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HOUSTON STATION

WEDGEWOOD HOUSTON

FOR LEASE

±16,000 - 28,000

contiguous square feet

creative office

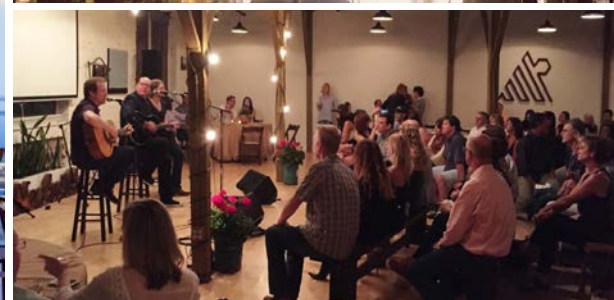
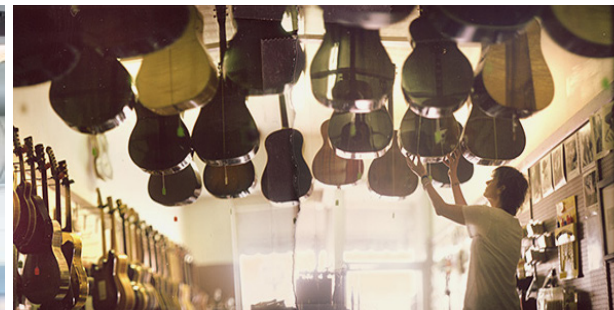


Colliers
International

VICKIE SAITO + NIKKO SANSONE



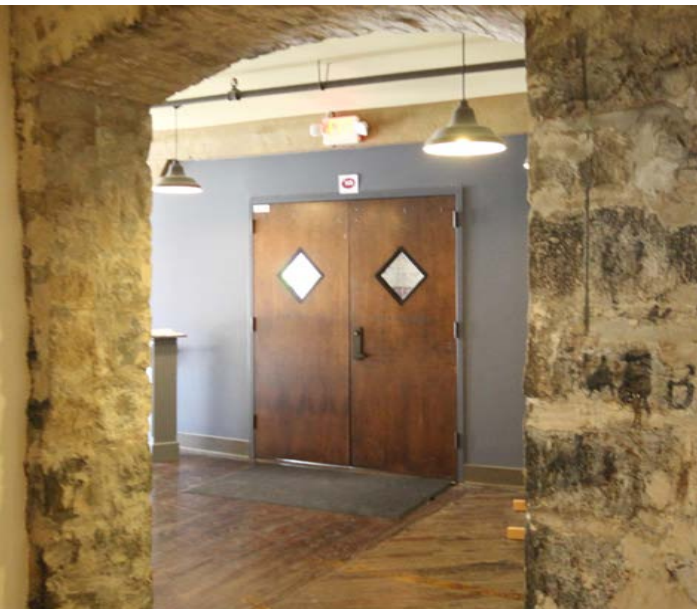
Welcome to Houston Station





Contemporary and casual, HOUSTON STATION thoughtfully blends the best of a historic and modern work environment, offering the ideal mix of creative office space and unique retail in the heart of WEHO. Conveying the true soul of Music City, the facility development contains outstanding restoration that finely weds 1800s industrial chic and 21st century amenities.

Four minutes from downtown. Parking. Vendor friendly. Historic, exposed brick, heavy timber, hardwood floors. Genuine Nashville vibe.



Welcome to Houston Station

Colliers is pleased to present for lease the beautiful east wing of the historic Houston Station facility.

Artistically restored and retaining the industrial aesthetic of the late 1800s, the 15,986 square foot space offers the unique warmth and charm of wood beams and exposed brick characterized throughout the entire Houston Station redevelopment. The suite has its own street entrance plus a secondary entrance via the 438 Houston Station connector.

Located in vibrant Wedgewood Houston, known as the “WeHo

District,” 1.3 miles south of Downtown Nashville, this burgeoning creative community has extremely convenient access to the interstate system and major corridors with close proximity to popular areas such as The Gulch, Downtown, East Nashville, Belmont, Berry Hill, 8th Avenue and 12 South Districts.

Wedgewood Houston is centered between the civil war historical site, Fort Negley, and the \$275 million MLS Stadium project currently under development. Recent renovations have revived neighborhood historic properties and added impetus for infill of new construction and micro cottage developments.



Office Offering

ADDRESS	434 Houston Station - 2nd Floor
FLOORPLATE	±16,000 - 28,000 Contiguous Square Feet Entire east wing with private street entrance
USES	Creative Office
LEASE TYPE	Modified Gross
AVAILABLE	Q4 2020
PARKING RATIO	Approximately 3 1000
BUILDING AMENITIES	Various food and beverage businesses, including Bastion, Earnest Bar & Hideaway and Americano Coffee Lounge; unique blend of mixed retail and collaborative office community



Houston Station

O V E R V I E W

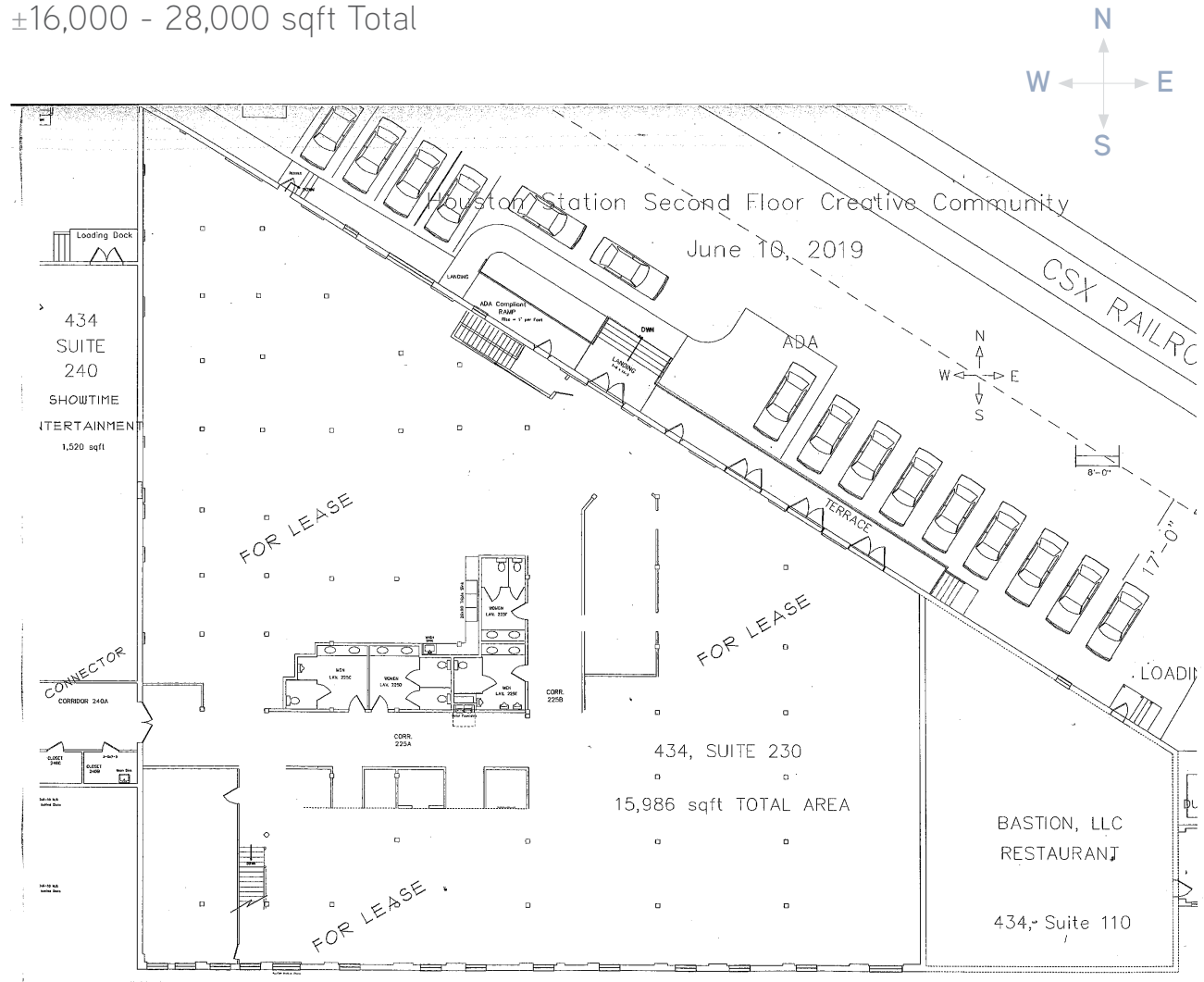
Highlights

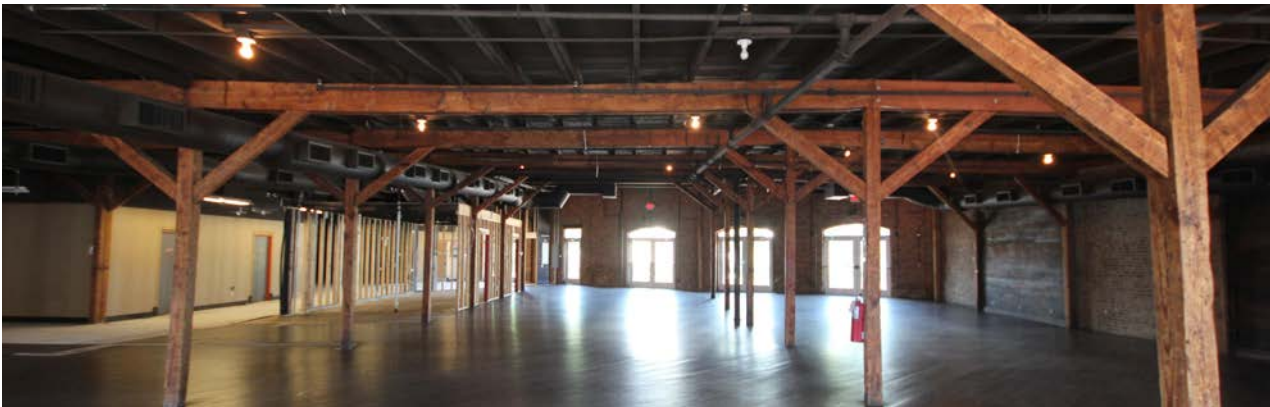
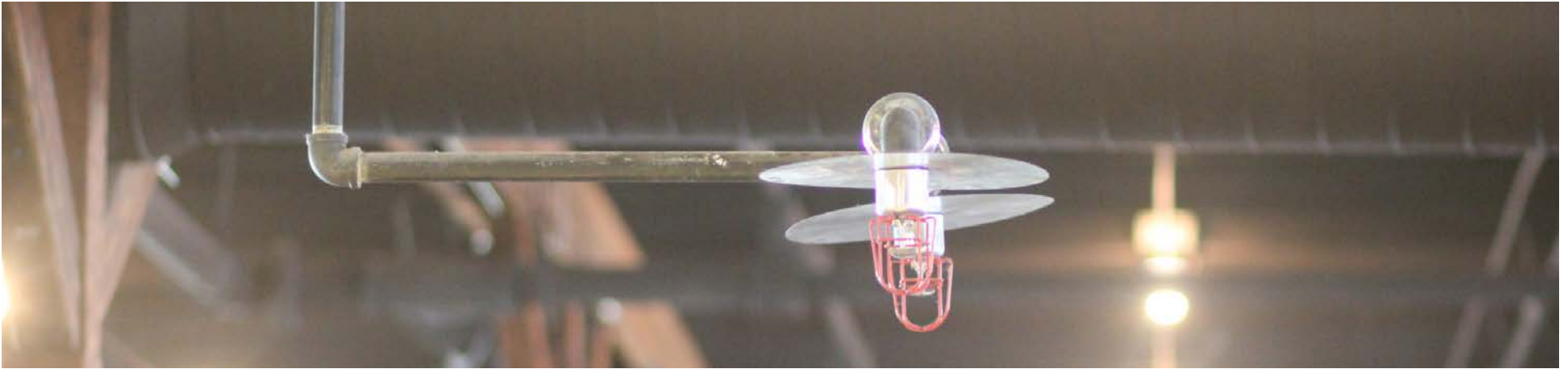
ADDRESS	434 Houston Station Nashville, Davidson County, TN 37203
SUBMARKET	Wedgewood Houston
BUILDING TYPE	Redeveloped + Restored Historic Warehouse Structure: <ul style="list-style-type: none">- East Wing: Hardwood Floors Exposed Brick Original Wood Beams
YEAR BUILT	ca. 1900; Ongoing Renovations Since 2005
BUILDING AREA	Primary Space: ±16,000 - 28,000 SF Lower Floor: Expansion + Storage Options
CURRENT TENANTS	Bastion, Earnest Bar & Hideaway, Americano Coffee Lounge, Cotton Music, Royal Circus, Cohub, Nashville Pilates, Nouveau Classics, Raven PR, Abrasive Media and more!
ZONING	Industrial Restrictive (IR) / Urban Zoning Overlay (UZO)

Floor Plan

2ND FLOOR EAST WING

±16,000 - 28,000 sqft Total





Property Location



WEHO Development



Wedgewood Houston DEVELOPMENT

1	Outpost
2	Clawson's Pub + Deli
3	Houston Station
4	Jackalope Brewery
5	Houston Station Add. Parking

6	Dudley Park
7	Falcon and Flamingo
8	May Hosiery
9	United Rewards

10	Music Imprints
11	Gabby's Burgers + Fries
12	Dozen Bakery
13	Diskin Cider

14	Corsair Distillery
15	Nashville Craft Distillery
16	Greer/Fort Negley Campus
17	The Finery

WEHO Updates



HOUSES AND TOWNHOUSES

Historic cottages and bungalows comprise most of the residential area, but you'll find tasteful new construction of single-family homes, townhouses, and micro-housing. The new structures have been designed to fit well with the renovated homes of the 30s, 40s, and 50s while retaining the neighborhood vibe of a creative community.



MLS SOCCER STADIUM

The \$275 million, 30,500-seat stadium will transform the Metro-owned Fairgrounds and will be the largest soccer-specific stadium in the United States. The stadium project will include a 10-acre mixed use development with housing, retail, restaurants and a hotel.



FOOD/BARS

Gabbys: For dinner, you'll want to head to Gabby's Burgers, which had a fantastic reputation long before "WeHo" was a thing. The unassuming building might lead you to believe there's nothing special inside, until you get a taste of the grass-fed beef and sweet potato fries. It's a Nashville institution.



FALCON AND FLAMINGO

The coffee and cocktail bar spaces operates with "zero-waste" (with an emphasis on biodegradable, recyclable and compostable products), and aims to offer 100 percent organic menus. The property, on which sits a former church building, is located at 509 Houston St. in the epicenter of the fast-changing Wedgewood-Houston.

WEHO Updates



DISTILLERIES

JACKALOPE BREWING has recently expanded to Wedgewood-Houston, where they have opened a second facility and taproom in order to keep up with demand for the main lines of beers.



ROYAL CIRCUS

Eclectic and inviting home store offering unique antiques and hand created treasures.



AMERICANO COFFEE LOUNGE

Serving high quality coffee drinks and cocktails. Posh lounge style environment. Jazz.



EARNEST BAR & HIDEAWAY

Refined tavern classics & craft cocktails inspired by Ernest Hemingway in rustic-chic surrounds.



DOZEN BAKERY

Delectable Bakery and Cafe serving daily fresh pastries and desserts, breakfast, lunch and weekend brunch.



DISKIN CIDER

Middle Tennessee's first commercial craft cider, Diskin Cider, creates a flavorful wine and beer combination that creates a bold taste in small batch cider.



CORSAIR

Laid-back brewpub offering drafts of U.S. & German craft beers & tours of the microdistillery.

Houston Station



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