

TERRA HOUSE

ROLLING MILL HILL

- Nashville -



COMMERCIAL LEASING INFORMATION:

CHARLOTTE FORD CCIM
Senior Vice President
DIR: 615 850 2751
charlotte.ford@colliers.com

VICKIE SAITO
Vice President
DIR: 615 850 2711
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. By the first quarter of 2017, 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

TWO AVAILABLE SPACES:

- 3,470 SF suitable for retail, office or restaurant
- 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



aerial
innovations
OF TN & KY



TENNESSEE
STATE CAPITAL

NISSAN
STADIUM

EAST
NASHVILLE

24

Cumberland
Park

RYMAN
AUDITORIUM

ASCEND
AMPHITHEATER

BRIDGESTONE
ARENA

THE SOUTHERN

SCHERMERHORN
SYMPHONY
CENTER

COUNTRY
MUSIC HALL
OF FAME

PINWOOD
SOCIAL

MUSIC
CITY
CENTER

CREMA

HERMITAGE
CAFE

HUSK

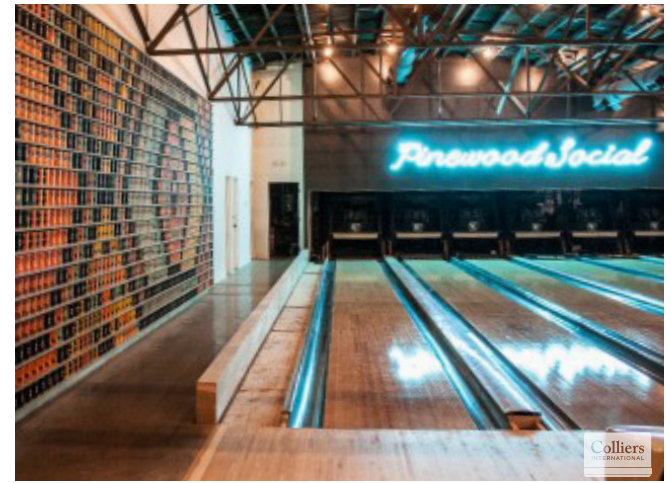
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H

SOBRO

40

CITY WINERY

3RD & LINDSLEY
BAR & GRILL



Rolling Mill Hill

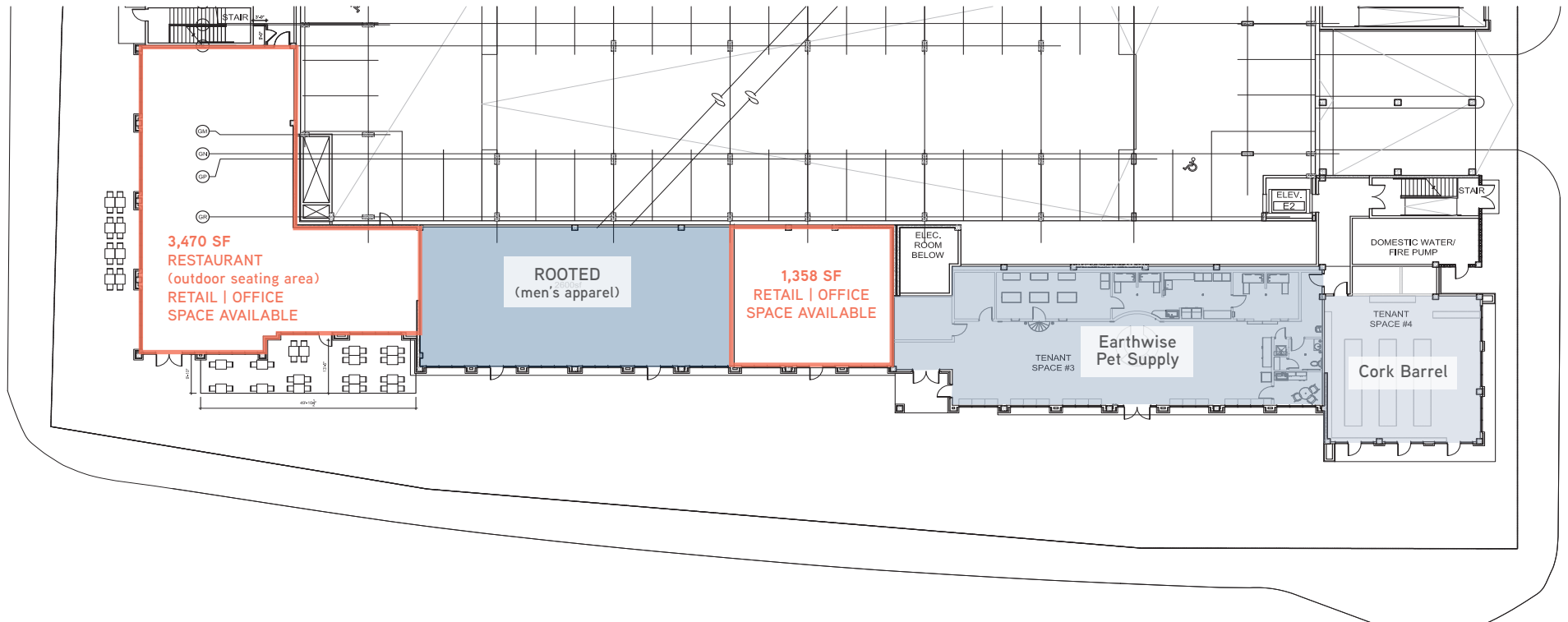
Rolling Mill Hill, the former home of Metro General Hospital and Metro's government vehicle fleet center (the "trolley barns"), is located on a bluff just south of Broadway and Korean Veterans Boulevard.

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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