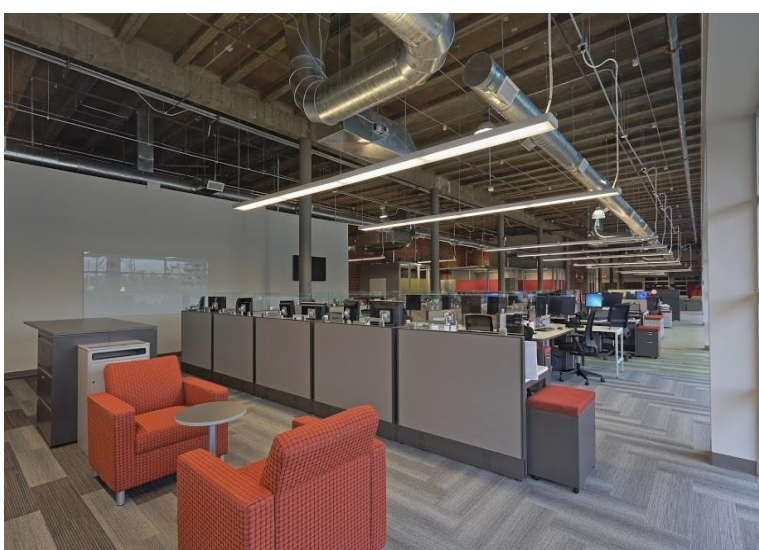


# The Boot Factory



A Real Estate Project with Soul  
Uniquely Historic, Creative & Convenient



CHARLES  
HAWKINS CO.

# The Boot Factory:

Charles Hawkins Co. is pleased to offer the opportunity to lease in the Boot Factory, a mixed-use redevelopment located along the Craighead Corridor near the historic Wedgewood-Houston neighborhood of Nashville. The former industrial warehouse has been converted into a hip, mixed-use project with authentic industrial characteristics: high ceilings, clerestory windows, exposed structural elements, interior brick walls and original fire doors.



# Charles Hawkins Co. Presents the Boot Factory

## Address:

- 90 Oceanside Drive
- Nashville, TN 37211 (Davidson County)

## Size:

- 3,425 SF Suite Available

## Parking ratio:

- 4 per 1,000 SF

## Potential uses:

- Office/retail space

## Convenient location:

Your clients and employees will enjoy dining, shopping and living in the nearby neighborhoods of Melrose, Berry Hill, and 12th South. There is also easy access to the rest of Nashville via I- 440 at Nolensville Pike and I-65 at Wedgewood Avenue, as well as interstate visibility from I-65.



The General Shoe Company, now Genesco, produced boots in this warehouse after World War II. The Hawkins development team is restoring this building while maintaining its unique character. Your clients and employees will enjoy the creative environment with open floor plans and abundant natural light – conveniently located in one of the trendiest neighborhoods in Nashville.

## Amenities within 1.5 miles:

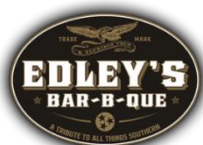
### Upscale living:

- Over 1,500 units

### Interstate Access:

-  Via Wedgewood
-  Via Nolensville

### Restaurants & Bars:



### Other Amenities:





Developed & exclusively listed by **Charles Hawkins Co.**

Contact: **Tee Patterson**

[tpatterson@charleshawkinsco.com](mailto:tpatterson@charleshawkinsco.com)

615.345.7229

**Clancy Hoban, CCIM**

[choban@charleshawkinsco.com](mailto:choban@charleshawkinsco.com)

615.345.7219

**CHARLES  
HAWKINS CO.**

