

# 1030

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# MUSIC ROW

1030MUSICROW.COM



PANATTONI®

TUCK·HINTON  
ARCHITECTS



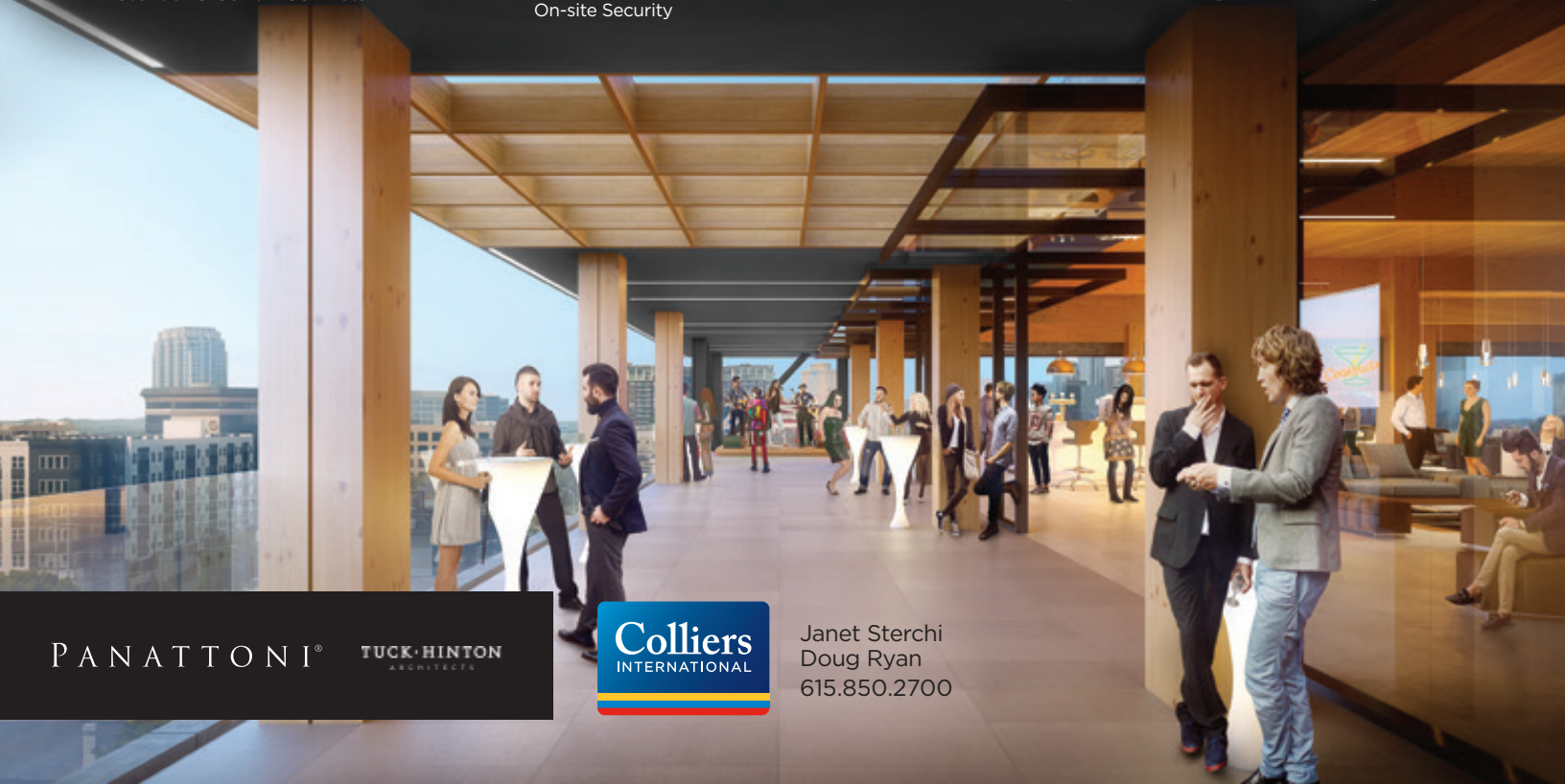
Janet Sterchi  
Doug Ryan  
615.850.2700

Located one block from Edgemoor Village, 1030 Music Row will be the first timber-frame Class A office space in Nashville. This one-of-a-kind creatively engineered design, crafted from Douglas Fir columns and beams and dowel-laminated timber floors, will provide 1,370 metric tons of carbon benefit. The location provides direct access to the Gulch and Demonbreun Street and is just one block from a full complement of restaurants, bars, shopping and housing options.



- 108,522 RSF Class A Office Space Located Directly on Music Row
- One Block from Edgemoor Village
- First Timber-framed Building in Nashville
- 25,000 SF Floor Plates
- 3/1000 Covered and Secured Parking
- Excellent Branding/Signage Potential
- Potential Ground-floor Retail
- Unencumbered Access to and from Nashville
- Direct Walking Access to Restaurants and Retail: Taco Mamacita, Bella Napoli Pizzeria, Edgemoor Café, Warby Parker, J.Crew, Barcelona Wine Bar
- Delivery Q3 2020
- Amenities include:
  - Bicycle Storage
  - Showers and Lockers
  - Covered Parking
  - On-site Security

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## Amenities

47 Restaurants | 12 Bars | 1,000+ Apartment Units  
Within a 1/2 mile walking distance

Edgehill - 4 Minutes  
Midtown - 13 Minutes  
Vanderbilt - 15-20 Minutes

MIDTOWN

VANDERBILT

1030  
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EDGEHILL








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### Sustainability

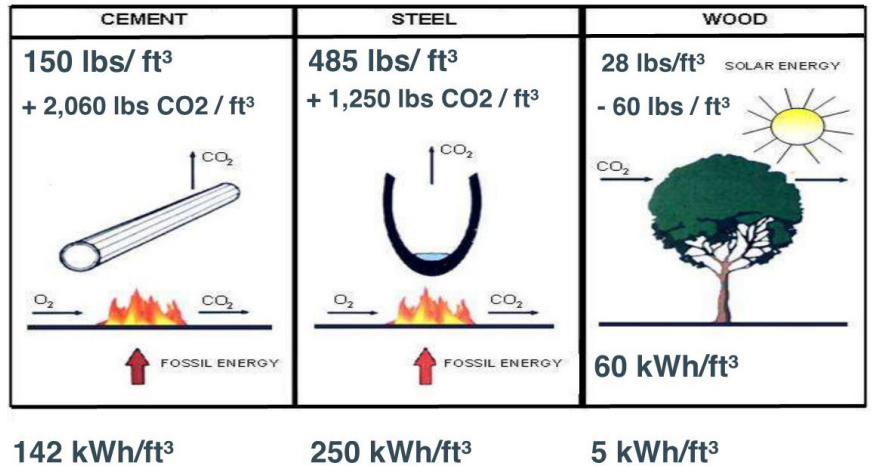
#### ESTIMATED ENVIRONMENTAL IMPACT

-  Volume of wood products used:  
570 cubic meters (20,265 cubic feet)
-  U.S. and Canadian forests grow this much wood in:  
2 minutes
-  Carbon stored in the wood:  
440 metric tons of carbon dioxide
-  Avoided greenhouse gas emissions:  
930 metric tons of carbon dioxide
-  Total potential carbon benefit:  
1370 metric tons of carbon dioxide

#### Equivalent to:

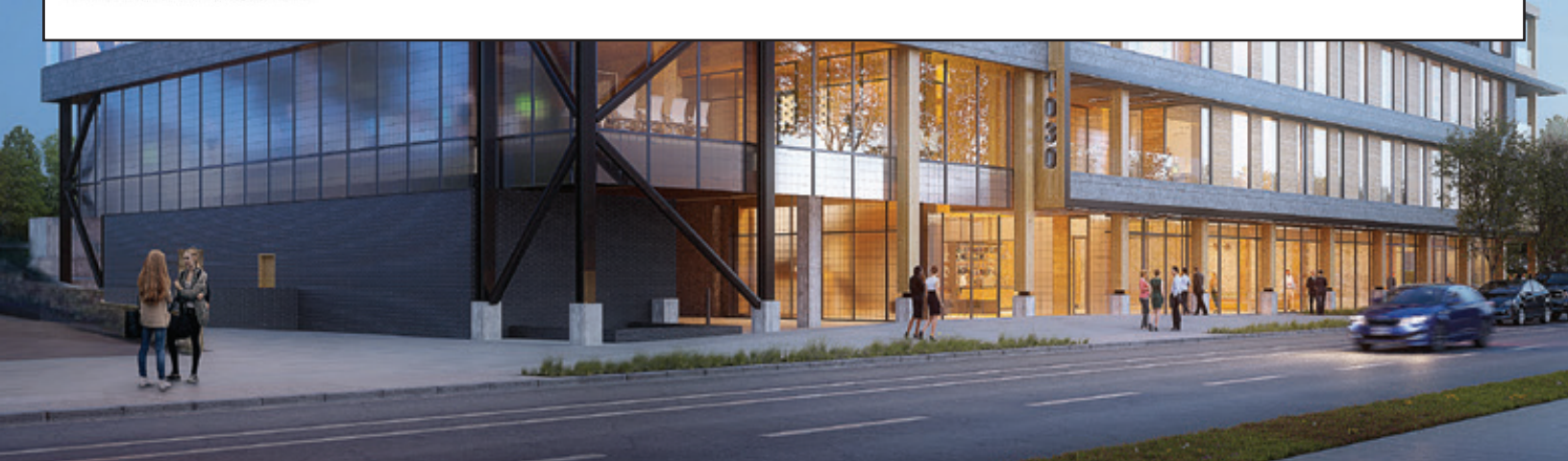
-  262 cars off the road for a year
-  Energy to operate 116 homes for a year

#### EMBODIED ENERGY



\*Estimated by the Wood Carbon Calculator for Buildings, based on research by Sathre, R. and J. O'Connor, 2010, A Synthesis of Research on Wood Products and Greenhouse Gas Impacts, FPInnovations (this relates to carbon stored and avoided GHG).

\*CO<sub>2</sub> in this case study refers to CO<sub>2</sub> equivalent



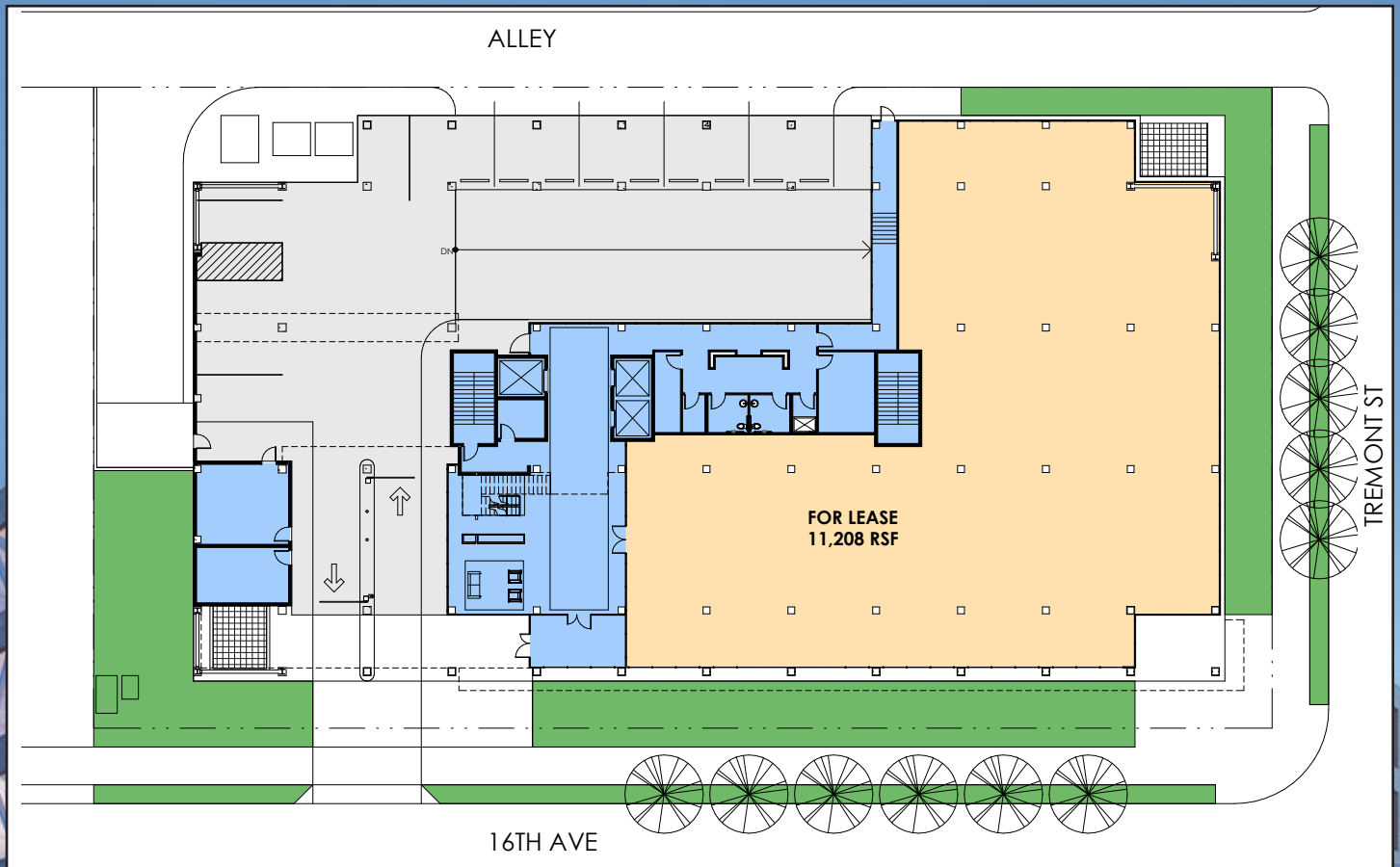
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## Level 1



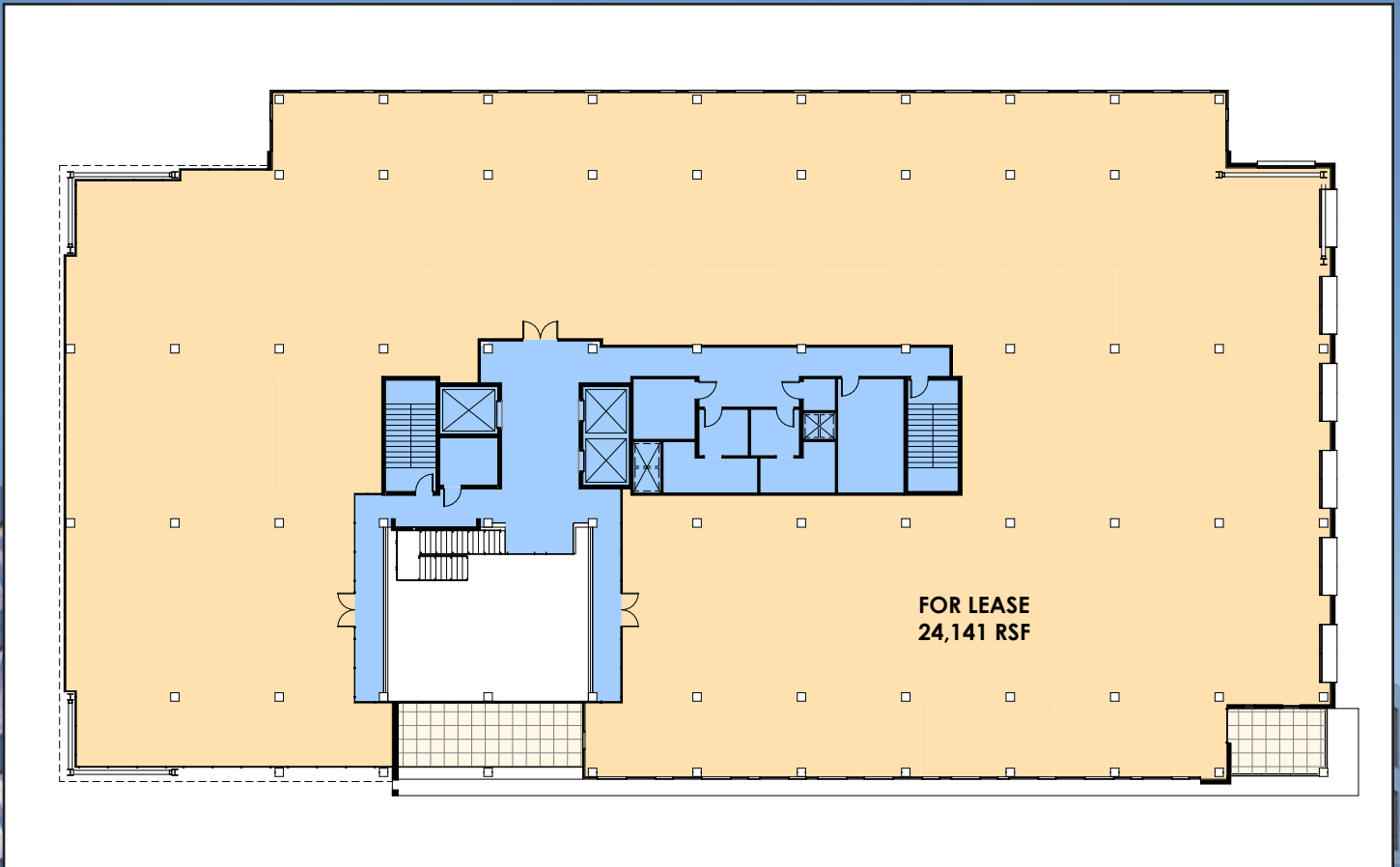
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## Level 2



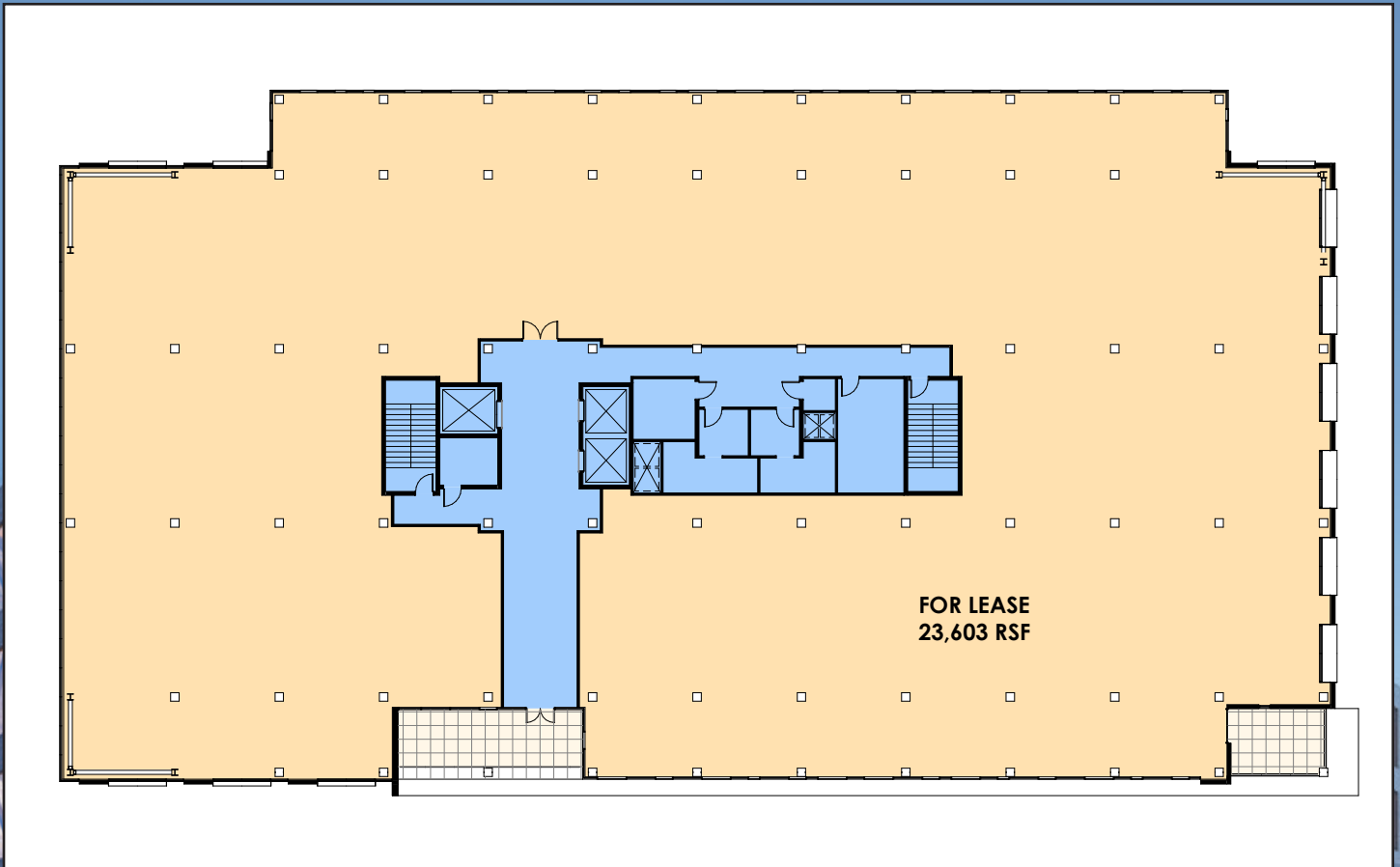
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## Level 3



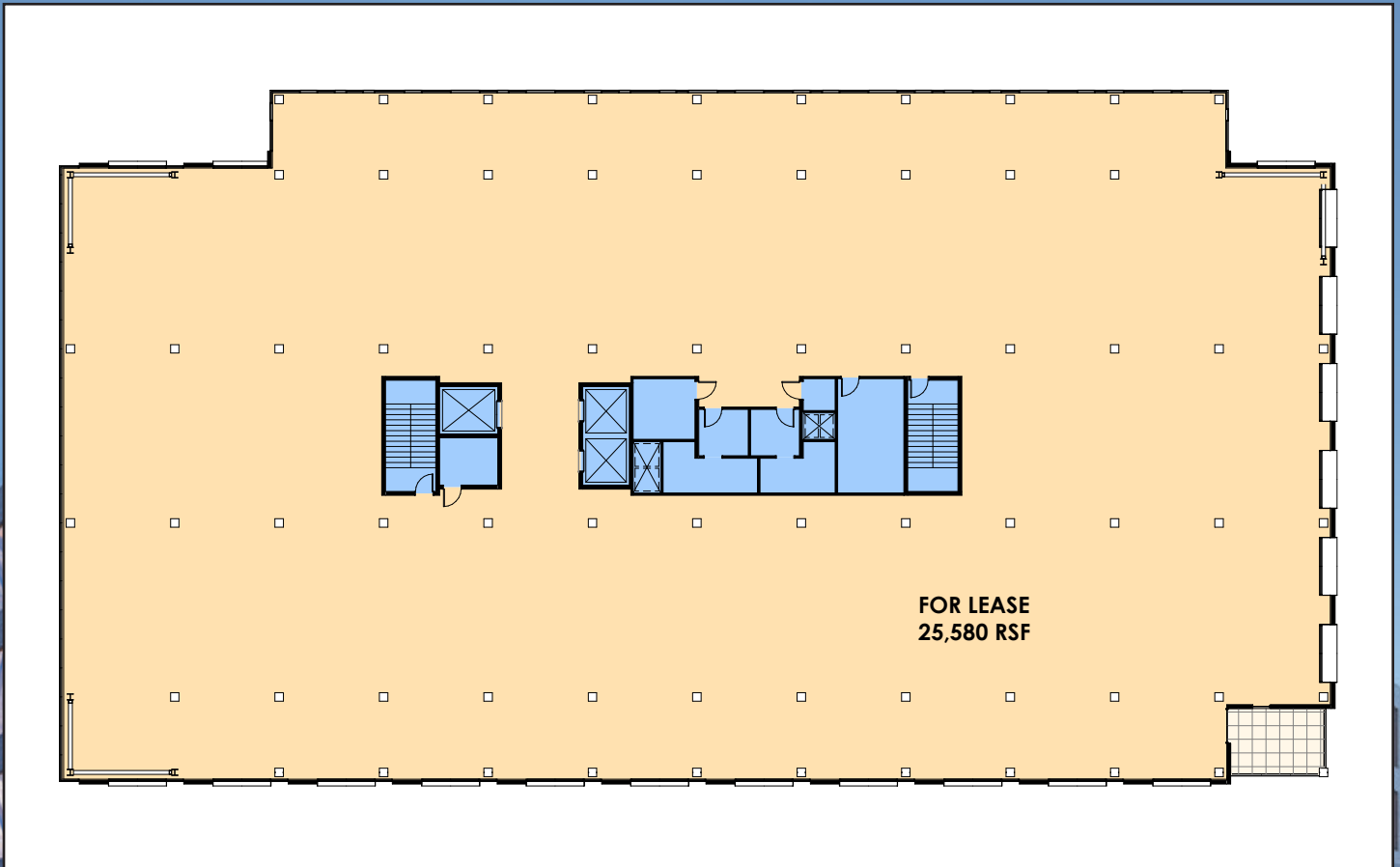
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## Level 4





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## Level 5

