



601 TAYLOR PLACE
NASHVILLE, TN

TAYLOR PLACE

A MIXED-USE DEVELOPMENT
BUILT FOR CREATIVE ENTERPRISE

Located in Historic Germantown, just northwest of downtown Nashville, and situated on a site long-associated with manufacturing – formerly home to the Hamilton Bag Company cotton mill, Marathon Motor Works, and Werthan Mills – Taylor Place comprises a dynamic blend of office, residential, restaurant, and retail.

At the heart of Taylor Place is the adaptive reuse of the iconic Werthan Building. Its more than 60,000 square feet of office space combines modern infrastructure and amenities with the authentic industrial character of the nearly 75-year-old warehouse.



WERTHAN BUILDING AT TAYLOR PLACE

NEWLY DELIVERED SPEC SUITES

LARGE WINDOWS PROVIDING AN ABUNDANCE OF NATURAL LIGHT

SECOND FLOOR COLUMN-FREE DESIGN WITH 94'-0" CLEAR SPAN

14'-0" CLEAR TO BOTTOM OF OPEN STEEL TRUSS;
UP TO 24'-0" CLEAR BETWEEN TRUSSES

CONCRETE FLOORS, EXPOSED BRICK AND STEEL BEAMS

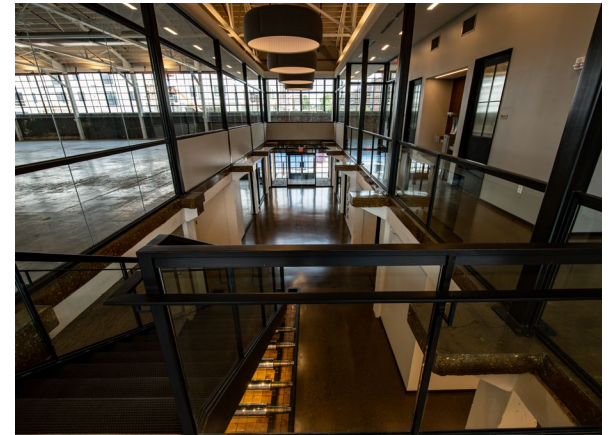
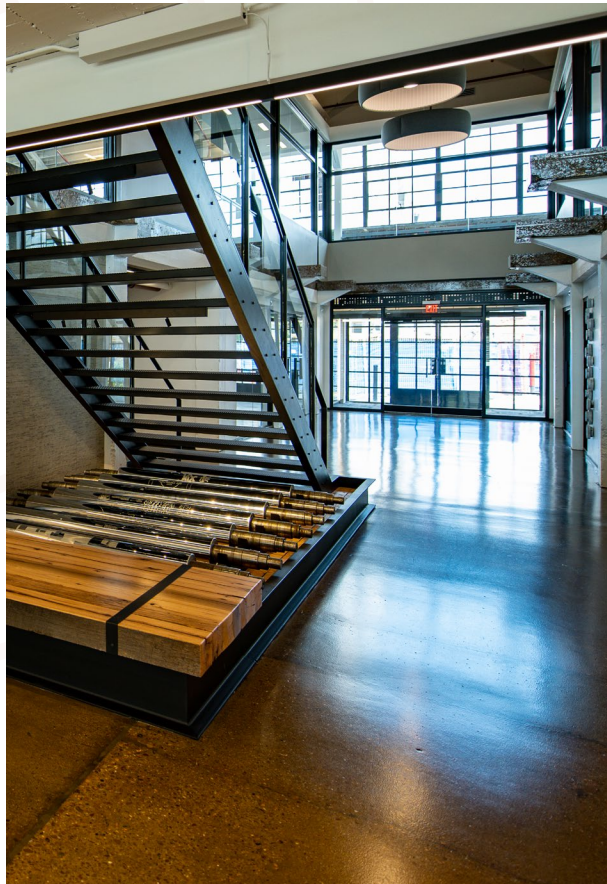
CLASS A SPEC SUITE PROGRAM ALL NEW HIGH QUALITY SYSTEMS
AND MATERIALS, WHILE MAINTAINING CHARACTER AND DESIGN

DEVELOPED UNDER FEDERAL GUIDELINES FOR
HISTORIC REDEVELOPMENT

FIBER AND HIGH-SPEED CABLE ON SITE

SUITES RANGING FROM 4,500-11,000 RSF

4/1,000 PARKING RATIO IN NEW STRUCTURED PARKING GARAGE



GERMANTOWN is a historic neighborhood located just northwest of downtown Nashville, TN. It's known for its charming and trendy atmosphere, rich history, culinary scene, and architectural character. One of the oldest communities in Nashville, the neighborhood hosts architectural treasures dating back to the mid-1800s, while brick sidewalks adorned with greenery and landscape add to the area's appeal. Germantown encapsulates the perfect blend of history, modernity, culinary delights, and community, making it a sought-after destination within Nashville.

The district is a diversified and creative community filled with upscale eateries featuring award-winning chefs. Over 25 restaurants, including local gems Rolf and Daughters, 5th and Taylor, Monell's, Silo, The Goat, and Sedona Taphouse, are within walking distance from any point in Germantown.

Germantown experiences a great deal of tourism throughout the year as local attractions Bicentennial Capitol Mall State Park, Tennessee State Museum, Cumberland River Greenways network, First Horizon Park, and Nashville Farmers' Market are next to the neighborhood. During the Fall season, Germantown is host to one of Nashville's longest running and more popular events, Oktoberfest, which attracts thousands year over year. Entertainment venues Top Golf and Nissan Stadium are right across the Cumberland River, soon connected via Pedestrian Bridge.



GERMANTOWN DEMOGRAPHICS	1 mi radius
Estimated Population (2024)	14,717
Projected Population (2029)	19,489
Average Household Income (2024)	\$124,716
Median Age (2024)	33.8
Total Businesses (Daytime Demographics 2024)	872
Total Employees (Daytime Demographics 2024)	15,363
College 4+ Year Degree or Higher (2024)	6,726
Median Home Value (2024)	\$524,800



NASHVILLE IS TRULY A ONE-OF-A-KIND EXPERIENCE APPEALING TO A WIDE RANGE OF INTERESTS AND TASTES!

Nashville is Tennessee’s economic center and capital and serves as a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a population of over 2.012M+, making it the largest metropolitan area in a five-state region. Regarding satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

NASHVILLE MSA HIGHLIGHTS	DOWNTOWN NASHVILLE HIGHLIGHTS
• \$0.00 State Income Tax • 1.14M+ Labor Force • 2.5% Unemployment Rate • 60,856 Business Establishments • Cost of living is 2.2% below Nat'l Avg. • 20 + 4-Year Colleges	• 78,000+ Workforce in Downtown Core • 490+ Restaurants & Bars • 15,000+ Residents live Downtown • 180+ Arts-related Non-profits • 77% of Downtown Nashville's dining & shopping operators are locally based

DINING

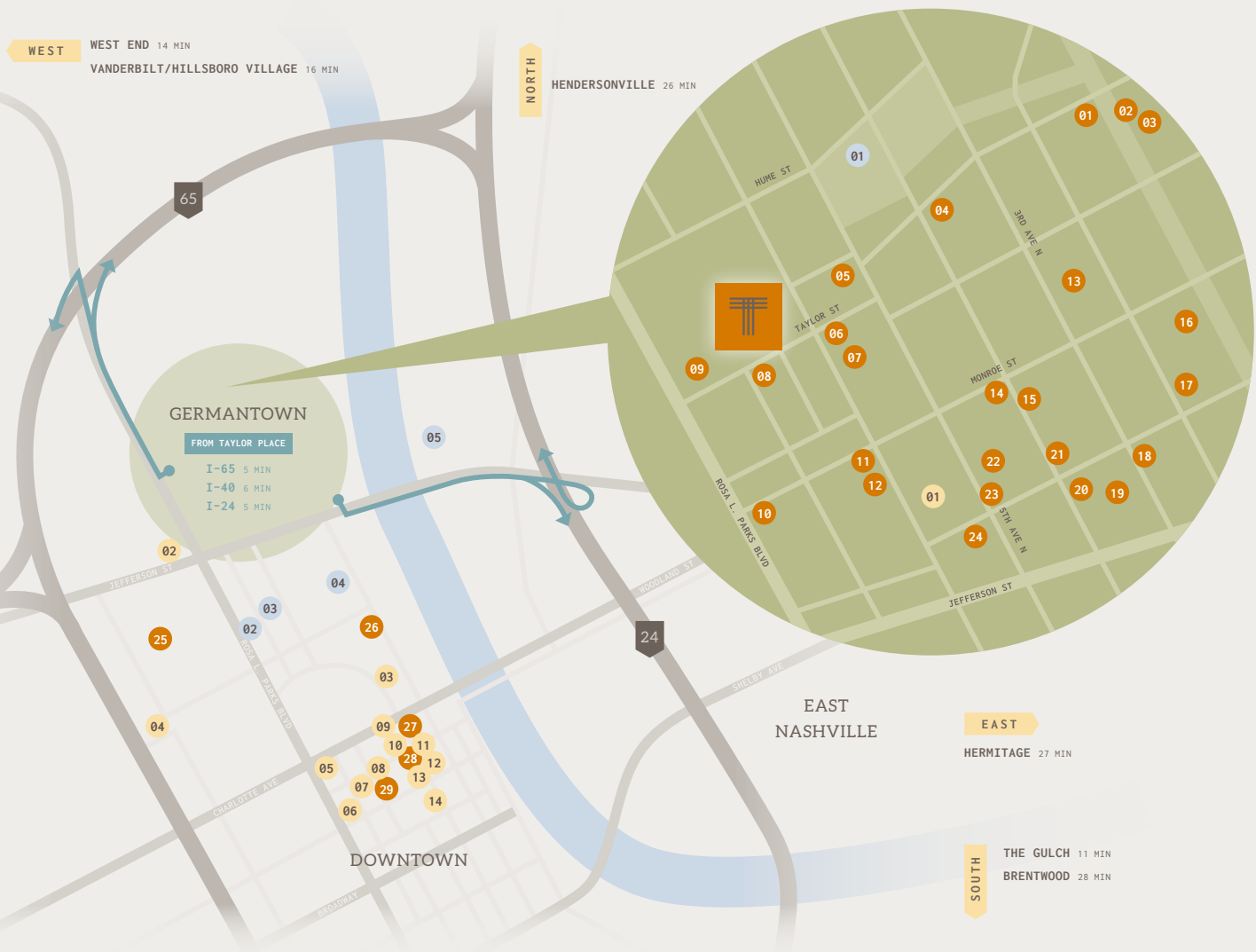
- 01 O-Ku
- 02 The Optimist
- 03 Le Loup
- 04 Buthertown Hall
- 05 5th & Taylor
- 06 Sonny's Patio Pub & Refuge
- 07 Samurais Sushi & Korean Pub
- 08 Tailor Nashville
- 09 Rolf and Daughters
- 10 Germantown Pub
- 11 Mother's Ruin
- 12 Monell's
- 13 Smoke Shack
- 14 312 Pizza Company
- 15 City House
- 16 The Goat
- 17 Steam Boys
- 18 Sedona Tap House
- 19 Jack Brown's Beer & Burger Joint
- 20 Waldo's Chicken & Beer
- 21 Henrietta Red
- 22 Red Bicycle Coffee
- 23 Germantown Cafe
- 24 Emmy Squared Pizza
- 25 Silver Sands Cafe
- 26 Jonathan's Grille
- 27 Jeff Ruby's Steakhouse
- 28 Stateside Kitchen
- 29 Puckett's Restaurant

HOTELS

- 01 Germantown Inn
- 02 Sonder
- 03 TownePlace Suites by Marriott
- 04 Hampton Inn & Suites
- 05 Mint House at the Reserve
- 06 Homewood Suites by Hilton
- 07 Sheraton Grand Nashville
- 08 Hermitage Hotel
- 09 DoubleTree by Hilton
- 10 Fairlane Hotel
- 11 Bobby Hotel
- 12 Dream Nashville
- 13 Noelle
- 14 Courtyard by Marriott

ATTRACTIONS

- 01 Morgan Park
- 02 Nashville Farmers Market
- 03 Bicentennial Capitol Mall State Park
- 04 First Horizon Park
- 05 Top Golf







TAKE A VIRTUAL TOUR

SUITE 215

SUITE 220

SUITE 225

11,254 RSF



CEILING HEIGHT

14'-0" CLEAR TO BOTTOM OF OPEN STEEL TRUSS
UP TO 24'-0" CLEAR BETWEEN TRUSSES

 - Building Common Area



WERTHAN BUILDING AT TAYLOR PLACE
SECOND FLOOR



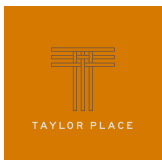
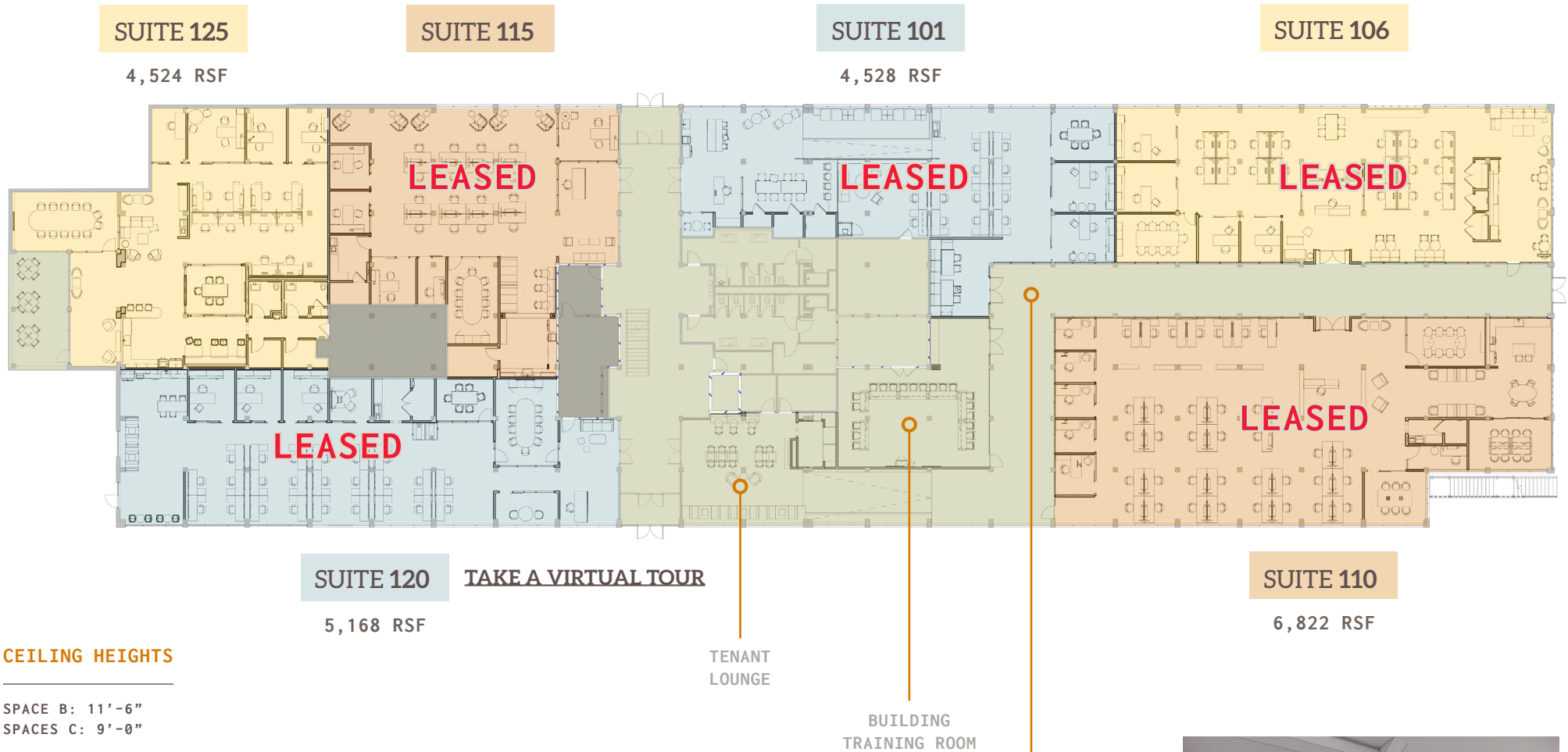


TAYLOR PLACE





TAKE A VIRTUAL TOUR



WERTHAN BUILDING AT TAYLOR PLACE
FIRST FLOOR





TAYLOR PLACE





Charlotte Ford, CCIM
charlotte.ford@colliers.com
615.850.2751

Chris W. Grear, CCIM, SIOR
chris.grear@colliers.com
615.850.2702

Mike Driscoll
mike.driscoll@colliers.com
615.850.3220



The Mathews
Company



R.C. MATHEWS
CONTRACTOR