

1030 16TH AVENUE S, NASHVILLE, TN 37203



1030

MUSIC ROW

 CUSHMAN & WAKEFIELD

 PANATTONI

Turner

TUCK-HINTON

HAMILTON
DEVELOPMENT

PROPERTY HIGHLIGHTS

- » **Timber-Frame** Construction Type
- » **3/1,000 SF** Covered and Secured Parking
- » **112,292 RSF** of Class A Office Space
- » **5 Stories** Building Extent
- » **26,000 SF** Floorplate Size
- » **Excellent** Signage Potential
- » **Private Outdoor** Terraces on Level 2-5

BUILDING AMENITIES



- » Bicycle Storage
- » Showers
- » Lockers
- » On-Site Security

EXCELLENT LOCATION



- » Directly on Music Row
- » One Block from Edgehill Village
- » 3 Blocks from Vanderbilt University



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TRUE SUSTAINABILITY

Crafted from Douglas Fir, providing sustainable-sourced columns and beams, dowel-laminated timber floors, and 1,190 metric tons of carbon benefit.

BOUTIQUE SOLUTION

Class A, timber-framed, one-of-a-kind creatively engineered design, 1030 Music Row is, your boutique office solution.

LOCATION

One block from Edgehill, the location provides direct access to Vanderbilt, Midtown, EdgeHill, and Demonbreun Street and a full complement of restaurants, bars, shopping and housing.

A Development By Panattoni Development Company, Inc. And Tuck-Hinton Architecture & Design.



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WHAT IS **MASS TIMBER** CONSTRUCTION

Mass timber is specially engineered for loads similar in strength to structural materials like concrete and steel.

1ST OFFICE

» Nashville's First Office Building Constructed with Sustainable Mass Timber

SOUND MAT

» 1030's Building Design Includes a Sound Mat Above the Wood Floor System then Topped with Concrete, Enhancing Acoustical Performance

EQUIVALENT OF 226 CARS

» 1030 will Take the Equivalent of 226 cars off the Road for a Year Due to it's Wood Construction

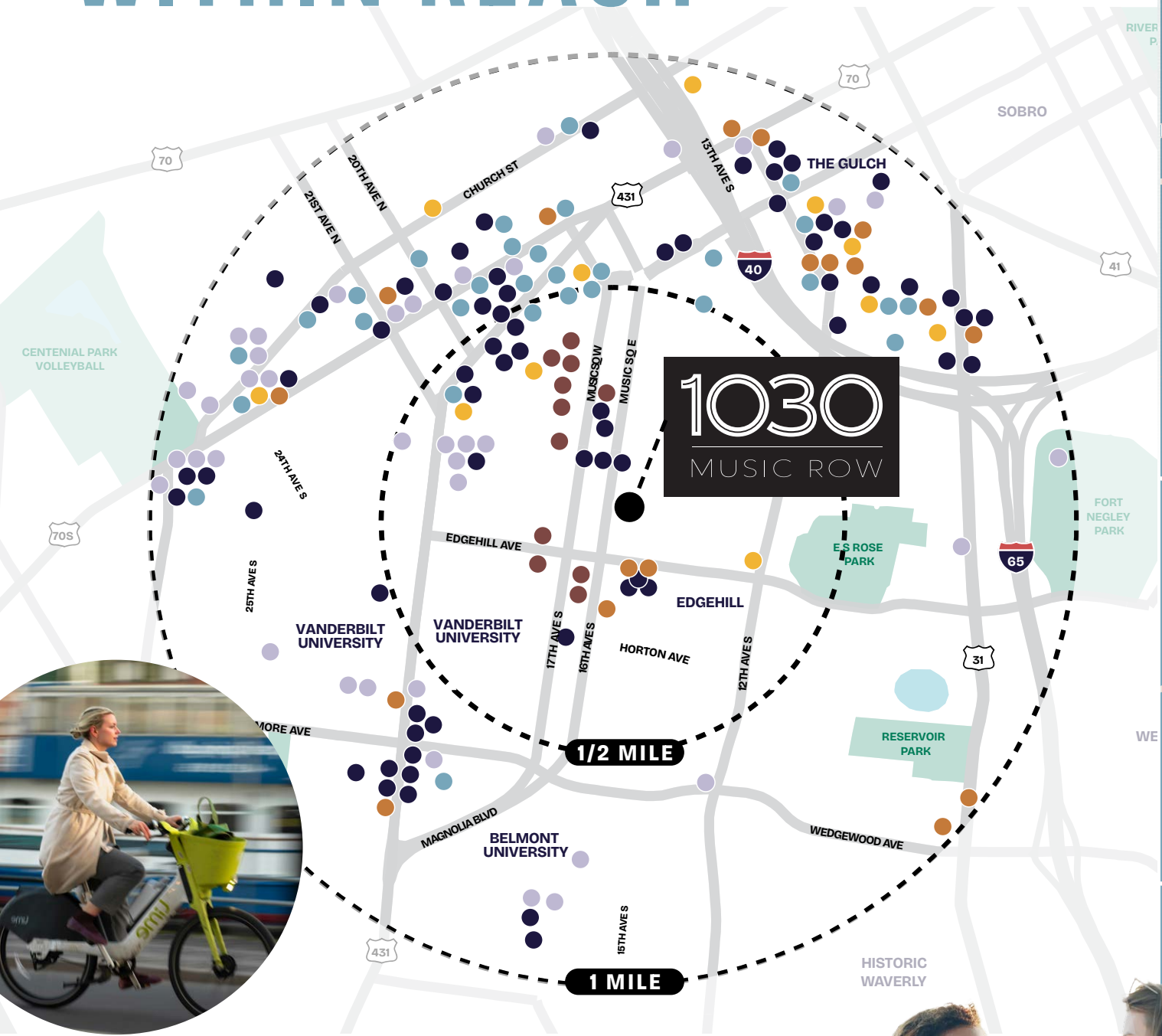
MASS TIMBER VS CONCRETE & STEEL

» Due to CO2 absorbed in the wood, Mass Timber is seen as **sustainable and a more carbon-friendly** alternative to concrete and steel.

» Wood is **only** carbon neutral construction material in existence.

» Mass Timber products offer **significant benefits** in terms of fire, acoustics and structural performance, in addition to construction efficiency.

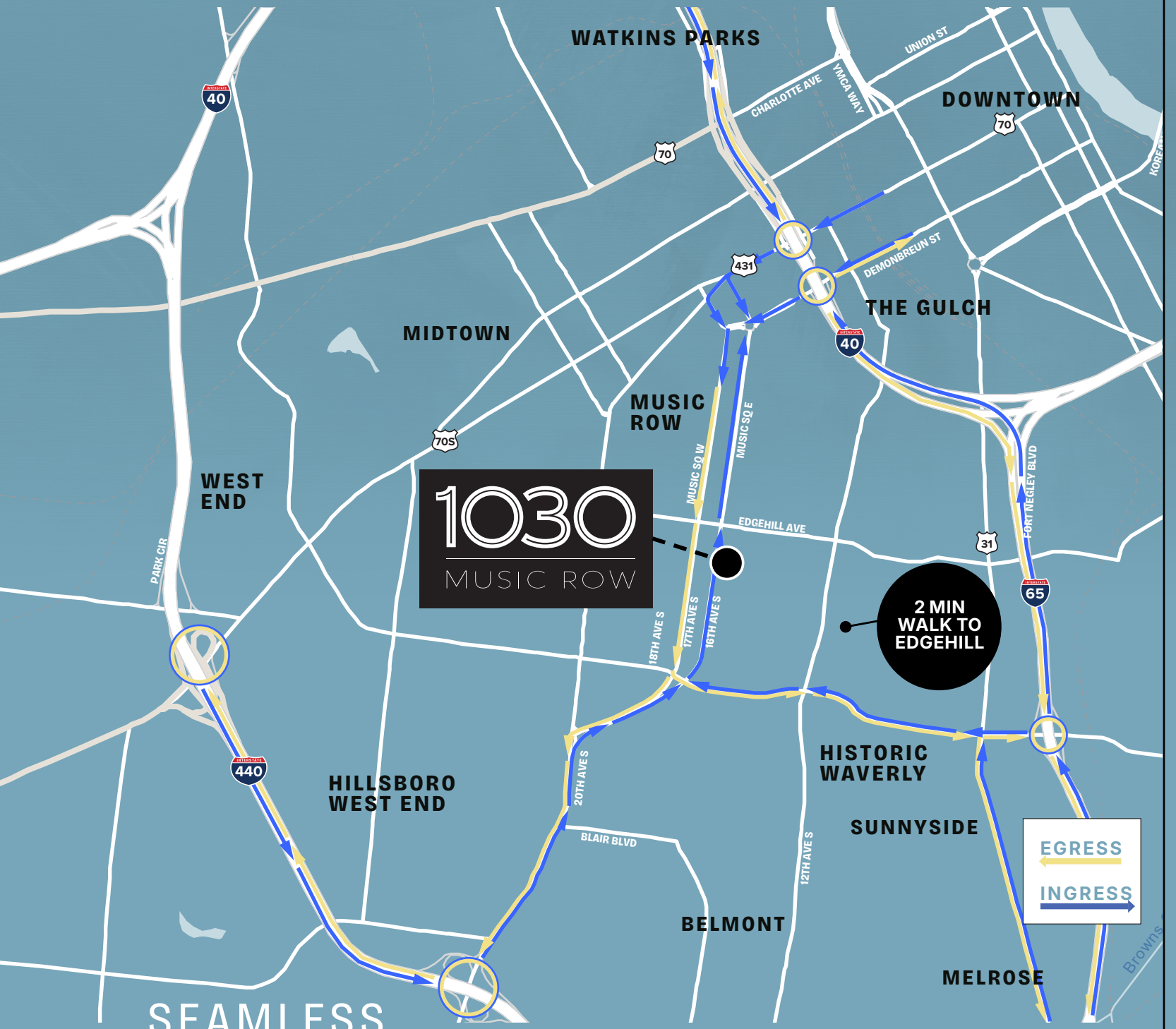
EVERYTHING
WITHIN REACH



- RESIDENTIAL **+1,000 Units**
- FASTFOOD **39+**
- FITNESS **11+**
- SHOPPING **17+**
- RESTAURANTS **64+**
- HOTELS **30+**



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SEAMLESS
CONNECTIVITY

DRIVE TIME	THE GULCH	12TH SOUTH	MIDTOWN	DOWNTOWN
	4 MINS	5 MINS	5 MINS	6 MINS
DRIVE TIME	GREEN HILLS	EAST NASHVILLE	BELLE MEADE	
	10 MINS	10 MINS	12 MINS	

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For more information, please contact:

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