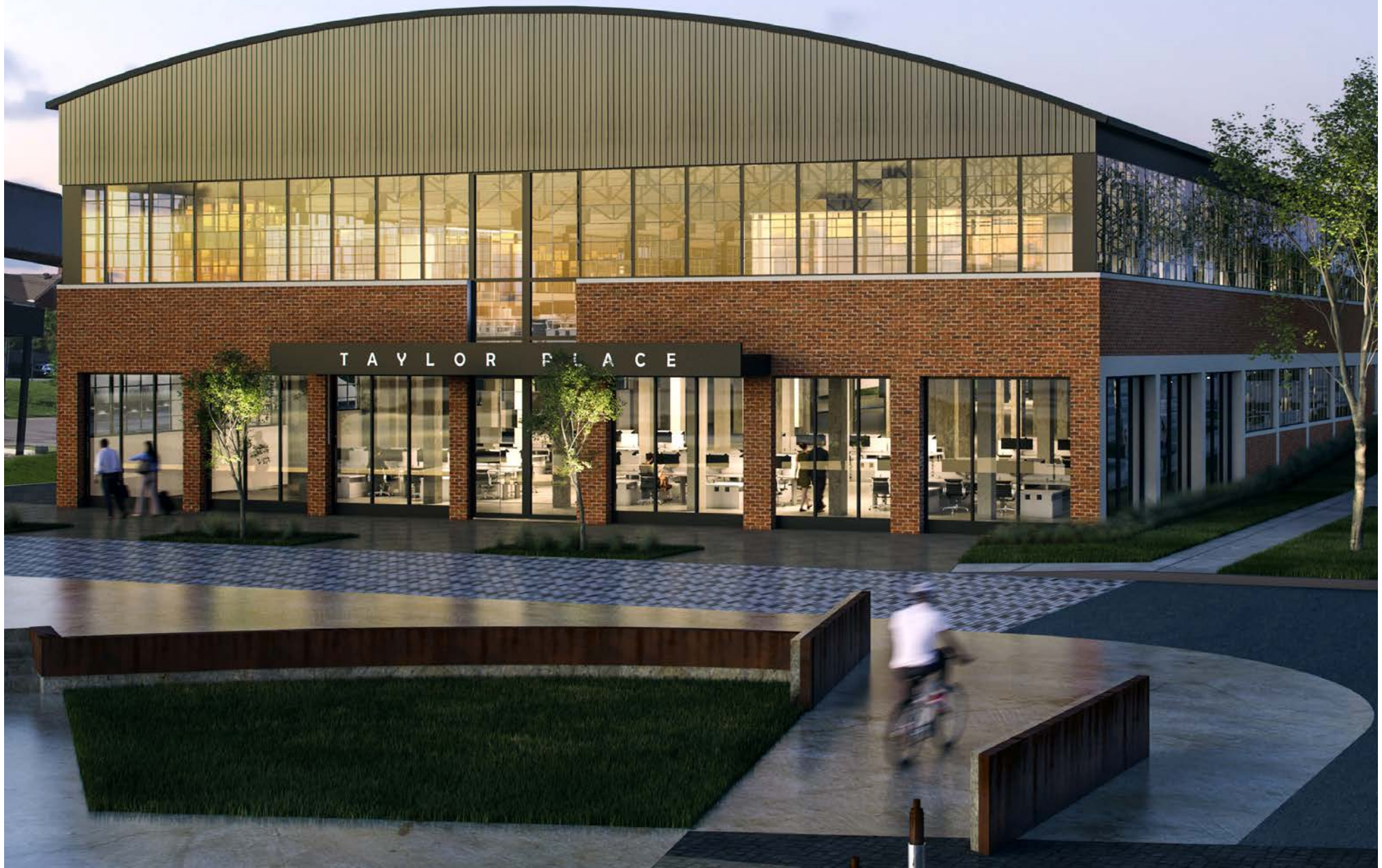


HERE TO MAKE HISTORY



TAYLOR PLACE



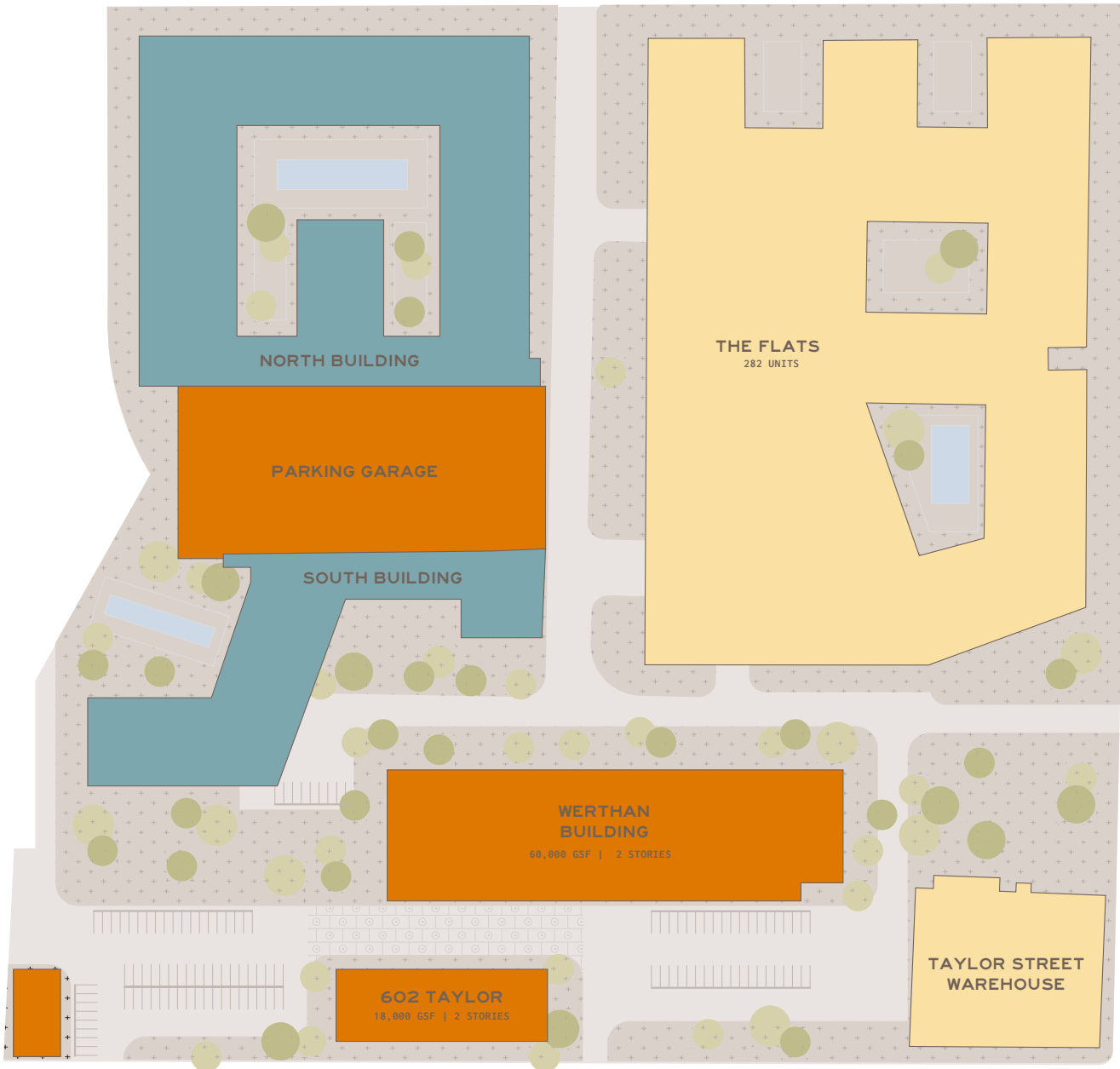


**TAYLOR PLACE IS A MIXED-
USE DEVELOPMENT BUILT FOR
CREATIVE ENTERPRISE.**

Located in Historic Germantown and situated on a site long-associated with manufacturing – formerly home to the Hamilton Bag Company cotton mill, Marathon Motor Works, and Werthan Mills – Taylor Place comprises a dynamic blend of office, residential, restaurant, and retail.

At the heart of Taylor Place is the adaptive reuse of the iconic Werthan Building, scheduled to deliver in Spring of 2021. Its more than 60,000 square feet of office space combines modern infrastructure and amenities with the authentic industrial character of the nearly 75-year-old warehouse.

Phase I also includes a new, built-to-suit 18,000-square-foot office space.



WERTHAN BUILDING AT TAYLOR PLACE

LARGE WINDOWS PROVIDING AN ABUNDANCE OF NATURAL LIGHT

SECOND FLOOR COLUMN-FREE DESIGN WITH 94'-0" CLEAR SPAN

14'-0" CLEAR TO BOTTOM OF OPEN STEEL TRUSS; UP TO 24'-0" CLEAR BETWEEN TRUSSES

CONCRETE FLOORS, EXPOSED BRICK AND STEEL BEAMS

CLASS A CREATIVE REMODEL USING ALL NEW HIGH QUALITY SYSTEMS AND MATERIALS, WHILE MAINTAINING CHARACTER AND DESIGN

DEVELOPED UNDER FEDERAL GUIDELINES FOR HISTORIC REDEVELOPMENT

FIBER AND HIGH-SPEED CABLE ON SITE

602 TAYLOR

NEW CONSTRUCTION

18,000 SF

4,600 SF REMAINING

TWO STORIES (9,000 SF PER FLOOR)

BUILT-TO-SUIT, IDEAL FOR OFFICE

PARKING

SHARED SURFACE PARKING

4/1,000 PARKING RATIO



ATTRACTIONS

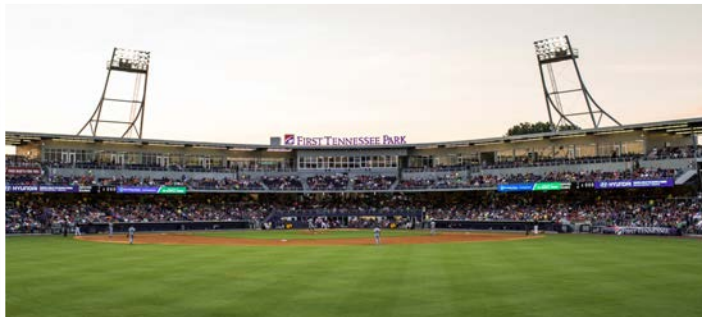
- 01 MORGAN PARK 5 MIN WALK
- 02 CUMBERLAND GREENWAY 6 MIN WALK
- 03 BICENTENNIAL CAPITOL MALL 11 MIN WALK
- 04 FIRST TENNESSEE PARK 11 MIN WALK
- 05 FARMER'S MARKET 13 MIN WALK
- 06 TENNESSEE STATE MUSEUM 13 MIN WALK
- 07 NISSAN STADIUM 9 MIN UBER

ENTERTAINMENT

- 08 TENNESSEE PERFORMING ARTS CENTER 7 MIN DRIVE
- 09 BROADWAY 10 MIN DRIVE
- 10 BRIDGESTONE ARENA 10 MIN DRIVE
- 11 ASCEND AMPHITHEATER 10 MIN DRIVE
- 12 RYMAN AUDITORIUM 11 MIN DRIVE
- 13 MARATHON VILLAGE 8 MIN DRIVE

HOSPITALITY & RETAIL

- 14 STEADFAST COFFEE 1 MIN WALK
- 15 5TH & TAYLOR 2 MIN WALK
- 16 ROLF & DAUGHTERS 2 MIN WALK
- 17 POPPY & MONROE 3 MIN WALK
- 18 STEADFAST & TRUE YOGA 5 MIN WALK
- 19 CITY HOUSE 6 MIN WALK
- 20 BARISTA PARLOR 6 MIN WALK
- 21 HENRIETTA RED 8 MIN WALK
- 22 JUICE BAR - 8 MIN WALK
- 23 PETER NAPPI 3 MIN DRIVE
- 24 NISOLO 3 MIN DRIVE



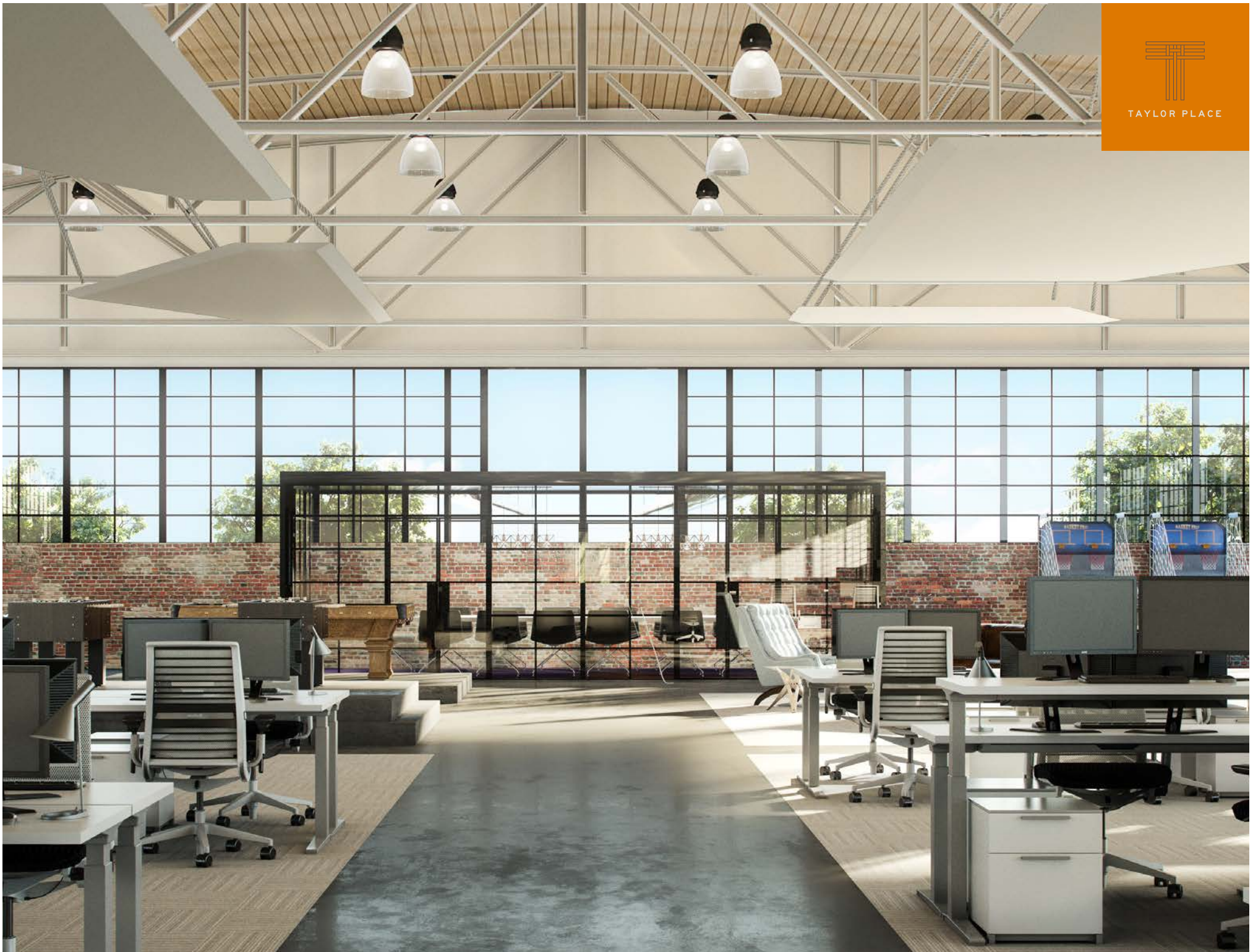
TAYLOR PLACE fosters strong connections between its tenants and its neighbors, as a place where people gather, work together, create, and celebrate: Where we continue to re-knit the urban fabric of the surrounding neighborhood and create a lasting place within.

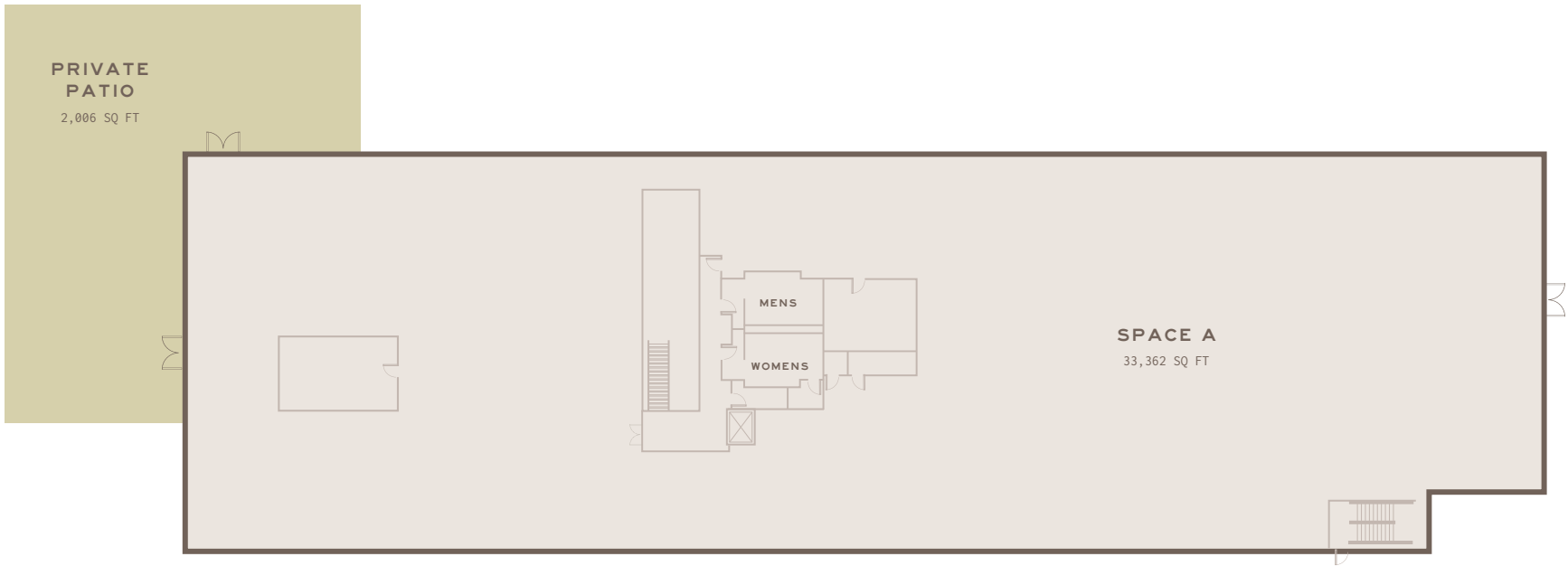
In addition to the abundant amenities and attractions in one of Nashville's most walkable, picturesque urban neighborhoods, Taylor Place's Germantown location means ease of access and proximity to many of Nashville's most popular destinations.





TAYLOR PLACE





STREET LEVEL

SPACE HIGHLIGHTS

33,000 SF of column free contiguous space
 Unobstructed 8' tall windows spanning the entire floor
 Can be combined with first floor for 65,000 SF

CEILING HEIGHT

14'-0" CLEAR TO BOTTOM OF OPEN STEEL TRUSS
 UP TO 24'-0" CLEAR BETWEEN TRUSSES



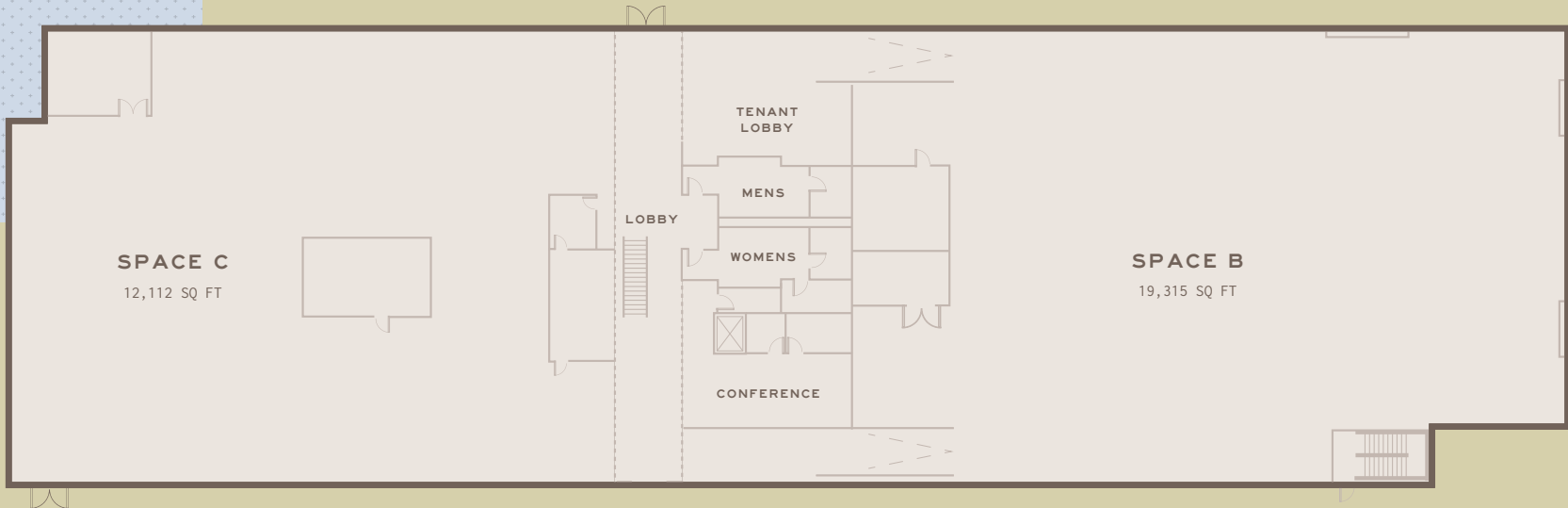
TAYLOR PLACE

WERTHAN BUILDING AT TAYLOR PLACE - SECOND FLOOR



TAYLOR PLACE





 STREET LEVEL

 BELOW GRADE

SPACE HIGHLIGHTS

Creative workspace with exposed concrete columns, ceilings and floors. 4' tall windows provide ample natural light. Full length store-front glass available at various openings.

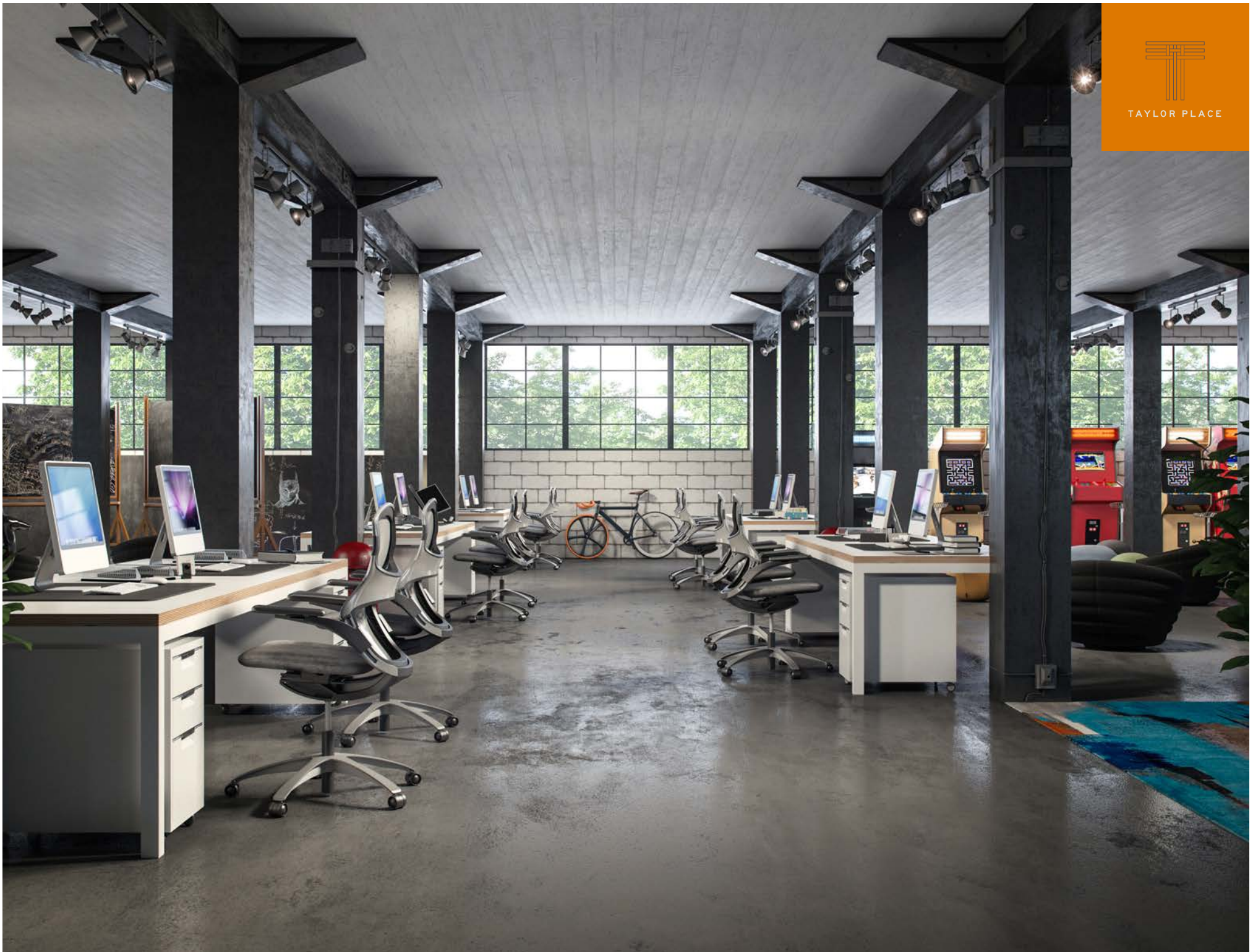
CEILING HEIGHTS

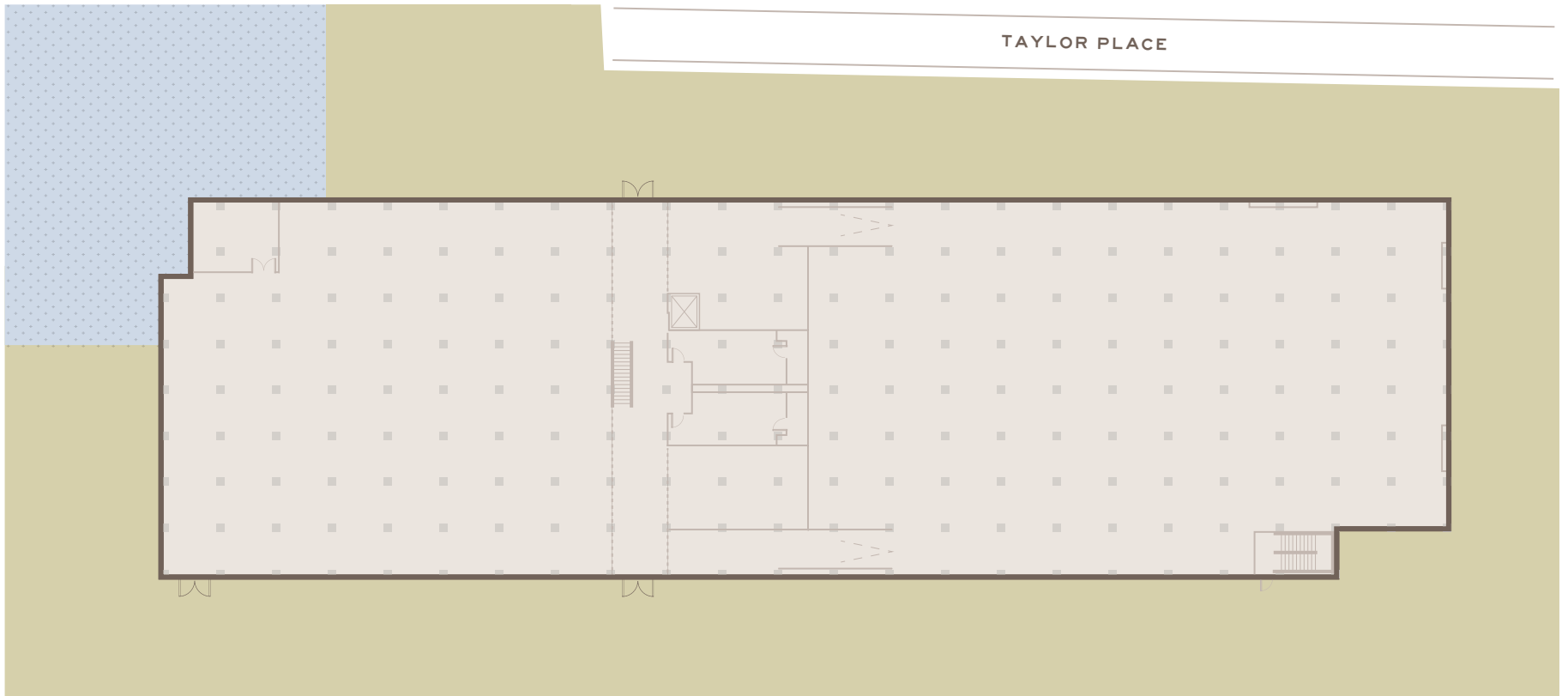
SPACE B: 11'-6"
SPACES C: 9'-0"





TAYLOR PLACE





 STREET LEVEL

 BELOW GRADE

SPACE HIGHLIGHTS

Convenient, direct access to suites from multiple locations. Diverse, flexible design options available. Distinctive architectural elements provide a unique work environment.

COLUMN SPACING

14'-6" x 12'-0" +/-



TAYLOR PLACE

WERTHAN BUILDING AT TAYLOR PLACE - FIRST FLOOR



TAYLOR PLACE

CONCEPT RENDERING



STREET LEVEL BELOW GRADE



TAYLOR PLACE

602 TAYLOR - FIRST FLOOR



TAYLOR PLACE

CONCEPT RENDERING



 STREET LEVEL  ABOVE GRADE



TAYLOR PLACE

602 TAYLOR - SECOND FLOOR



TAYLOR PLACE

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