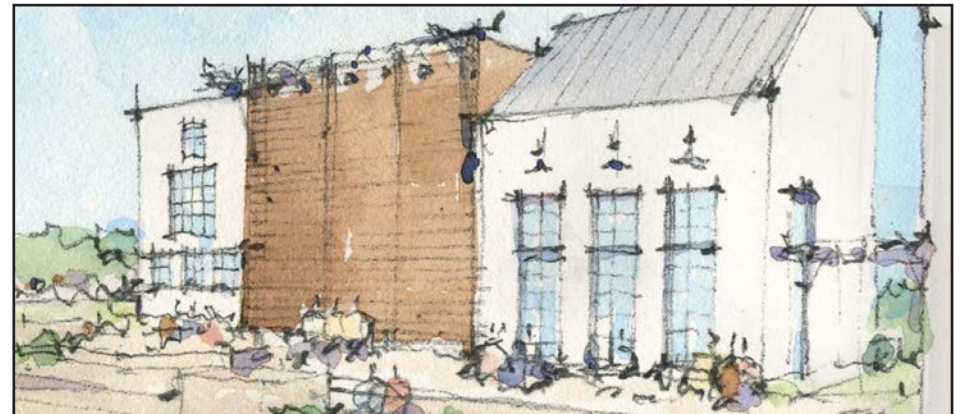
SITE SIZE: 3.77 Acres

AMENITIES: Super Porch, etc.

DELIVERY: 4th Quarter 2018



SILO STUDIOS MAIN ENTRANCE CONCEPT

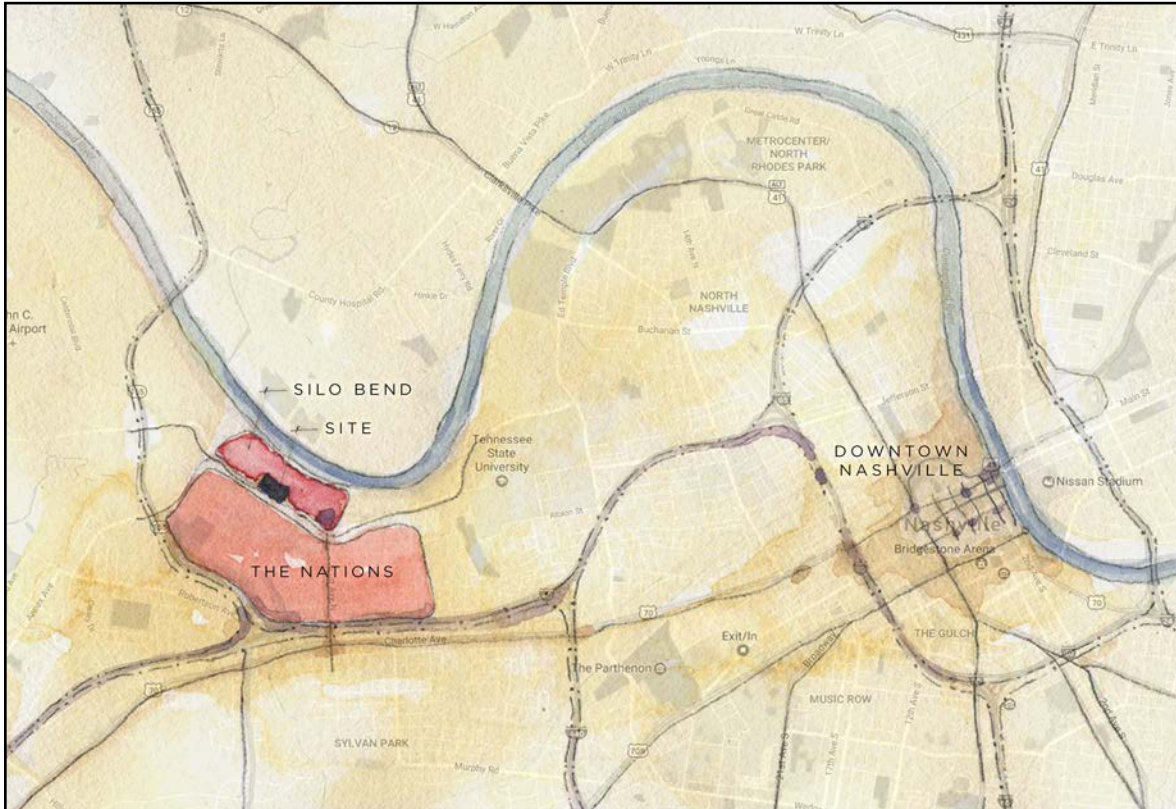


THREE SISTERS RESTAURANT CONCEPT



LOCATION

URBAN + NEIGHBORHOOD CONTEXT



URBAN CONTEXT —

Less than 8 minutes from Downtown Nashville

Easy Access to I-40 directly connects Silo Studios with Downtown. Silo Studios is less than 2 miles from I-40, exit 204.

I-40 divides the West Nashville area; The Nations to the north of the interstate and the Charlotte Avenue Corridor & Sylvan Park to the South.

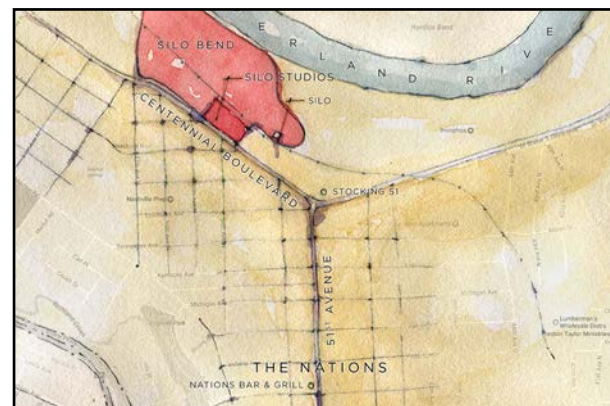
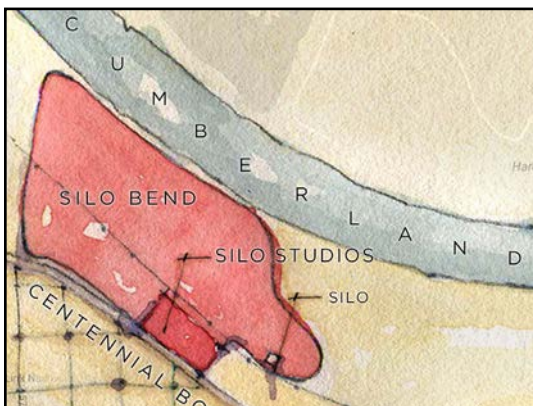
NEIGHBORHOOD CONTEXT —

Silo Bend is ideally situated in the heart of The Nations and along the booming Centennial Boulevard/51st Avenue corridor.

The Silo is visible from I-40, making it an important landmark and way-finder for the entire Nations neighborhood.

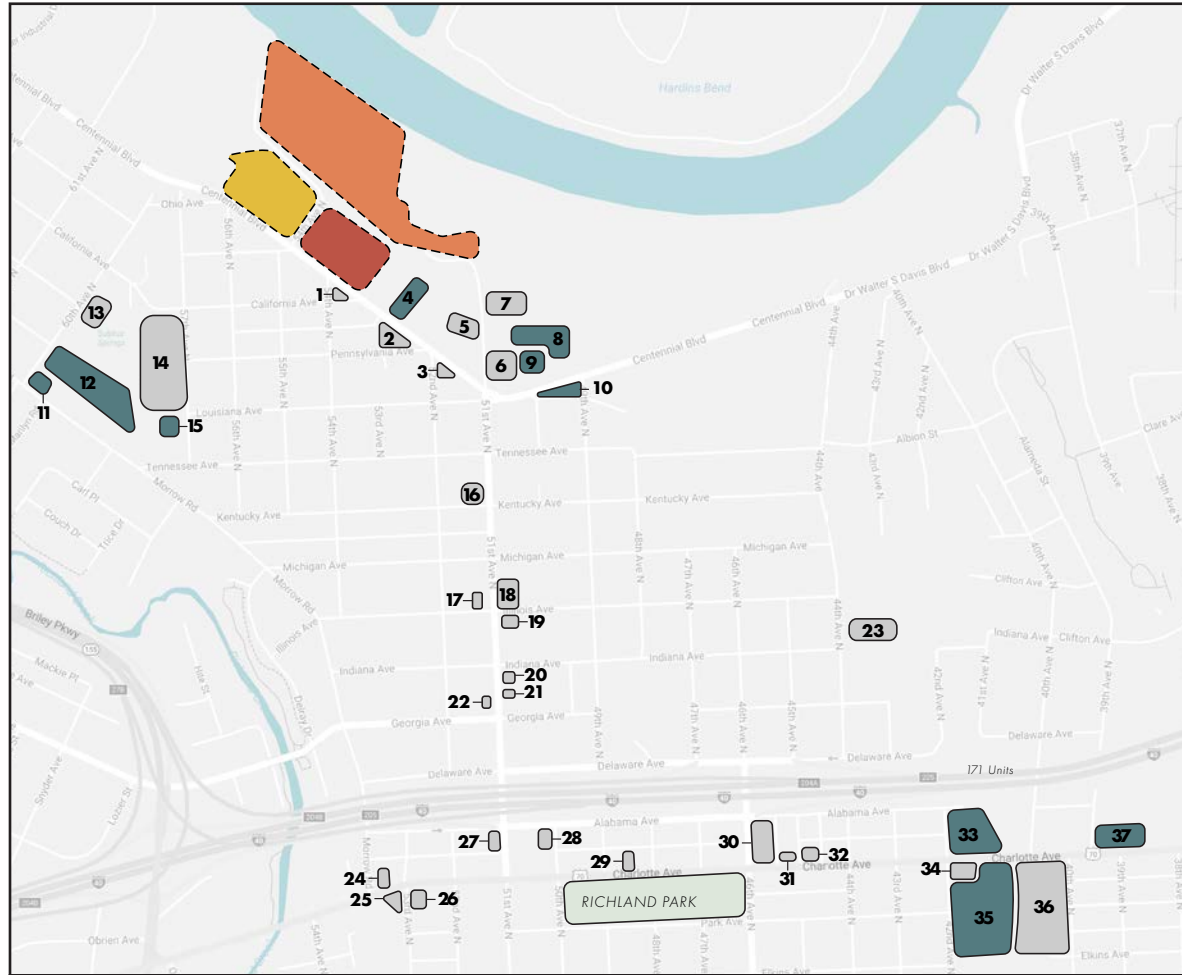
DEVELOPMENT CONTEXT —

Silo Studios is a part of the master planned community Silo Bend. Silo Bend will have 394 residential dwellings surrounding the master campus. Walking trails and greenways will provide access and connectivity throughout the development. Silo Studios is located at the southeastern corner of Silo Bend, at the intersection of Centennial Boulevard and 54th Avenue. This prime location situates Silo Studios at the gateway to the development.



NEIGHBORHOOD

THE NATIONS & CHARLOTTE AVE CORRIDOR



FUTURE
 EXISTING

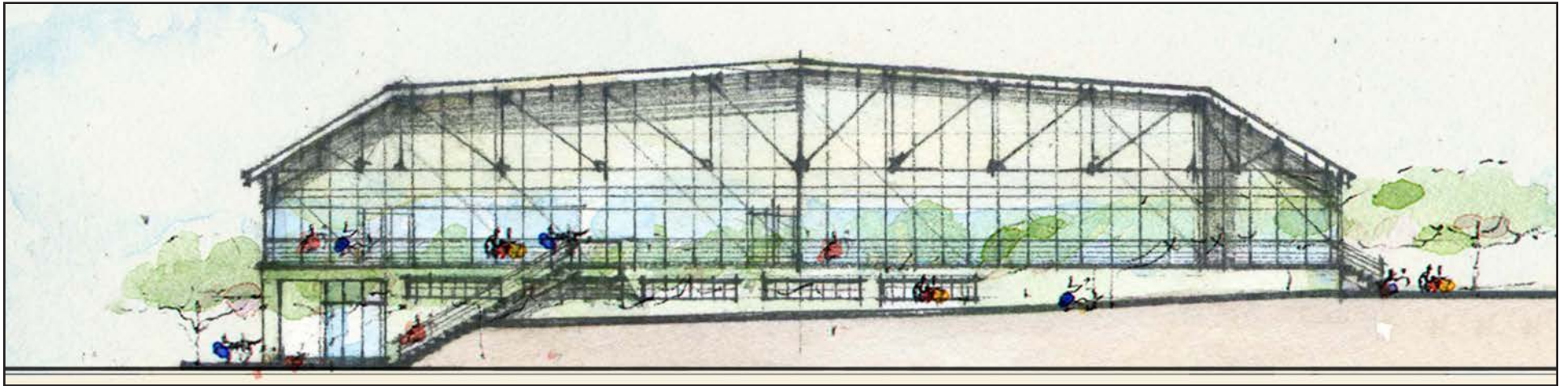
- 1 THREE CORNERS BAKERY
- 2 CENTENNIAL CAFE + DADDY'S DOGS (FUTURE)
- 3 THE CENTENNIAL BAR
- 4 WHITE BISON COFFEE + RETAIL SPACE
- 5 DOLLAR GENERAL
- 6 FROTHY MONKEY + FASHIONABLE + NICKY'S COAL FIRED
- 7 SOUTHERN GRIST BREWING + PROJECT 615
- 8 SOUTHERN GRIST TAPROOM + OFFICE
- 9 CREATIVE OFFICE + RETAIL + RESTAURANT
- 10 CHEF DRIVEN 5-STAR RESTAURANT
- 11 FUTURE REDEVELOPMENT
- 12 TREATY OAKS COTTAGES
- 13 TURTLE ANARCHY BREWING
- 14 WEST MILL TOWNHOMES
- 15 FUTURE REDEVELOPMENT
- 16 THE ORIGINAL CORNER PUB
- 17 51ST KITCHEN & BAR
- 18 THE PHOENIX ON 51ST + BARE BONES BUTCHER
- 19 THE MILL BOUTIQUE + TIN WINGS
- 20 HOUSE: A SOCIAL EATERY
- 21 51 N TAPROOM
- 22 THE NATION'S BAR & GRILL
- 23 FAT BOTTOM BREWING CO.
- 24 EIO & THE HIVE
- 25 BAJO SEXTO + BOBBIE'S DAIRY DIP
- 26 HATTIE B'S
- 27 COCO'S ITALIAN MARKET
- 28 THE DOG SPOT (WEST NASHVILLE)
- 29 HUGH-BABY'S
- 30 WEST 46TH APARTMENTS
- 31 TAQUERIA DEL SOL
- 32 M.L. ROSE CRAFT BEER & BURGERS
- 33 SYLVAN STATION - FIVE POINTS PIZZA
- 34 GREEN PEA SALON WEST + RETAIL
- 35 THE MILLWORKS ON CHARLOTTE
- 36 HILL CENTER SYLVAN HEIGHTS + STATION 40 -
DOUBLE DOGS, FARM BURGER, SALT & WINE
- 37 FACTORY MARKETPLACE

SILO BEND under development
 SILO STUDIOS
 SILO BEND SP (specific plan) up to 394 Residential Units
 THE FLATS @ SILO BEND 193 Units & 3,500 SF Retail



SILO STUDIOS

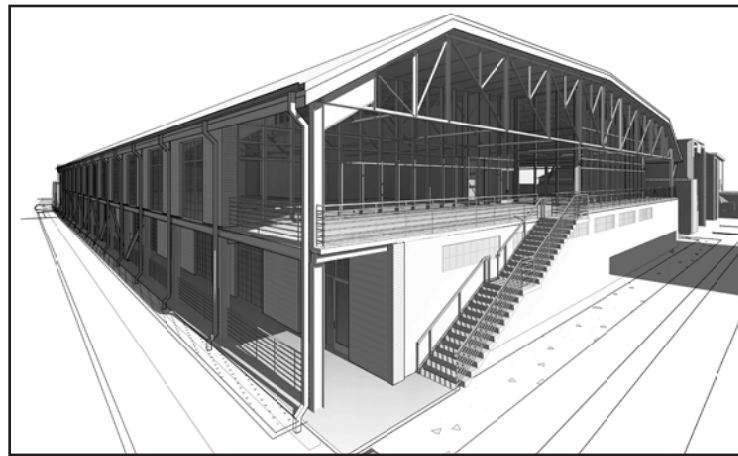
ELEVATIONS & INTERIOR



CONCEPTUAL EAST ELEVATION — SUPER PORCH



MAIN LEVEL INTERIOR — LIGHT WELL & GRAND STAIRCASE



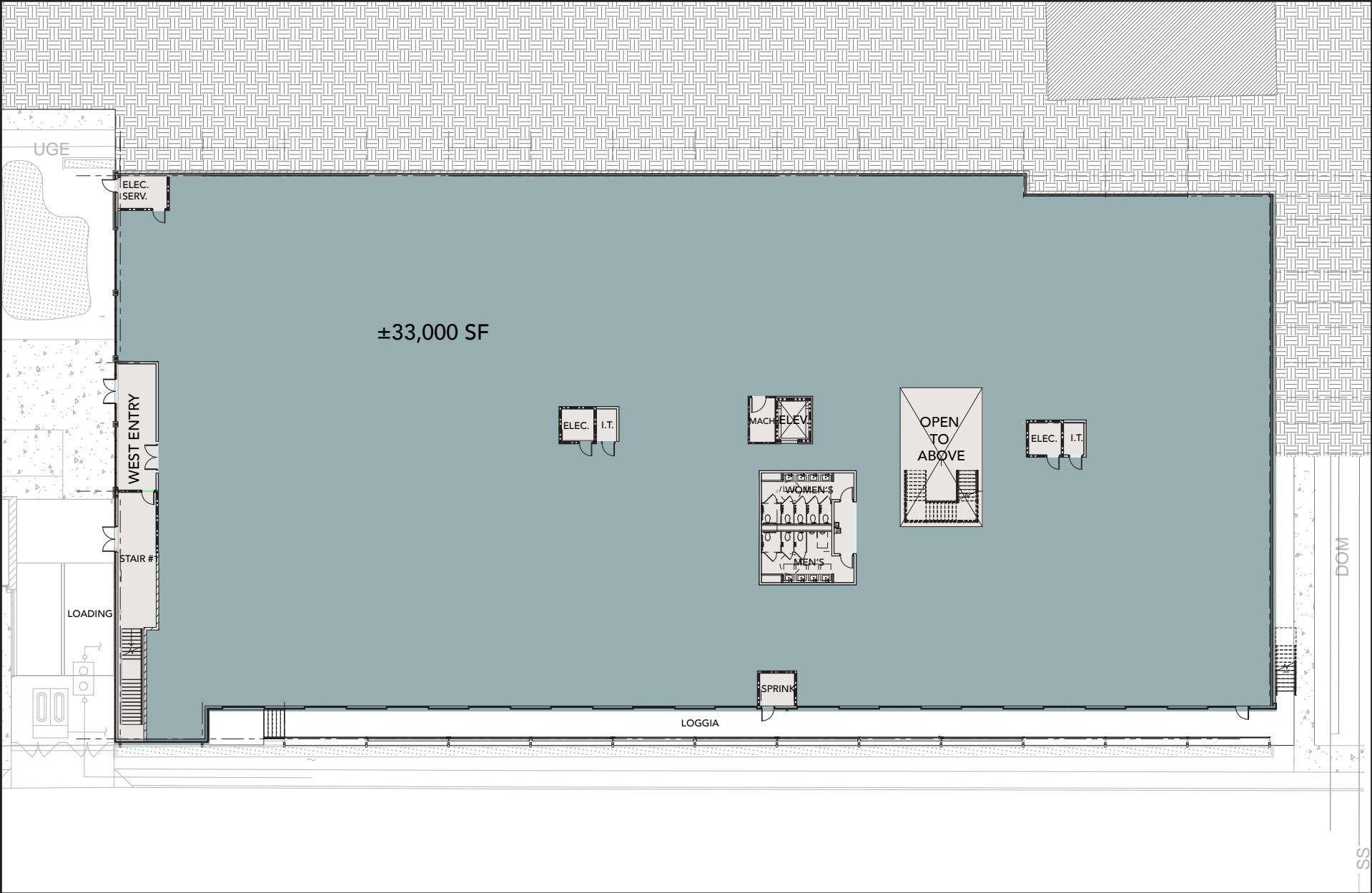
EAST ELEVATION — SUPER PORCH

The former lumber mill's signature building will be reactivated as the main Silo Studios building. It will feature the dramatic bow string trusses spanning the full width of the building, a light well and grand staircase to the upper level, a continuous pedestrian loggia that runs along Centennial Ave. with large glass storefronts, and a dramatic, signature gathering space, the "Super Porch." The Super Porch will have 25 foot ceilings dominated by 2 of the bow string trusses.



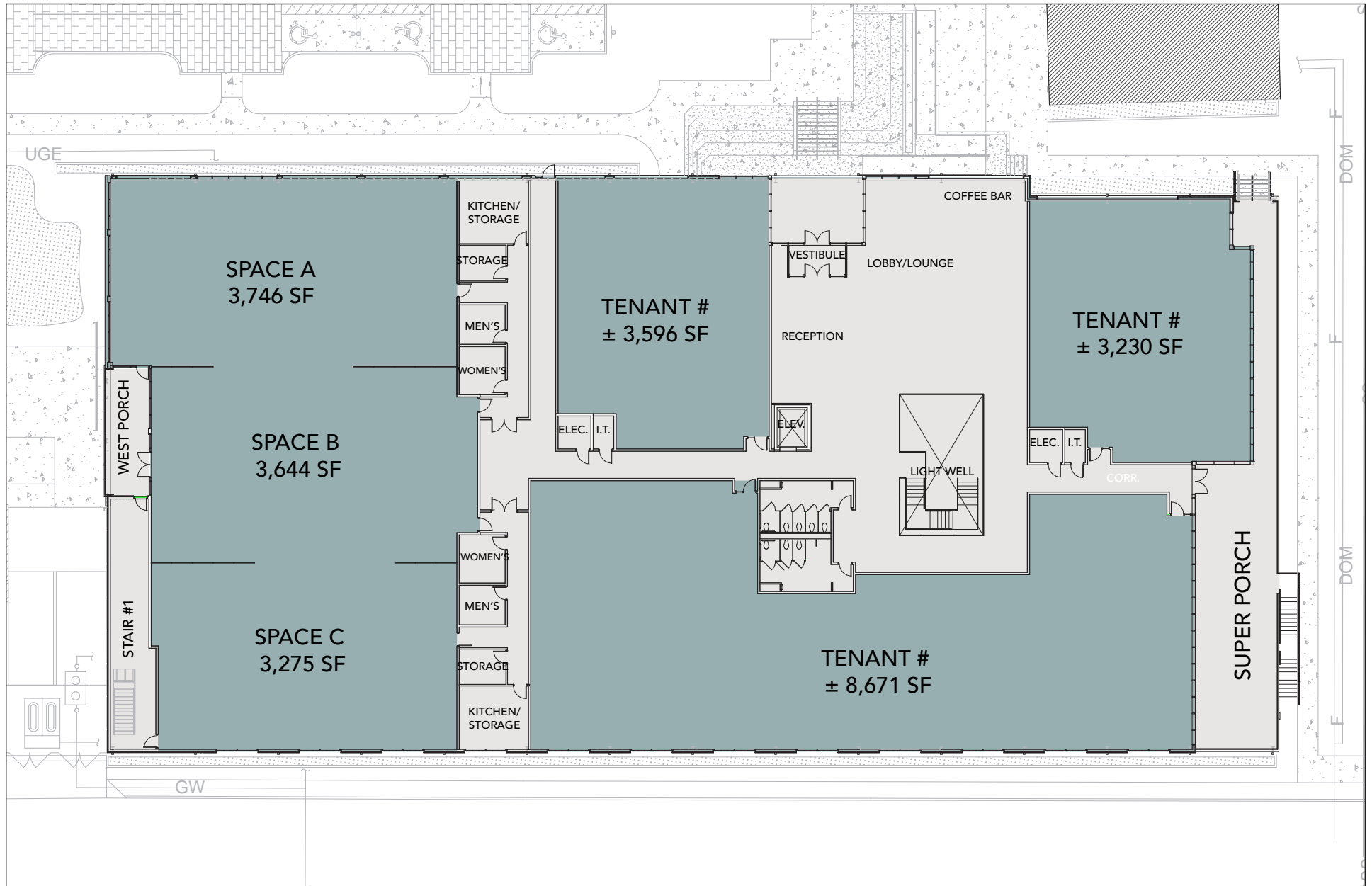
SILO STUDIOS

LOWER LEVEL FLOOR PLAN



SILO STUDIOS

MAIN LEVEL FLOOR PLAN

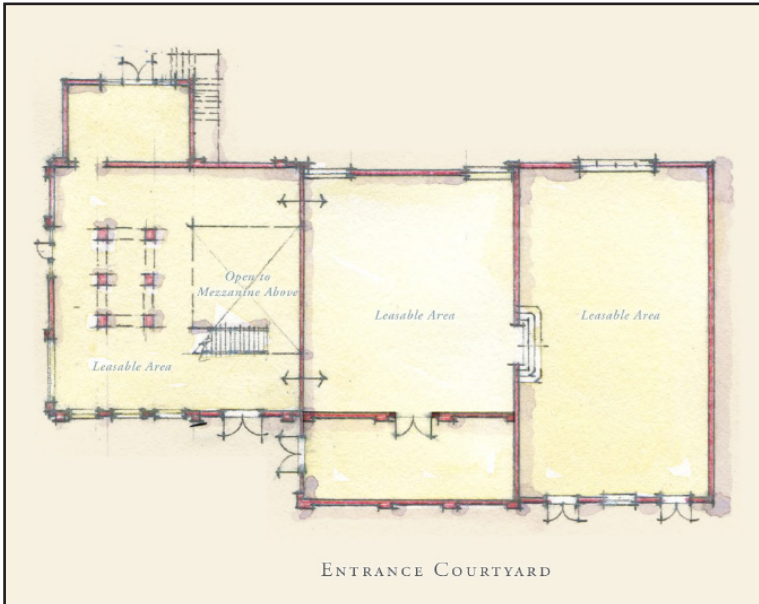


THREE SISTERS RESTAURANT SPACE

ELEVATION + FLOOR PLAN



CONCEPTUAL WEST ELEVATION



CONCEPTUAL FLOOR PLAN



CONCEPTUAL EAST ELEVATION

Retaining much of the original brick and window openings, the existing boiler building will be reactivated as restaurant space. It will feature a second story terrace with direct views of the Silo.

OUTDOOR AMENITIES

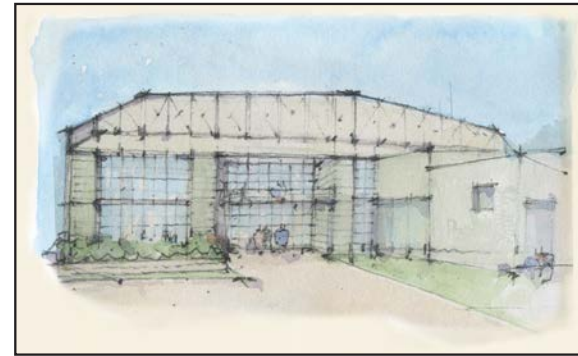
ELEVATION + FLOOR PLAN



MAIN ENTRANCE PLAZA

Much of the site's industrial history is retained in the main courtyard. Preserved train rails influence the linear pattern of the recreation lawn and an elevated concrete platform is repurposed as a performance stage with the 3 Sisters as a backdrop. All of which is connected with the Silo Studios main entrance and the Three Sisters by various steps and ramps. The outdoor space is also activated with a dining terrace, sitting steps along the main entrance, and walkways leading to the lower entrance plaza and the super porch.

The lower entrance plaza features a smaller cafe courtyard and space for a creative concept, ie. a shipping container restaurant or a beer garden. The lower level is accessed from this entrance while the main floor is accessed at the main entrance plaza. Glazing will allow the unique bow-truss structure of the Silo Studios building to serve as a backdrop to this outdoor area.



ENTRANCE AT WEST FACADE CONCEPT



LOWER ENTRANCE PLAZA



SILO BEND

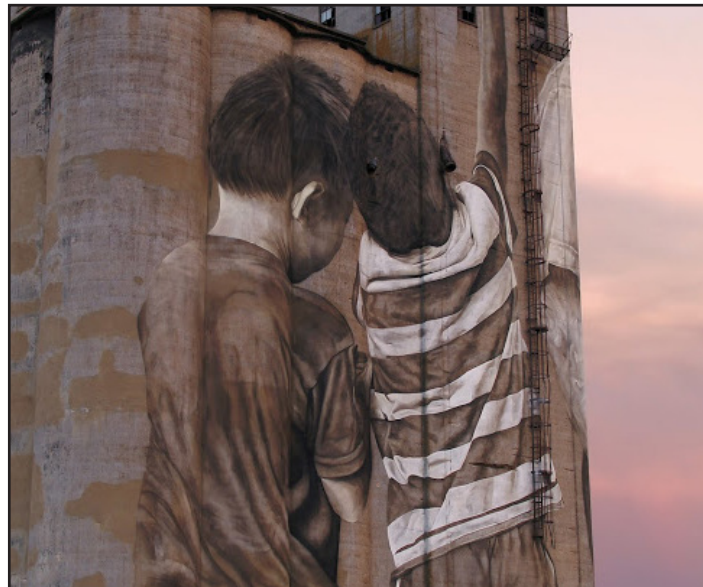
SITE HISTORY + SILO MURAL

Silo Bend gets its name from its adjacency of the large bend in the Cumberland River and the dramatic abandoned silos that have recently become one of Nashville's signature landmarks of Public Art.

The SILO STUDIOS site was formerly an industrial lumber mill. The remaining structures on the site include the bow-string truss building and the boiler building consisting of three rooms that were built separately.

The conceptual master plan focuses on preserving as much of the original buildings' features and the memory of the site as much as possible while reactivating the space for its best possible use today.

The SILO SITE initially served as the headquarters to the Gillette Grain Company. The silo, the only remaining original structure on the site was built in the late 1800s.



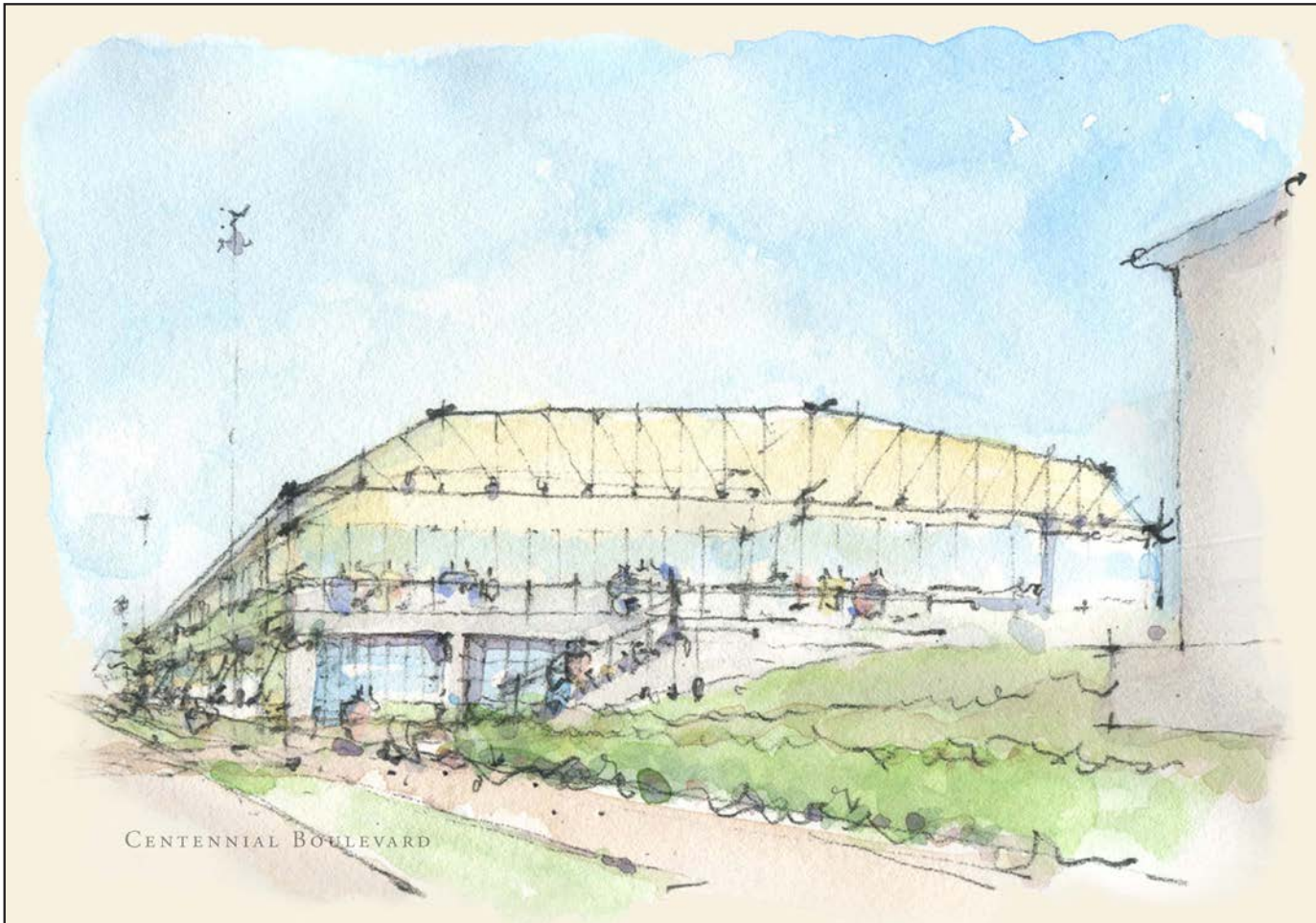
SILO PHOTOS PROVIDED BY BRIAN SISKIND - THOSEDRONES



SILO STUDIOS PRECEDENTS

INSPIRATION IMAGES





DEVELOPED BY: 
FLYWAY
CONSTRUCTION | DEVELOPMENT | REAL ESTATE

LEASING AND DESIGN SERVICES:
 **SOUTHEAST VENTURE**
REAL ESTATE • DESIGN • DEVELOPMENT

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