

# TERRA HOUSE

ROLLING MILL HILL

- Nashville -



## COMMERCIAL LEASING INFORMATION:

CHARLOTTE FORD CCIM

Senior Vice President

DIR: 615 850 2751

[charlotte.ford@colliers.com](mailto:charlotte.ford@colliers.com)

VICKIE SAITO

Senior Vice President

DIR: 615 850 2711

[vickie.saito@colliers.com](mailto:vickie.saito@colliers.com)



# Space Overview

Recently completed, Terra House is a mixed-use project on Rolling Mill Hill which has 194 apartment units and over 12,000 square feet of commercial space. The property is strategically located just east of the Trolley Barns and in the middle of existing Rolling Mill Hill residential developments including Nance Place, Ryman Lofts, and Art Deco/Victorian Buildings. The Rolling Mill Hill area will have approximately 1,220 residential units and over 2,000 residents



**PROPERTY ADDRESS:** 72 Hermitage Avenue | Nashville, TN 37210

**ONE AVAILABLE SPACE:**

- 1,358 SF suitable for retail or office

**YEAR COMPLETED:** 2016

**NO. OF FLOORS:** Five (5)

**SUBMARKET:** Rolling Mill Hill

**RENT:** \$24.00/SF MG plus utilities

**PARKING:** Structured & surface parking ratio of 3.5/1,000 SF

**AMENITIES**

- New construction
- LEED certified
- 0.6 miles from downtown and easy access to interstate system
- Close proximity to attractions such as Pinewood Social, Ascend Amphitheater, Husk Restaurant, Crema, and city greenways

**DEVELOPMENT TEAM**

Developer: SWH Residential

Architect: Smith Gee Studio

Planning/Landscaping: Hodgson Douglas

Engineer: Littlejohn Engineering Associates





airial  
innovations  
OF TN & KY





TENNESSEE  
STATE CAPITAL

NISSAN  
STADIUM

EAST  
NASHVILLE

24

Cumberland River

RYMAN  
AUDITORIUM

BRIDGESTONE  
ARENA

THE SOUTHERN

ASCEND  
AMPHITHEATER

COUNTRY  
MUSIC HALL  
OF FAME

SCHERMERHORN  
SYMPHONY  
CENTER

PINWOOD  
SOCIAL

MUSIC  
CITY  
CENTER

CREMA

HERMITAGE  
CAFE

HUSK

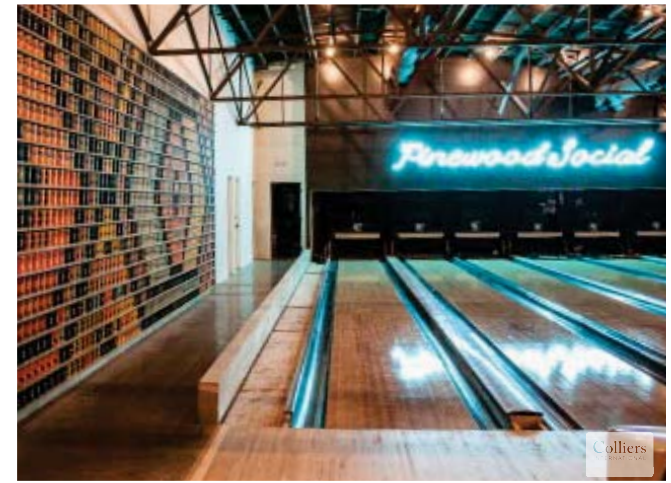
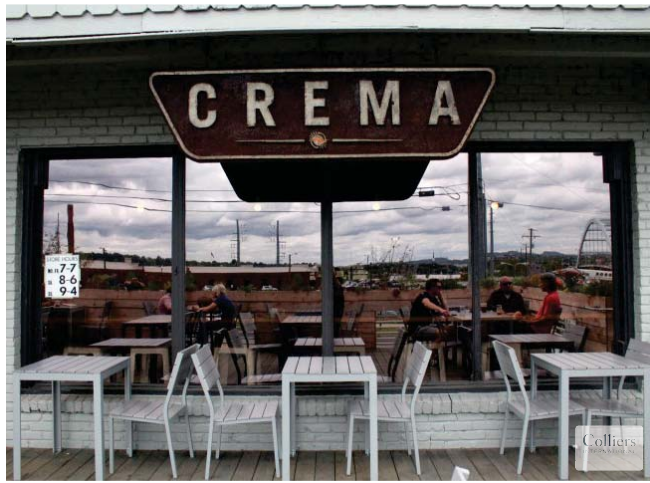


3RD & LINDSLEY  
BAR & GRILL

CITY WINERY

SOBRO

40



# Rolling Mill Hill

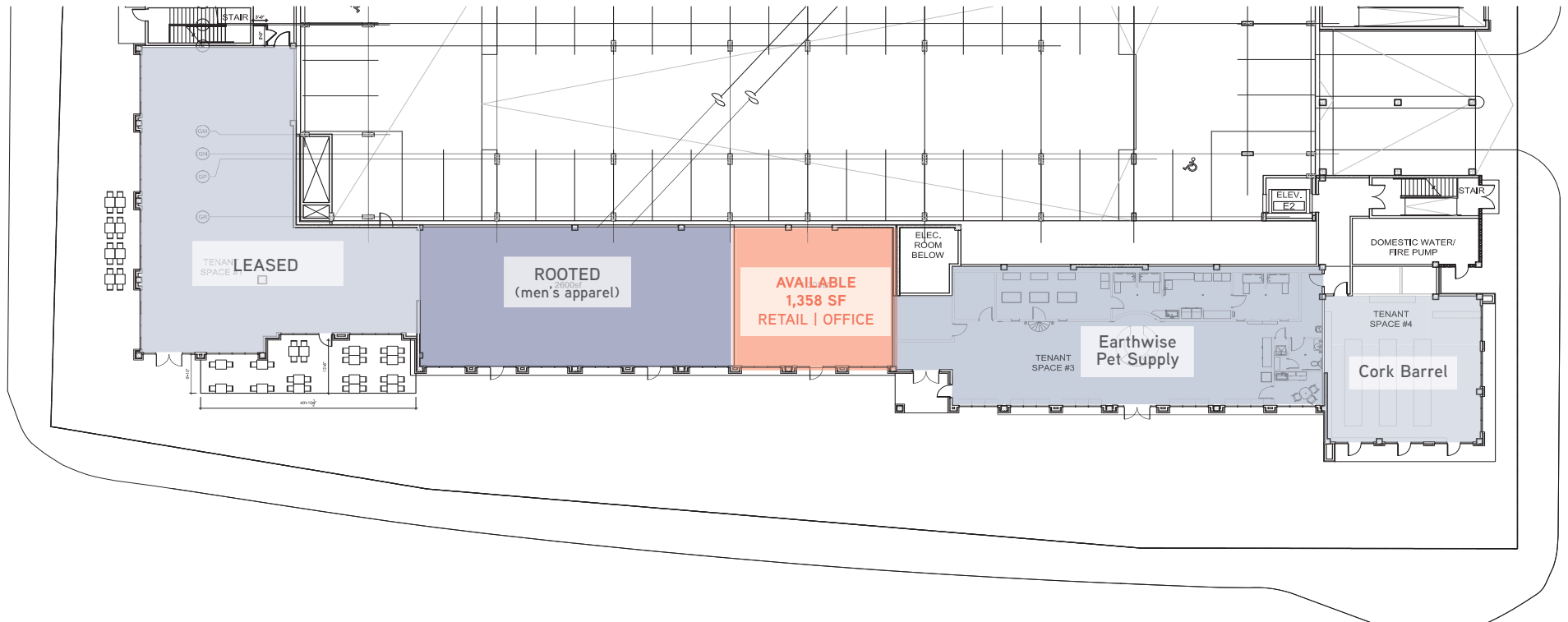
Rolling Mill Hill, the former home of Metro General Hospital and Metro's government vehicle fleet center (the "trolley barns"), is located on a bluff just south of Broadway and Korean Veterans Boulevard.

Rolling Mill Hill is a locally designated landmark and at its heart are the hospital buildings and trolley barns, which the community insisted on preserving and adaptively reusing. The first hospital structure, a Victorian-style building dating to the 1890s, has been converted for residential use, along with a 1930s art-deco style building. The trolley barns have been converted to office and commercial space. The historic smokestack, which is visible from several points downtown and to the east, also has been preserved and will continue to serve as a landmark and icon for the area.

The cleanup and development of Rolling Mill Hill is part of a larger rebirth of Rutledge Hill, one of Nashville's first "suburban" neighborhoods dating from the early 1800s. A new state-of-the-art Nashville Children's Theatre, a new government complex named for former Mayor Richard Fulton, and the new Nashville Fire Department Headquarters all have arrived. An awakening retail scene on Hermitage Avenue includes new operators such as Crema Coffee, Husk, and Pinewood Social, combined with long-established business such as the Hermitage Café, Batter's Box, U.S. Community Credit Union and Cardwell's Market.

Source: <http://www.nashville-mdha.org/>

# Available Space



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