

2951

SIDCO

CREATIVE
OFFICE / RETAIL

IN THE HEART OF NASHVILLE'S DESIGN DISTRICT

THE NEWEST

CREATIVE OFFICE / RETAIL

IN THE ONE HUNDRED OAKS DESIGN DISTRICT



2951 Sidco is a new offering for office and retail tenants in Nashville's highly sought-after One Hundred Oaks / Berry Hill / Design District. With 30,000 sf total space available, the property is ideal for either retail showroom or creative office users in the most central and convenient submarket in Nashville.

**30,000 SF CLASS A CREATIVE
OFFICE / RETAIL AVAILABLE**

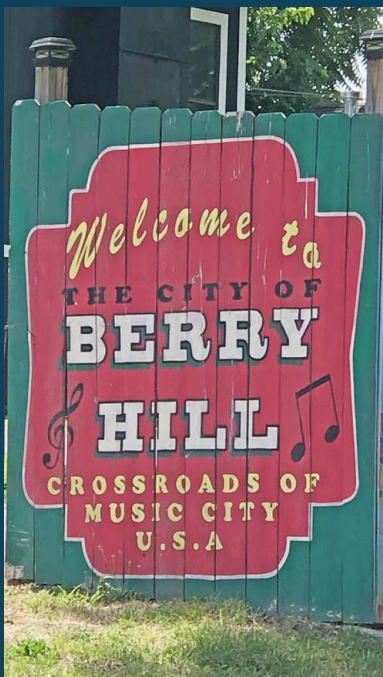
**FOURTH QUARTER 2021
DELIVERY**

**4 PER 1,000 FREE SURFACE
PARKING**

IDEAL FOR 1 OR 2 TENANTS



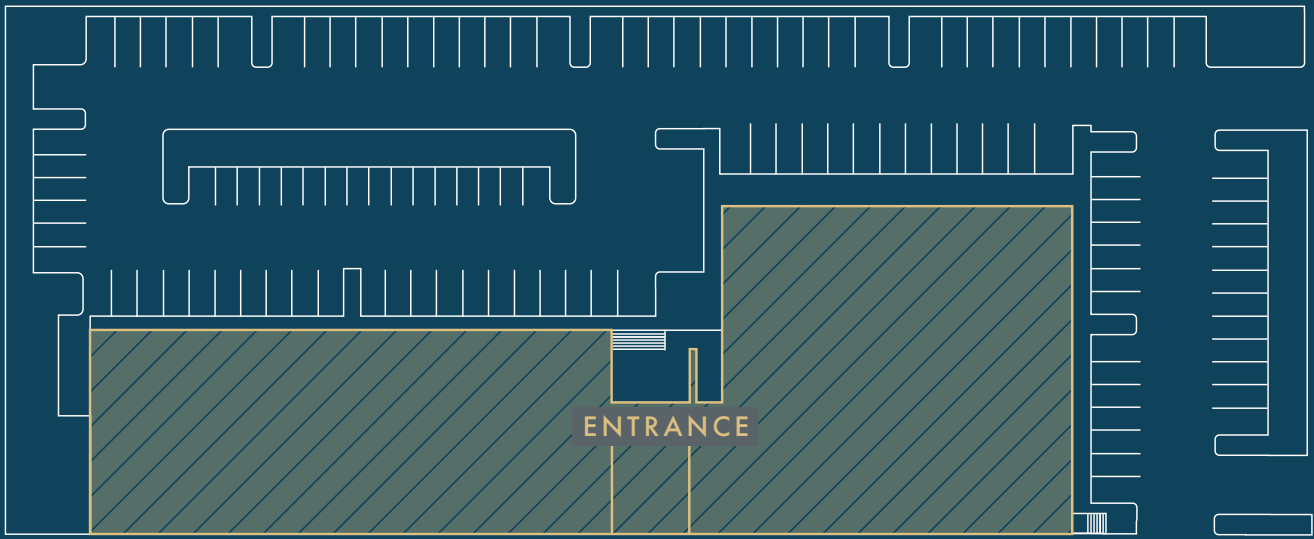
The property has an unmatched location with respect to accessibility and convenience. The One Hundred Oaks/Berry Hill area has long been home to some of the most high-end design and construction services in Nashville and is surrounded by retail and restaurant amenities, making 2951 Sidco the premier location for creative office or showroom. The property features immediate interstate access to I-65, I-440 and I-40 and is just 10 minutes from the Nashville International Airport.





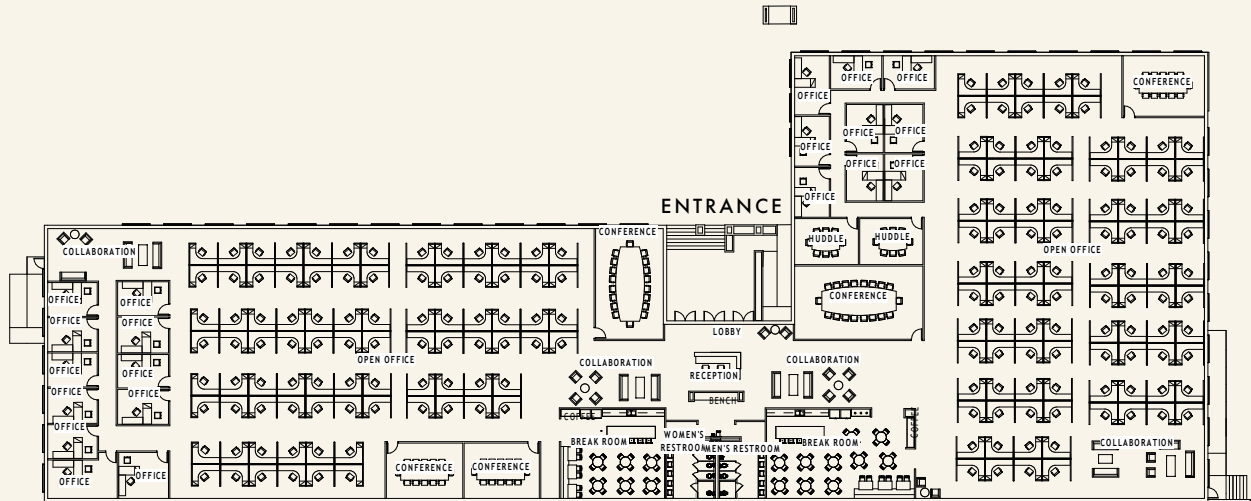
EFFICIENT & FLEXIBLE

DESIGN MEETS CREATIVE ECLECTIC

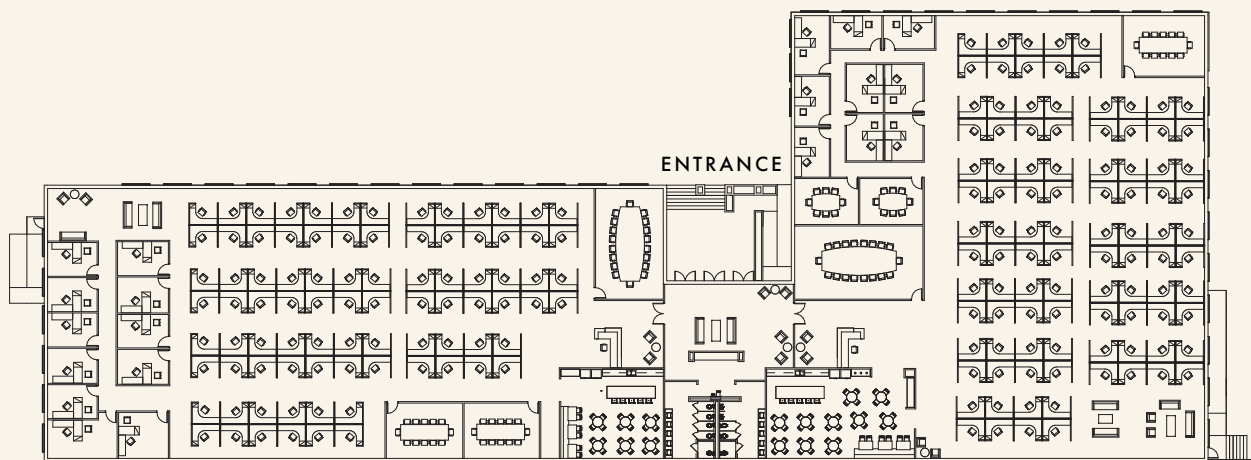


SITE PLAN

SINGLE TENANT LAYOUT

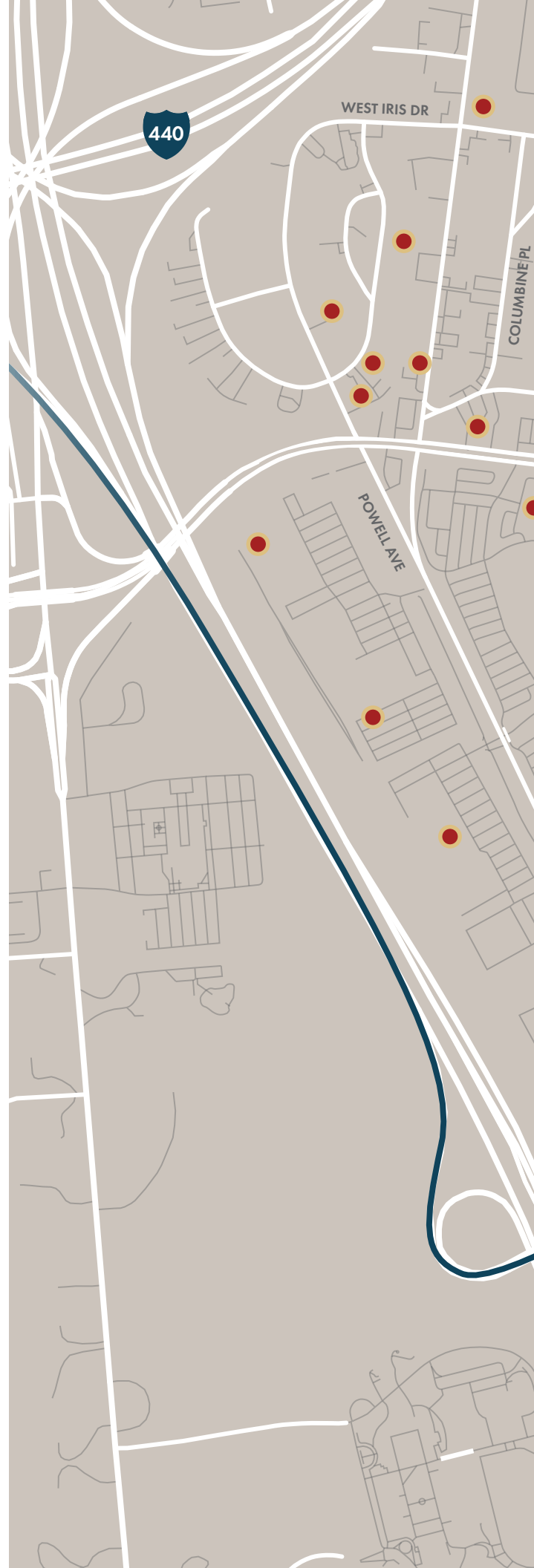


MULTI TENANT LAYOUT



CONVENIENT AND ACCESSIBLE

2951 Sidco's ideal location in Nashville's Design District offers quick and easy access to a variety of shops, restaurants and services.





ONE HUNDRED OAKS

2951
SIDCO

DEVELOPMENTS

3040 Sidco
Oak Barrel Building

POINTS OF INTEREST

- Myers Flooring
- District Coffee
- Paddy Wax
- Iron Gate
- Kenny & Company
- PDI
- Vui's Kitchen
- The Yellow Porch
- Redo Home + Design
- Stone Source
- Black Abbey Brewing Company
- Nashville School of Law
- Vanderbilt 100 Oaks
- Office Resources, Inc.
- The Sunflower Café
- The Nashville Jam Co.
- Firehouse Subs
- Buy Floors Direct
- Designers Gallery
- Builders Window Supply
- Merridian Home Furnishings
- Isenhour Door Products
- Alfred Williams & Company
- Tennessee Bun Company
- Ferguson Bath, Kitchen & Lighting
- The Pfunky Griddle
- Brothers Burger Joint
- Merengue Café
- Baja Burrito
- The Escape Game
- Regal Hollywood
- Guitar Center
- The Home Depot
- Walmart Supercenter
- CarMax
- Southeastern Salvage

65

2951

SIDCO

**AVISON
YOUNG**

700 12th Avenue South
Suite 302
Nashville, TN 37203
615 727 7400

BILLY LYELL, CCIM

billy.lyell@avisonyoung.com

615 727 7404

MELISSA LILES

melissa.liles@avisonyoung.com

615 727 7424