

OPPORTUNITY THAT'S ANYTHING BUT ORDINARY

THIRTY-FORTY

SIDCO

OJAS

 CUSHMAN &  
WAKEFIELD

3040 SIDCO • NASHVILLE, TN 37204





# Make Your Mark on Nashville

An exciting adaptive reuse development nestled between Nashville's affluent residential communities and its bustling downtown districts, 3040 Sidco has been transformed from an industrial warehouse into a flexible, mixed-use community with a vibrant indoor/outdoor environment.

With a location that offers ample opportunities for a variety of users, 3040 Sidco will benefit from regular activation, helping companies quickly make their mark on this booming Nashville market.

## ▶ HIGHLIGHTS

- Flexible size to accommodate a mix of retail and office uses
- Impressive surface parking ratio of 4.5/1000
- 10 minutes from Downtown Nashville
- Easy access to I-65, I-440, and surrounding neighborhoods

## ▶ OFFICE BENEFITS

- Amenity package includes a fitness center, coffee bar, game room, collaborative meeting space, indoor/outdoor plaza and more
- Renovations include redesigned entrance and lobby amenities
- Potential campus naming and signage opportunity
- Corporate HQ relocation opportunity

## ▶ RETAIL BENEFITS

- Rare wide-open layout
- Opportunity to customize storefronts and add ample outdoor space
- Dense concentration of retail businesses and offices offers regular activation



# PUSHING THE BOUNDARIES OF THE WORKPLACE

3040 Sidco features a full range of “best-in-class” amenities designed to cater to today’s evolving workforce. Highlighted by a new lobby and entrance renovations that include centralized amenities, a stunning glass curtain wall, skylights, and an indoor/outdoor tenant lounge, 3040 Sidco offers a vibrant workplace environment you won’t find in the Nashville CBD.



*Indoor/Outdoor Plaza Space*



*Tenant Lounge*



*Gaming Room*



*Coffee Bar & Lounge*



# retail possibilities





# NASHVILLE: one of THE NATION'S HOTTEST MARKETS

Nashville has become a magnet for major corporations like Amazon, Oracle, iHeartRadio and more in recent years, thanks to booming economic growth. Since the pandemic Music City has ranked second in job posting recovery, while showing 25% job growth and earning many other accolades over the past five years.

**#1** For advanced  
industry  
job growth  
*(Bookings)*

**#3** Hottest housing  
market in 2021  
*(Zillow)*

**#1** Metro area for professional  
and business service jobs  
*(Forbes)*

**#3** Best city to invest  
in 2020-2021  
*(ULI/PWC)*

**#2** Best cities for college grads  
*(Smartasset, 2019)*

**3<sup>rd</sup>** Best cities  
in the South  
*(Southern Living 2020)*





# Proximity is Key

5 MILE RADIUS



VANDY WEST END  
6 MILES  
13 MIN.

THE GULCH  
5 MILES  
12 MIN.

DOWNTOWN  
5 MILES  
12 MIN.

EAST NASHVILLE  
7 MILES  
18 MIN.

OPRYLAND  
11 MILES  
22 MIN.

AIRPORT  
8 MILES  
15 MIN.

BRENTWOOD  
5 MILES  
10 MIN.

LENOX VILLAGE  
7 MILES  
18 MIN.

COOL SPRINGS  
11 MILES  
14 MIN.



LOCATION



# THE BEST OF BOTH WORLDS

The “hybrid” location of 3040 Sidco along the I-65 corridor combines the best of both worlds, offering a quick 10-minute drive downtown with the sought-after amenities of Nashville’s 100 Oaks district.

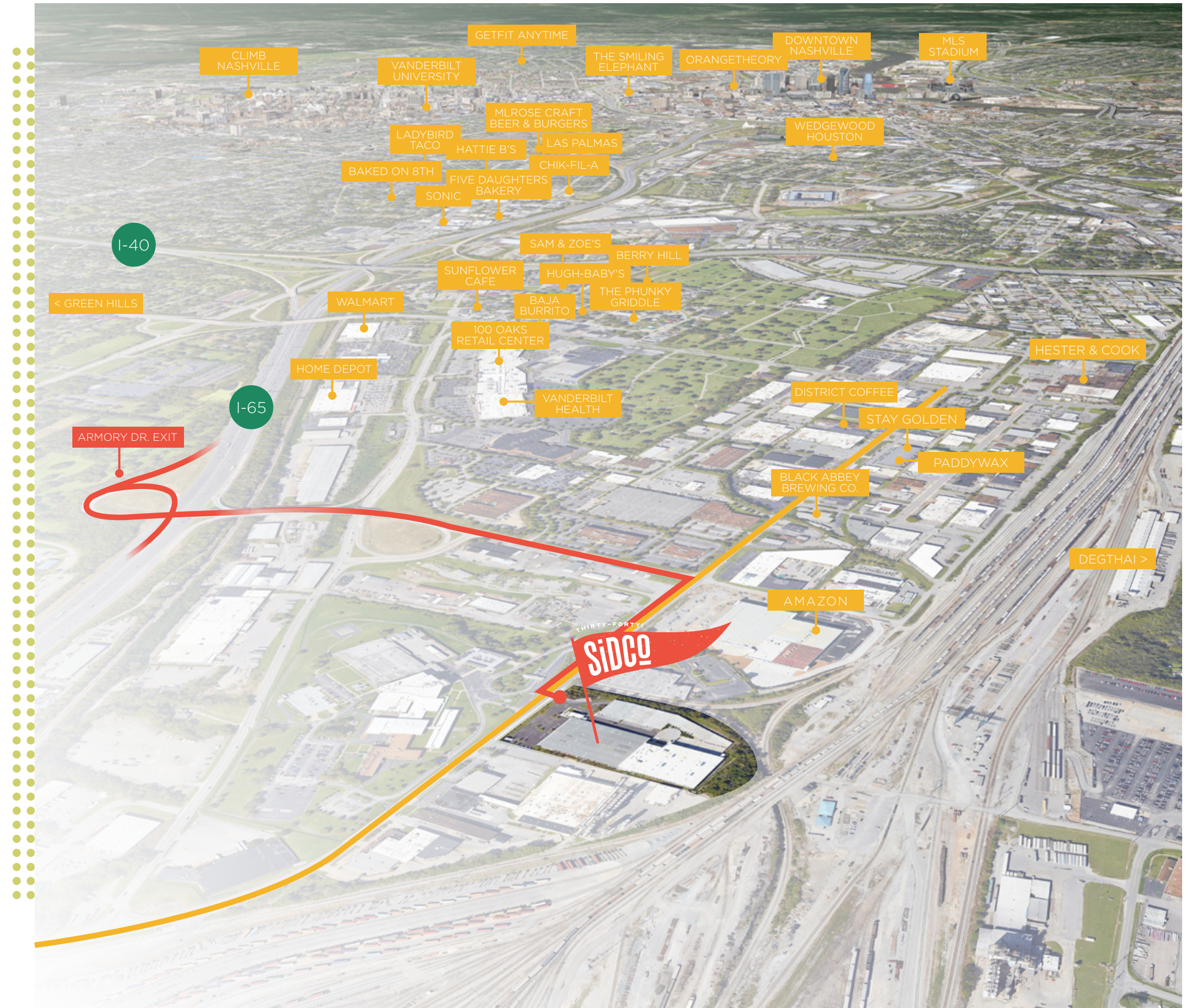
With a constant flurry of activity and new development, 100 Oaks has long been viewed by Nashville investors and tenants as the mid-point of Nashville’s most active submarkets.

Unmatched ingress and egress with one turn access to I- 65 and easy access to I-440 and I-24

Quick access to Downtown Nashville as well as the city’s most active residential areas

Robust amenity base includes endless dining, shopping and entertainment options at 100 Oaks

Optionality for vehicular access from many of Nashville’s main secondary roads





# CONNECTED to Nashville

10 MIN.  
DOWNTOWN  
NASHVILLE

40

NASHVILLE  
INT'L AIRPORT  
10 MIN.

WEST END

EDGEHILL

WEDGEWOOD  
HOUSTON

HILLSBORO  
VILLAGE

65

BELMONT

MELROSE

440

440

12 SOUTH

24

BERRY HILL

OAK HILL

65



FRANKLIN  
COOL SPRINGS  
15 MIN.

## ENTERTAINMENT

- Big Machine Distillery
- Hollywood Cinema
- Black Abbey Brewing Co
- Regal Green Hills
- Bluebird Cafe
- Embers Ski Lodge
- The Filling Station
- Melrose Billiards
- Zanie's Comedy Club
- Blade & Timber
- GEODIS Park - MLS
- The Basement
- pH Craft Cocktails
- Diskin Cider
- Flamingo Cocktail Club

- Soho House Nashville
- Jackalope Brewing Co
- Fait la Force Brewing
- Game Terminal

## FAST FOOD

- Brother's Burger Joint
- Juice Bar
- Sam & Zoe's Coffee
- Hugh-Baby's
- Wendy's
- Chipotle
- Panda Express
- Panera Bread
- District Coffee
- Starbucks Coffee

- The Well Coffeehouse
- Chopt Creative Salads
- Shake Shack
- Clean Eatz
- White Bison Coffee
- Tennessee Cobbler
- Five Daughters Bakery
- Bartaco
- Hattie B's Hot Chicken
- Chick Fil A
- Jimmy John's
- Baked on 8th
- Dozen Bakery
- Gabby's
- Bongo Java
- Proper Bagel
- Hopdoddy

## HOTELS

- Courtyard by Marriott
- Hilton Green Hills
- Hampton Inn
- Marriott at Vanderbilt
- Mint House Hillsboro Village
- Moxy Vanderbilt
- BentoLiving Chestnut Hill
- Candlewood Suites

## POINTS OF INTEREST

- Lipscomb University
- Nashville Zoo
- Belmont University
- Vanderbilt University

## RESTAURANTS

- Sunflower Vegan Cafe
- The Yellow Porch
- The Pfunky Griddle
- Nashville Jam Co
- The Eastern Peak
- Logan's Roadhouse
- Rafferty's
- Stay Golden
- Emmy Squared Pizza
- North Italia
- Carrabba's
- RH Courtyard
- Noshville Delicatessen
- True Food Kitchen
- Char Steak House

- Burger Up
- Butter Milk Ranch
- Bottle Cap
- Locust
- Josephine
- 12 South Taproom
- Urban Grub
- Emery
- Edley's BBQ
- Love Peace & Pho
- First Watch
- Maple Street Biscuit Co
- Mangia
- MLRose Craft Beer & Burgers
- Sinema
- Fenwick's 300

- Smokin Thighs
- Wedgewood
- Earnest Hideaway
- IL Forno
- Jack Brown's Joint
- Barcelona Wine Bar
- Taco Mama
- The Pancake Pantry
- E3 Chophouse
- Biscuit Love
- The Co-Op Frose
- Fido
- Funtime Sushi
- Maggiano's Little Italy
- Stoney River
- Chateau West

## RETAIL

- One Hundred Oaks
- Walmart Supercenter
- The Home Depot
- The Mall at Green Hills
- Whole Foods Market
- The Hill Center
- Trader Joe's
- Kroger
- Walgreens
- Publix
- Houston Station
- CVS Pharmacy

VICINITY MAP



# BUILDING OVERVIEW



Centralized amenities plan

New entrance & lobby amenities

Indoor/outdoor plaza space

Enhanced glass curtain & skylights for more natural light

New parking deck offers improved parking ratios up to 4.5 Per 1,000 SF





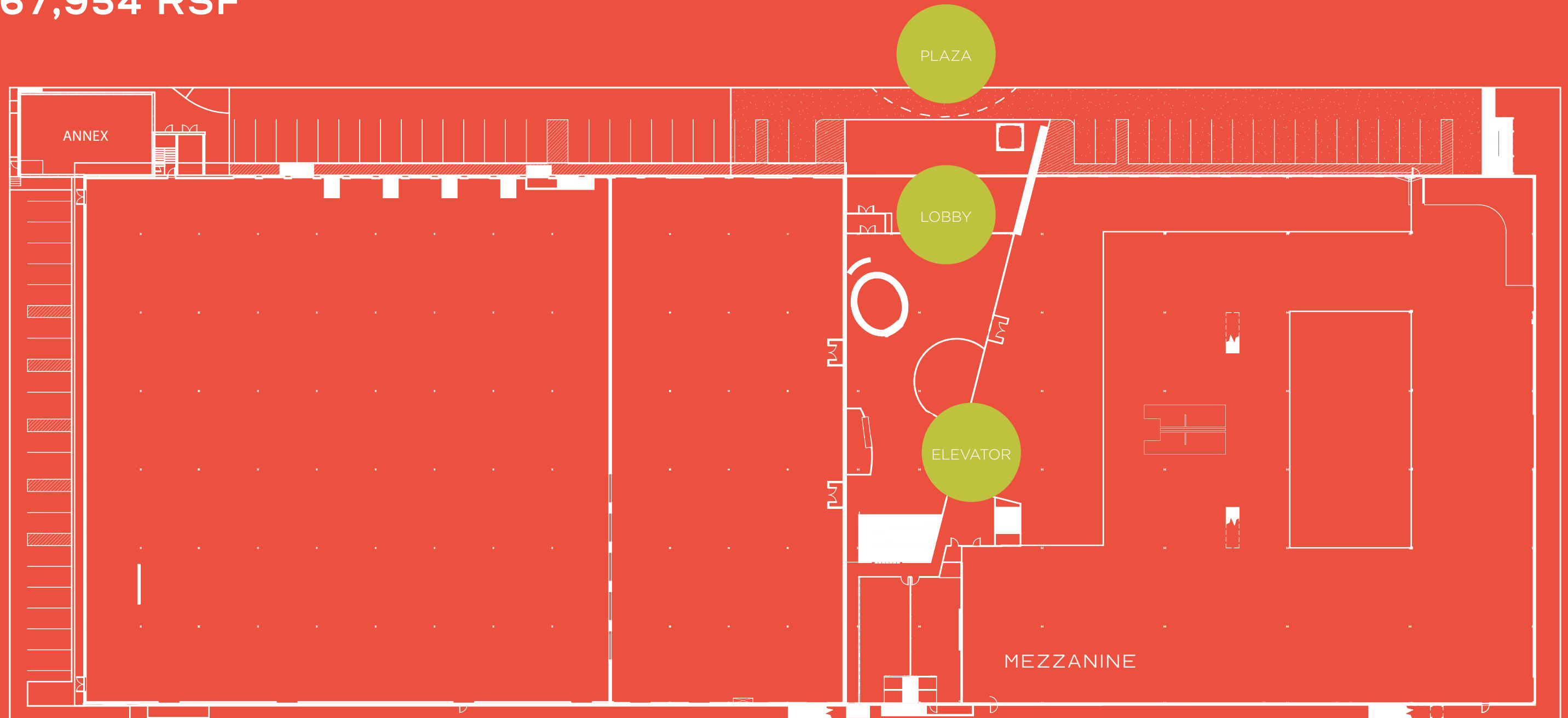
# Parking Plan





# FLOOR PLAN

167,954 RSF



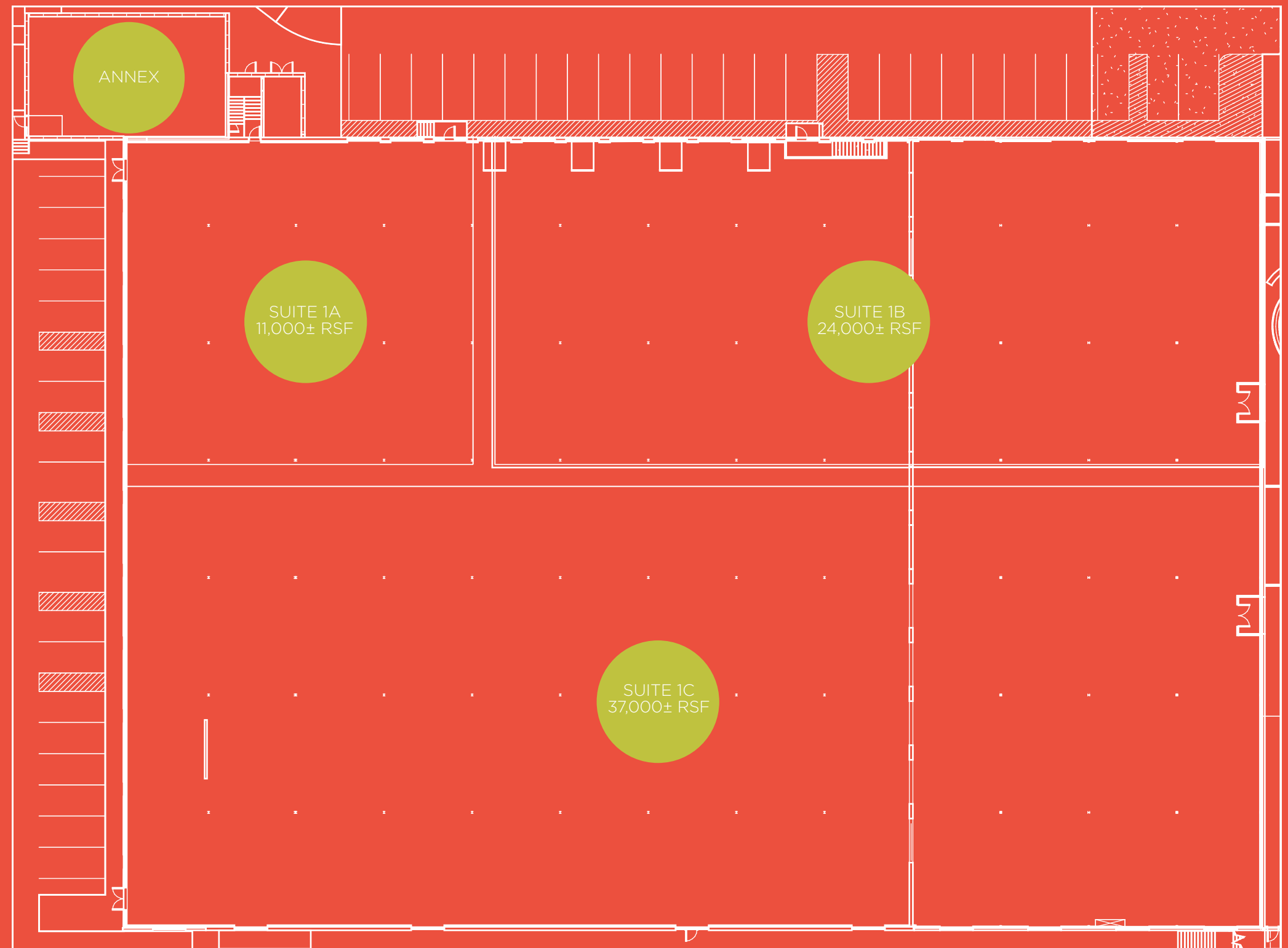
**WEST WING**  
TOTAL: 73,923 RSF

**EAST WING**  
IST FL: 55,440 RSF  
MEZZANINE: 38,591 RSF  
TOTAL: 94,031 RSF



# SAMPLE DEMISING PLAN - West Wing

2,137-73,923 RSF



FLOOR PLAN

*For illustrative purposes only. Not to scale.*





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