

5320 CENTENNIAL BOULEVARD, NASHVILLE, TN, 37209

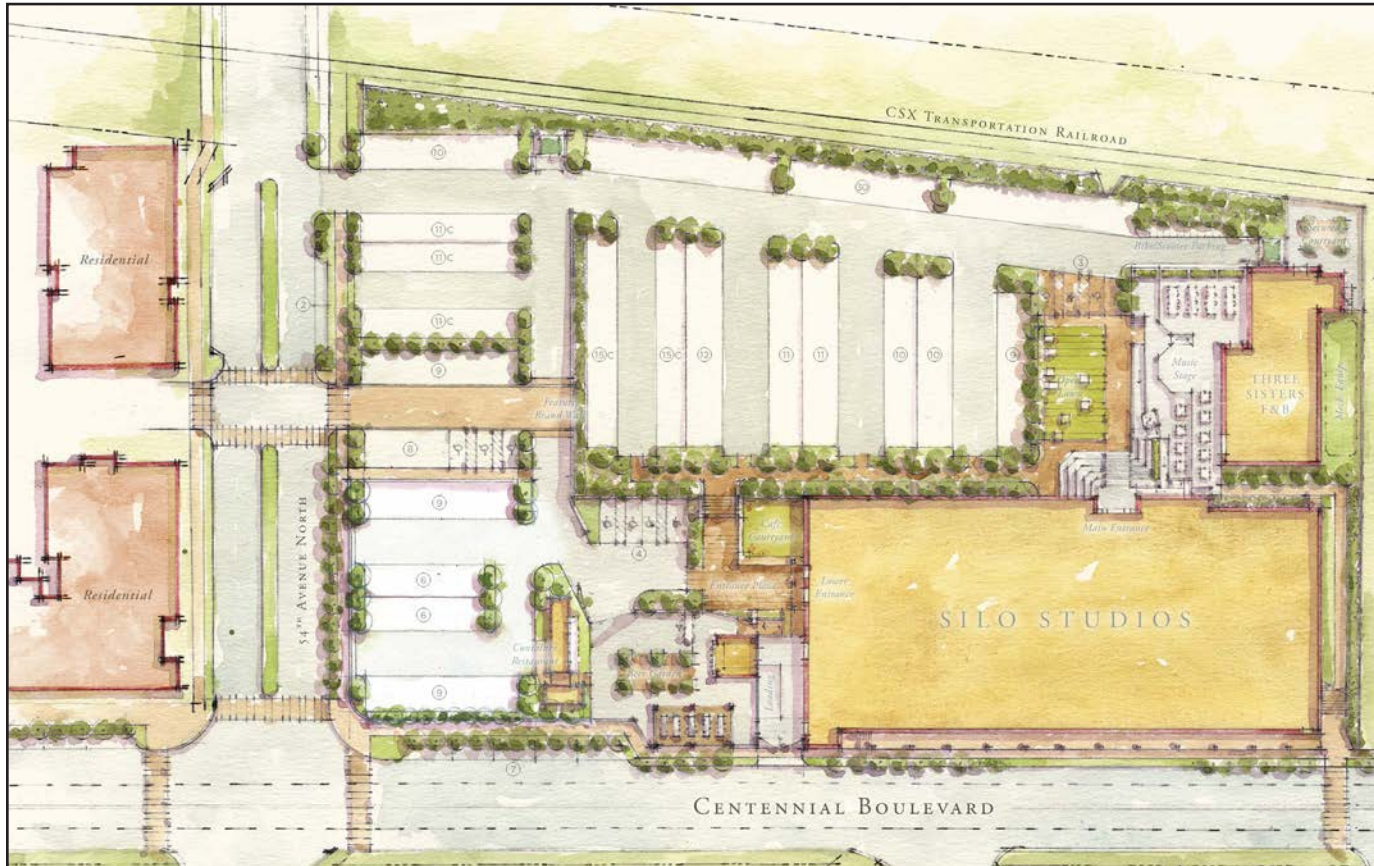
# SILO STUDIOS

± 3,500-80,000 SF • NOW UNDER CONSTRUCTION! • SHELL DELIVERY MARCH 2020 • AT SILO BEND



# OVERVIEW

## HIGHLIGHTS + PHASE I CONCEPTUAL SITE PLAN



## DETAILS

### ADAPTIVE REUSE, MIXED-USE CREATIVE OFFICE/RETAIL/RESTAURANT

ADDRESS 5320 Centennial Blvd.

SUB-MARKET The Nations

AVAILABLE ±70-80,000 SF  
3,500 SF Min  
Flexible Options

PARKING 3.5:1000

SITE SIZE 3.77 Acres

AMENITIES Super Porch  
Main Entrance Courtyard  
Lower Entrance Plaza

DELIVERY March 2020

## HIGHLIGHTS

Reclaimed Hardwood Floors Throughout

Exposed Bow Truss Ceiling, Expanding Over 15 Feet Tall with Reclaimed Wooden Roof Interiors

1st Floor Space to Include Column Grid and Ceiling Heights of 12'+

Free Parking + Highest Parking Ratio in the Nations!

## SILO BEND HIGHLIGHTS

Robust pre-sales of the single-family homes, Silo Park, and the condos, Silo House.

Flats at Silo Bend is now open and leasing new residents.

Silo Bend will have a neighborhood feel with walking trails, outdoor amenities, single- and multi-family residences and retail, restaurant, and office space.

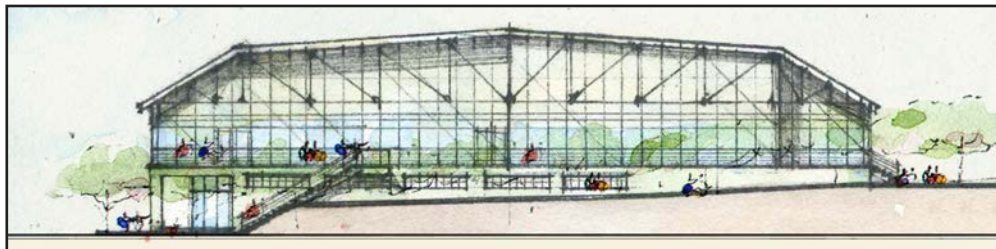
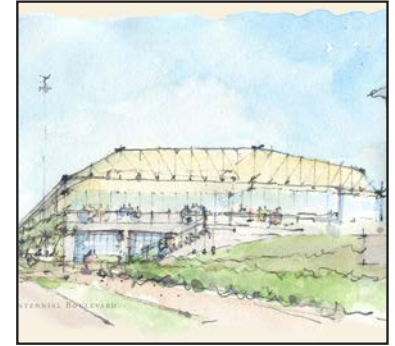
# CONSTRUCTION PROGRESS

AS OF SEPTEMBER 2019



# THE SUPER PORCH

CONCEPT + ELEVATION

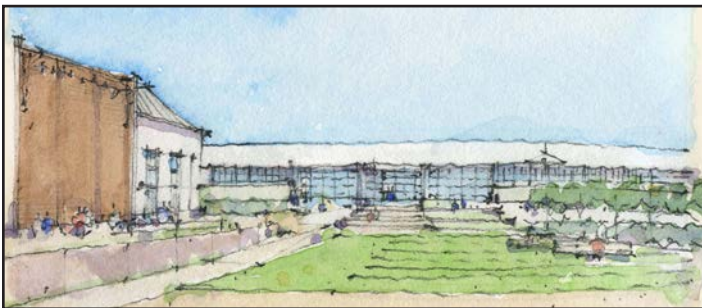


CONCEPTUAL EAST ELEVATION — SUPER PORCH

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.

# MAIN ENTRANCE

## CONCEPT + 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 re-purposed 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.

# MAIN VEHICULAR ENTRANCE CONCEPT



**BEST PARKING IN THE NATIONS**

PARKING RATIO: 3.5:1,000

# INTERIOR

CONCEPT



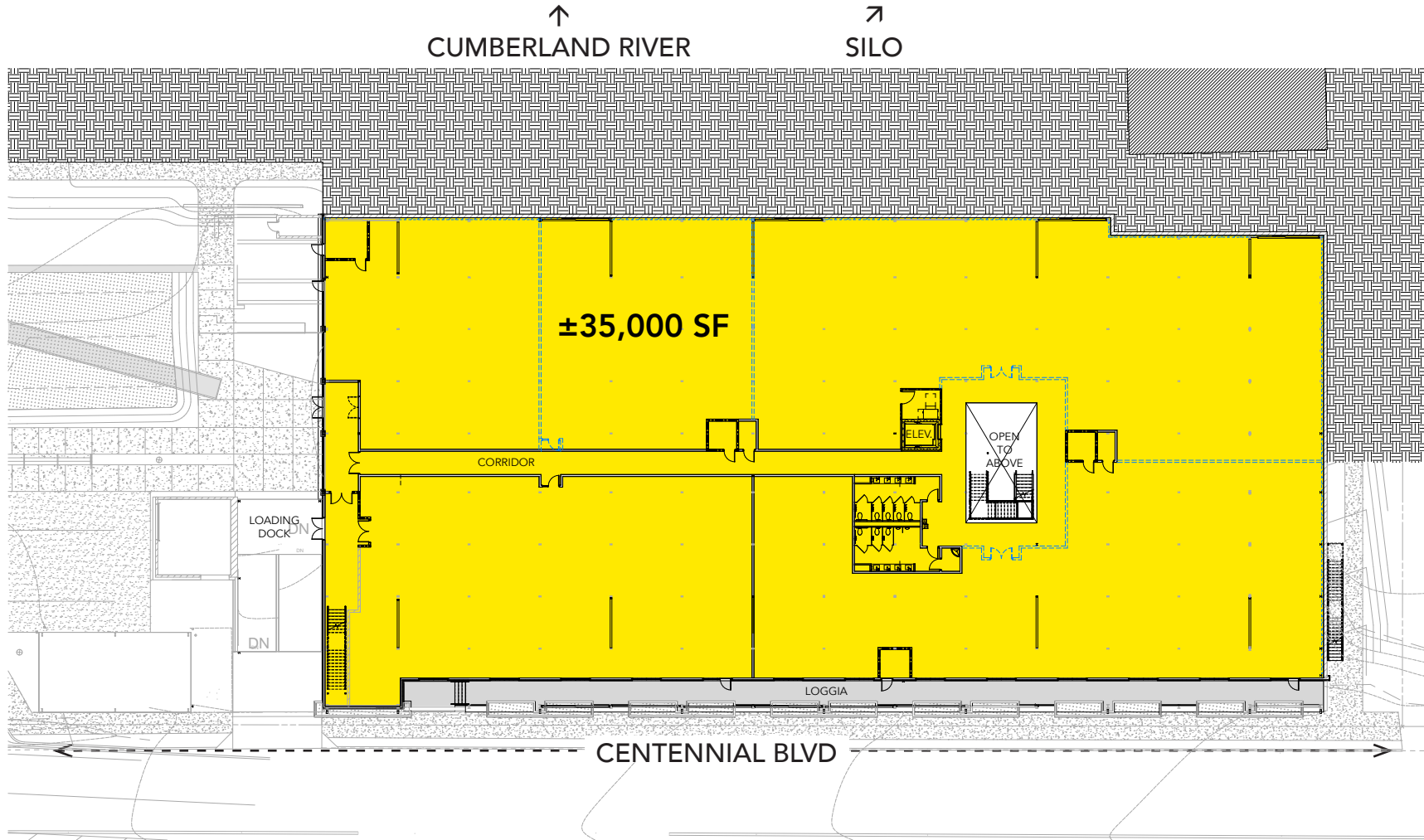
# SILO STUDIOS

## LOWER LEVEL FLOOR PLAN

**FLEXIBLE FLOORPLAN & SPACE OPTIONS**

**SMALL SHOP RETAIL BAYS AVAILABLE ON CENTENNIAL BLVD.**

*\*NOTE: Column Spacing Varies, approx. 20' x 14'8"*



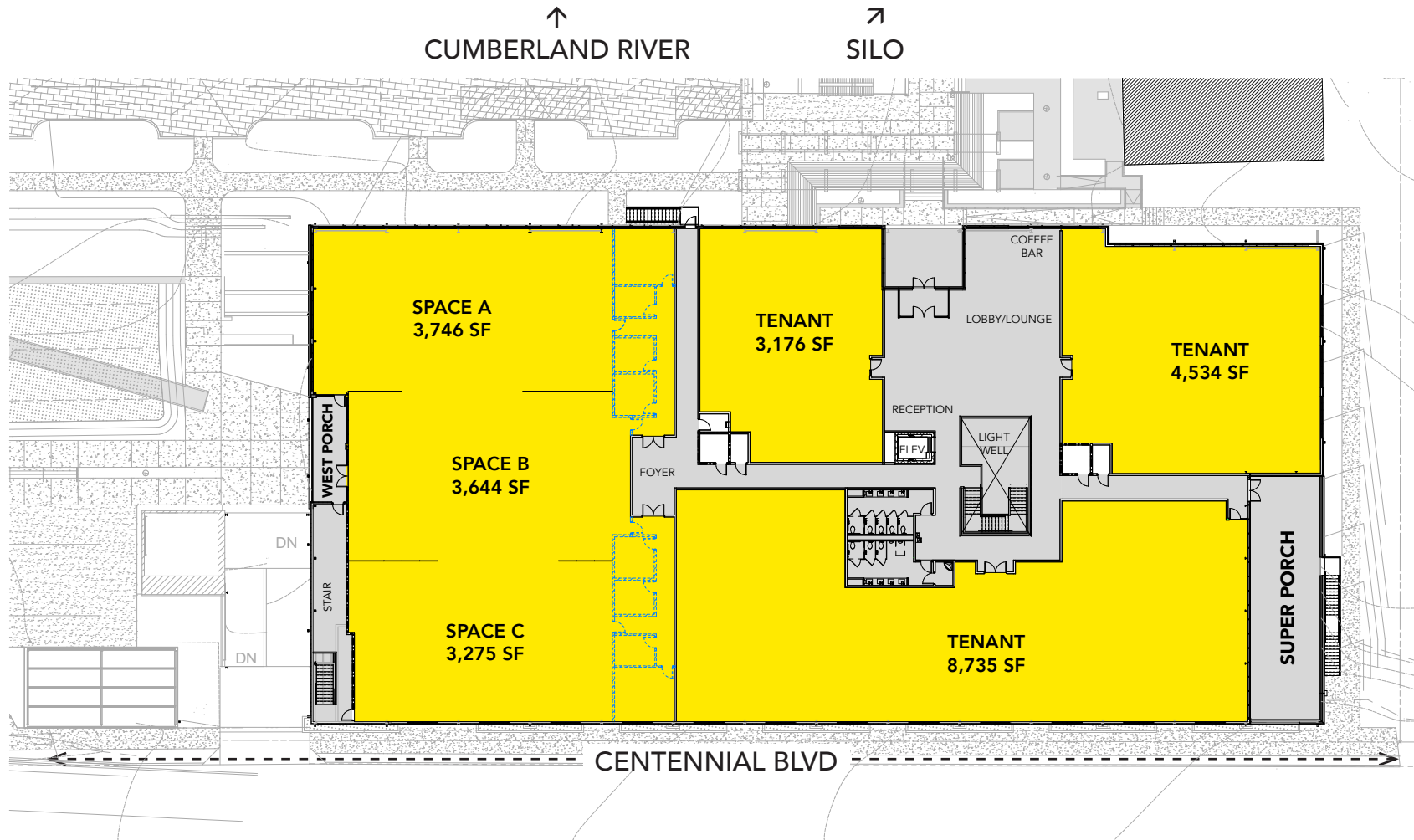


# SILO STUDIOS

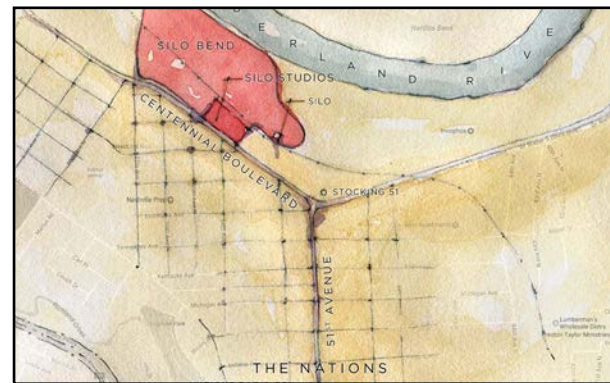
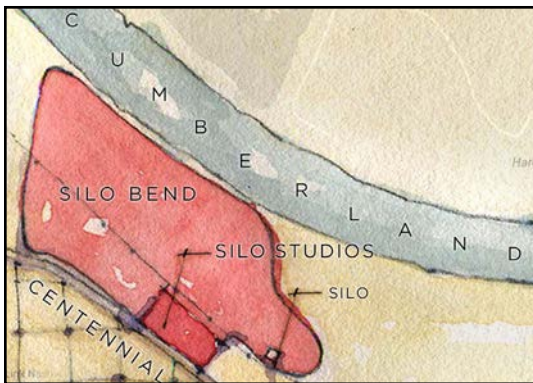
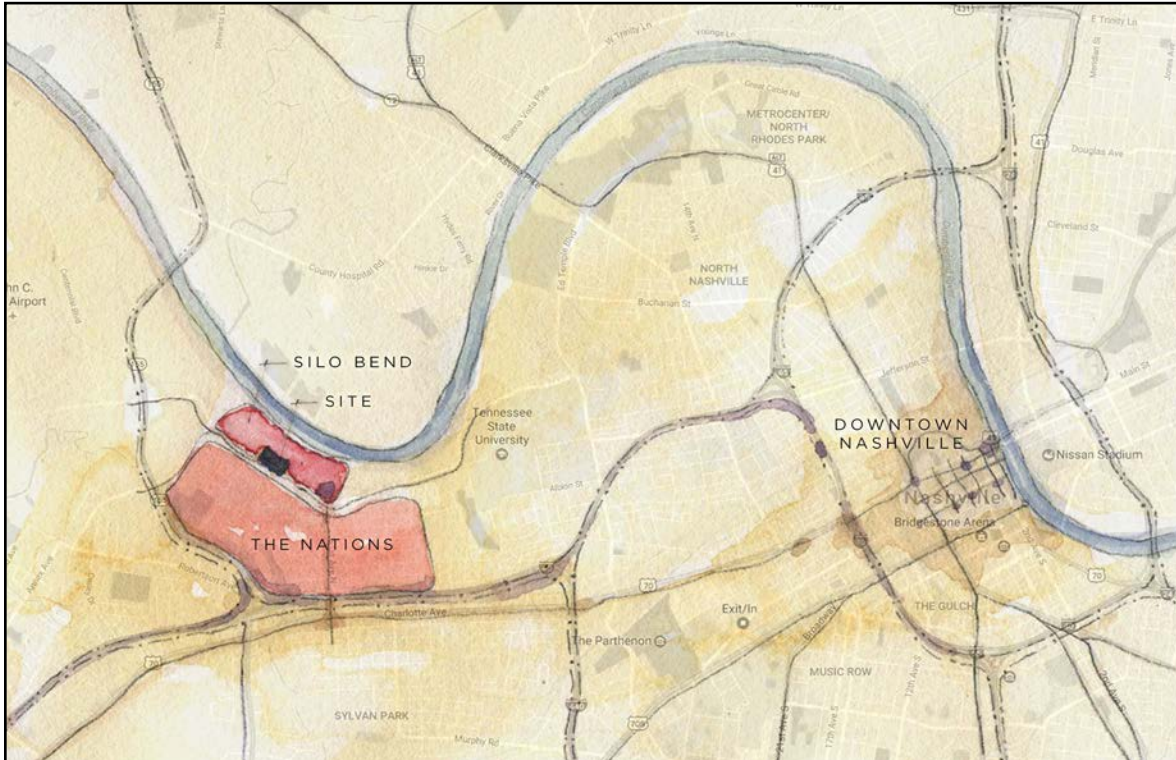
## UPPER LEVEL FLOOR PLAN

### FLEXIBLE FLOORPLAN & SPACE OPTIONS

\*NOTE: Example of Possible Demised Layouts  
3,500 SF Minimum



# LOCATION



## 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



# NEIGHBORHOOD

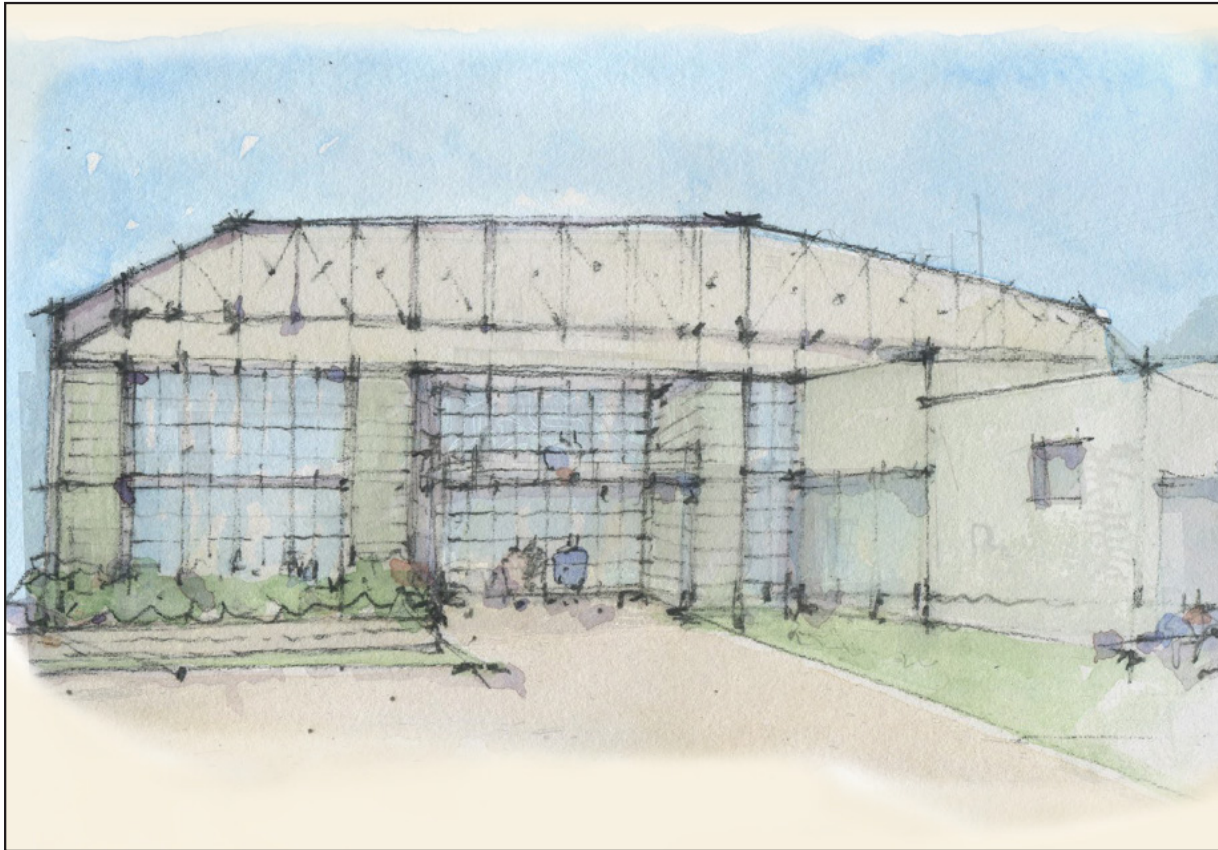
## THE NATIONS & CHARLOTTE AVE CORRIDOR

### MAP KEY

- 
- 1 THREE CORNERS BAKERY
  - 2 CENTENNIAL CAFE + DADDY'S DOGS
  - 3 WHITE BISON COFFEE + RETAIL SPACE
  - 4 OSCAR'S TACO SHOP
  - 5 DOLLAR GENERAL
  - 6 LAVERTE'S MARKET
  - 7 FROTHY MONKEY
  - 8 FASHIONABLE
  - 9 NICKY'S COAL FIRED
  - 10 SOUTHERN GRIST BREWING + TAPROOM
  - 11 PROJECT 615
  - 12 *THE CARDINAL*
  - 13 *FUTURE STOCKING 51 EXPANSION*
  - 14 *5-STAR RESTAURANT-STRATEGIC HOSPITALITY*
  - 15 *CORSAIR DISTILLERY*
  - 16 *DEVELOPMENT OPPORTUNITY - 1300 51<sup>ST</sup> AVE N*
  - 17 CORNER PUB
  - 18 51<sup>ST</sup> KITCHEN & BAR
  - 19 THE PHOENIX ON 51<sup>ST</sup>
  - 20 BARE BONES BUTCHER
  - 21 THE FOUNTAIN OF JUICE
  - 22 THE MILL BOUTIQUE
  - 23 FAT BOTTOM BREWING CO.
  - 24 HOUSE: A SOCIAL EATERY
  - 25 THE NATION'S BAR & GRILL
  - 26 51 N TAPROOM
  - 27 TURTLE ANARCHY BREWING
  - 28 WEST MILL TOWNHOMES
  - 29 *REDEVELOPMENT - FUTURE RESTAURANT*
  - 30 TREATY OAKS COTTAGES
  - 31 1211 57<sup>TH</sup> - 15,000 SF CREATIVE OFFICE
  - 32 *ADAPTIVE RE-USE RETAIL/OFFICE*
  - 33 BARREAMPED
  - 34 HATTIE B'S HOT CHICKEN
  - 35 COCO'S ITALIAN MARKET
  - 36 THE DOG SPOT
  - 37 HEADQUARTERS COFFEE
  - 38 HUGH BABY'S
  - 39 HATHORNE
  - 40 DARKHORSE THEATRE
  - 41 WEST 46<sup>TH</sup> APARTMENTS
  - 42 TAQUERIA DEL SOL
  - 43 M.L. ROSE BURGER AND CRAFT BEERS
  - 44 BEER PALE + ANOTHER BROKEN EGG
  - 45 FIVE POINTS PIZZA + 8<sup>TH</sup> & ROAST
  - 46 *THE MILLWORKS MIXED USE REDEVELOPMENT*
  - 47 DOUBLE DOGS
  - 48 STATION 40
  - 49 CHAATABLE + FARM BURGER
  - 50 FIVE DAUGHTERS
  - 51 CYCLE BAR
  - 52 AMELIA'S FLOWERS
  - 53 PENNE PAZZE
  - 54 MADE IN TN

# LOWER ENTRANCE PLAZA

## CONCEPT + PLAN



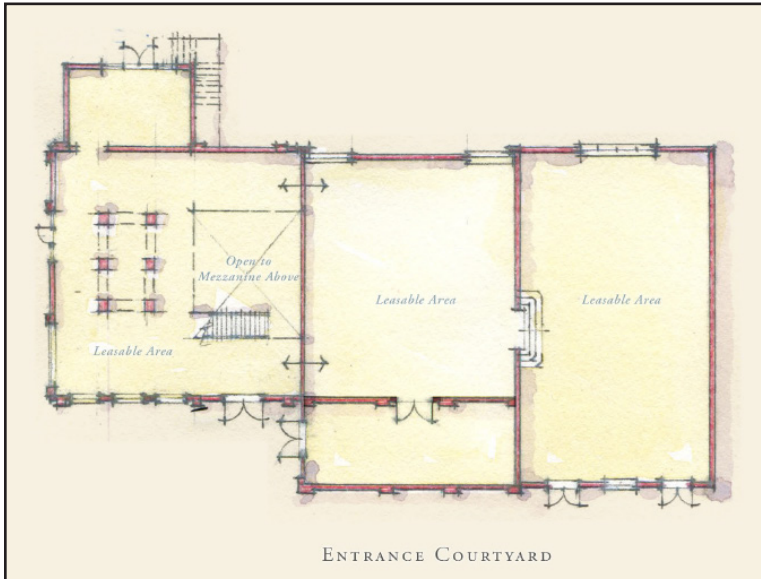
The lower entrance plaza features a smaller cafe courtyard and space for a creative concept, ie. a shipping container restaurant or a beer garden. The lower level is accessed from this entrance while the main floor is accessed at the main entrance plaza. Glazing will allow the unique bow-truss structure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

# THREE SISTERS RESTAURANT SPACE

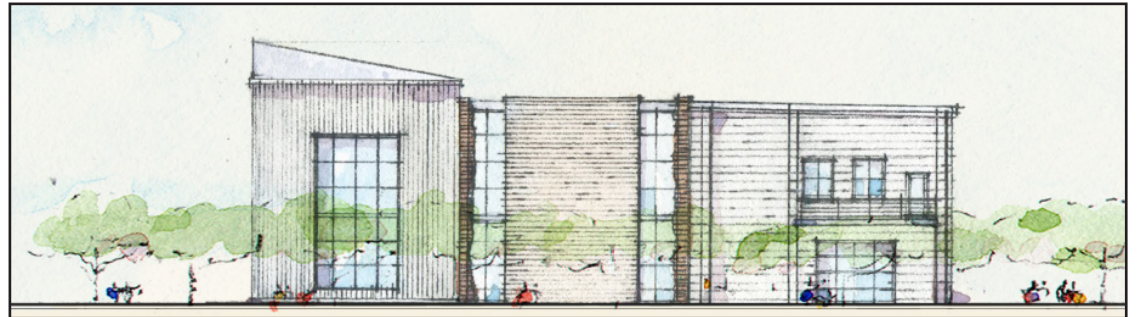
## ELEVATION + FLOOR PLAN



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.

# 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.

The 200-foot high grain silo has long been a recognizable industrial landmark dominating the landscape of the Nations and the surrounding area. In May 2017, Southeast Venture, Flyway, and the Nashville Wall Project collaborated to commission the painting of the mural done by acclaimed international artist, Guido van Helten. The mural has quickly become an iconic landmark in the rapidly developing Nations Neighborhood. Flyway Development and ownership assisted in funding the commissioned mural.



Photo Credit: Brian Siskind - Those Drones

# SILO BEND

## MASTER PLAN

### SILO PARK

39 SINGLE FAMILY HOMES, 1 2-UNIT DUPLEX,  
2 4-UNIT TOWNHOMES  
DEVELOPED BY EVERGREEN



### SILO HOUSE

103 CONDO UNITS  
DEVELOPED BY EVERGREEN



TO BE DEVELOPED

TO BE DEVELOPED

TO BE DEVELOPED

### THE FLATS AT SILO BEND

193 APARTMENT UNITS  
DEVELOPED BY SOUTHEAST VENTURE



**SILO STUDIOS**  
THE NATIONS





# PRECEDENTS

INSPIRATION IMAGES



# FOR MORE INFORMATION

## CONTACT

### JON PETTY

(O) 615.743.9387  
(M) 615.584.0787  
jpetty@southeastventure.com

### JC DARBY

(O) 615.833.9484  
(M) 615.630.2888  
jcdarby@southeastventure.com

### J. ROSCOE HIGH

(O) 615.250.8669  
(M) 615.712.0168  
roscoe.high@southeastventure.com

### LEE WHITE

(O) 615.250.8673  
(M) 615.948.7846  
lwhite@southeastventure.com

## VISIT

[SILO-STUDIOS.COM](http://SILO-STUDIOS.COM)

## DRONE VIDEOS

[SILO STUDIOS BEFORE](#)

[SEPT. 2019 PROGRESS](#)

DEVELOPED BY:

**FLYWAY**  
CONSTRUCTION | DEVELOPMENT | REAL ESTATE



LEASING AND DESIGN SERVICES:

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