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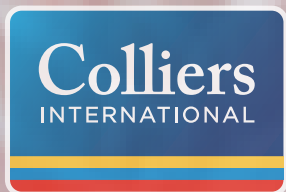
HOUSTON STATION

WEDGEWOOD HOUSTON

FOR LEASE

17,150 contiguous
square feet

creative office



Colliers
International

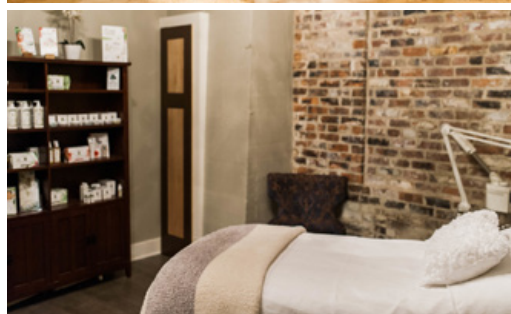
VICKIE SAITO + NIKKO SANSONE

HOUSTON STATION



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 17,150 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 Houston Station connector.

Located in popular 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 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 proposed redevelopment of Greer Stadium and the state fairgrounds. 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	+/- 17,150 Contiguous Square Feet Entire east wing with private street entrance
USES	Creative Office
LEASE TYPE	Modified Gross
AVAILABLE	July 1, 2018
PARKING RATIO	Approximately 3 1000
BUILDING AMENITIES	Various food and beverage businesses, including Bastion and Hemingway's; 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:

- **East Wing:** Hardwood Floors
Exposed Brick
Original Wood Beams

YEAR BUILT

ca. 1900; Ongoing Renovations Since 2005

BUILDING AREA

Primary Space: +/- 17,150 SF
Lower Floor: Expansion + Storage Options

CURRENT TENANTS

Bastion, Hemmingways, Events Nashville, Cotton Music,
Cohub, Nashville Pilates, Refinery Nashville, Nouveau Classics

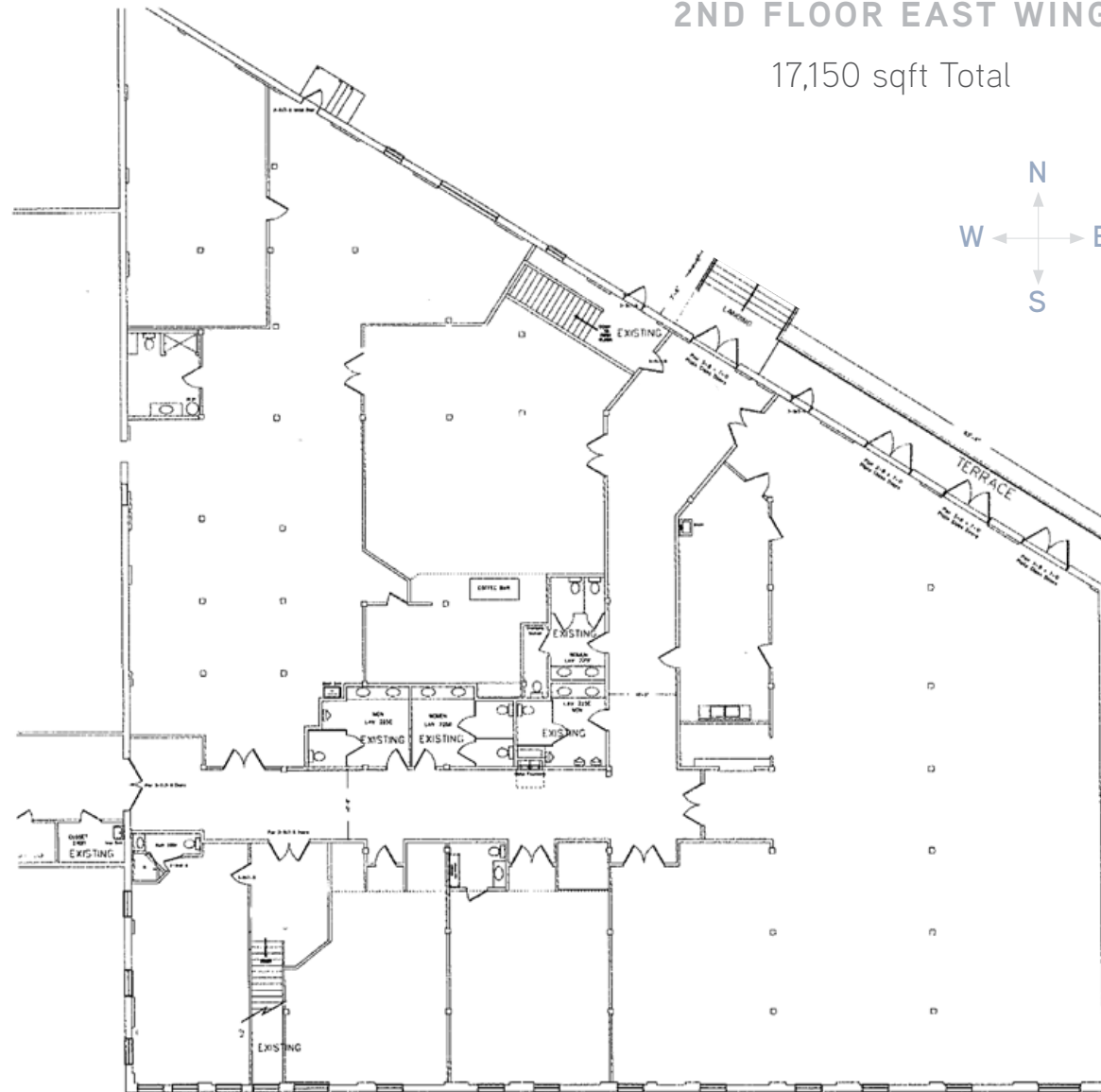
ZONING

Industrial Restrictive (IR) / Urban Zoning Overlay (UZO)

Floor Plan

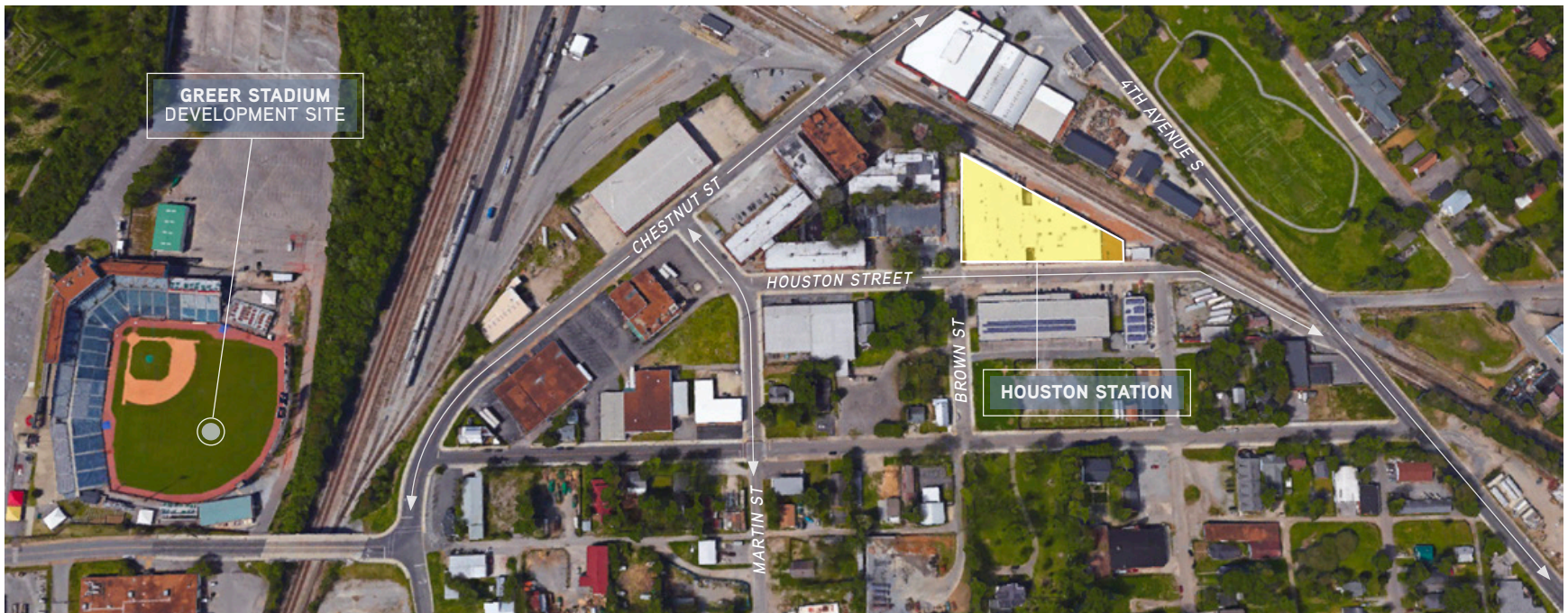
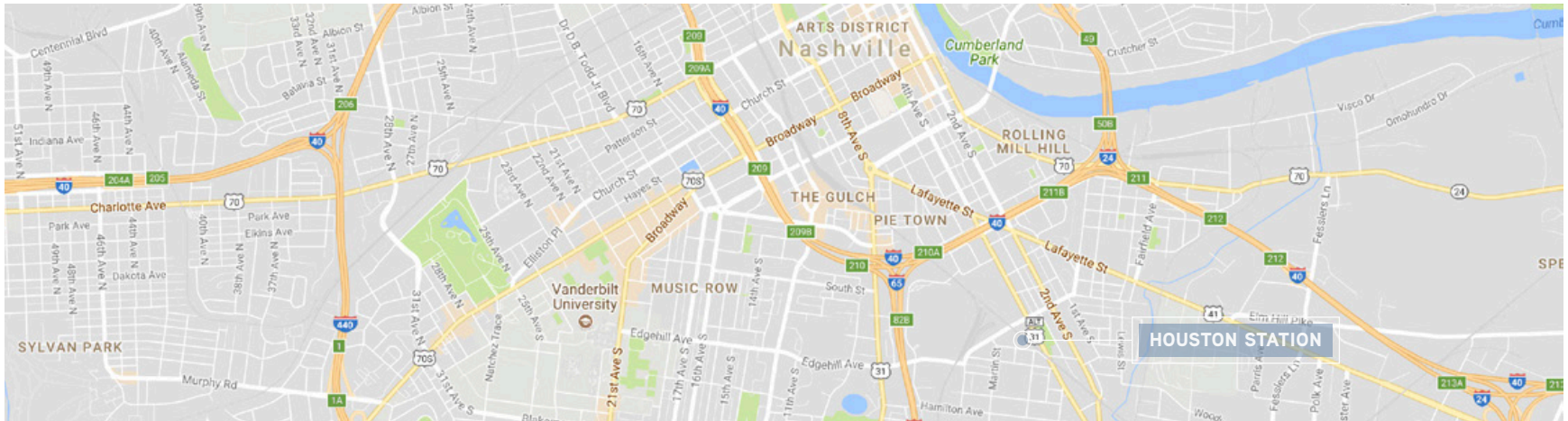
2ND FLOOR EAST WING

17,150 sqft Total





Property Location



WEHO Development



Wedgewood Houston DEVELOPMENT

1	Outpost	5	Houston Station Add. Parking	9	United Rewards	13	Diskin Cider
2	Clawson's Pub + Deli	6	Dudley Park	10	Music Imprints	14	Corsair Distillery
3	Houston Station	7	Falcon and Flamingo	11	Gabby's Burgers + Fries	15	Nashville Craft Distillery
4	Jackalope Brewery (Delivery 2Q, 2018)	8	May Hosiery	12	Dozen Bakery	16	Greer Redevelopment

WEHO Updates



HOUSES AND TOWNHOUSES

Historic cottages and bungalows comprise most of the residential area, but you'll find some new construction of single-family homes and townhouses. The new structures have, for the most part, been designed to fit well with the renovated homes of the 30s, 40s, and 50s.



GREER STADIUM *(Proposed)*

The Cloud Hill plan, a \$100 million private development would include 294 units of housing, around 80 set aside as affordable; "neighborhood-scale" market and retail, in addition to a dedicated park, open space and greenways. There also would be a cultural center for artists and musicians offering classes, maker space for artists, including filmmakers and musicians, and performance space.



MLS SOCCER STADIUM *(Proposed)*

30,000-seat stadium that would transform the aging Metro-owned Fairgrounds Nashville. The 117-acre fairgrounds in the budding Wedgewood-Houston neighborhood south of downtown. 500,000 square-foot stadium between the speedway and Bransford Avenue on the west elevated side of the aging fairgrounds.



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.

WEHO Updates



FALCON AND FLAMINGO

The coffee and cocktail bar spaces will operate with “zero-waste” (with an emphasis on biodegradable, recyclable and compostable products), and are aiming to offer 100 percent organic menus, said the two business partners, who have backing from some silent investors. The property, on which sits a former church building (pictured), is located at 509 Houston St. in the epicenter of the fast-changing Wedgewood-Houston.



DISTILLERIES

JACKALOPE BREWING is expanding to Wedgewood-Houston, where they will open a second facility and taproom in order to keep up with demand for their main lines of beers. Plan to open early 2018.



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.



HEMINGWAY'S

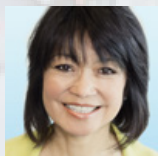
Refined tavern classics & craft cocktails inspired by Ernest Hemingway in rustic-chic surrounds.



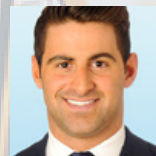
DOZEN BAKERY

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

Houston Station



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