

BARBERSHOP HARMONY — BUILDING —

110 7TH AVE NORTH
NASHVILLE, TN 37213

ZONED
HIGHRISE!

DOWNTOWN
NASHVILLE



Colliers

Colliers International is pleased to offer this
RARE DEVELOPMENT OPPORTUNITY
in the heart of Nashville's dynamic downtown!

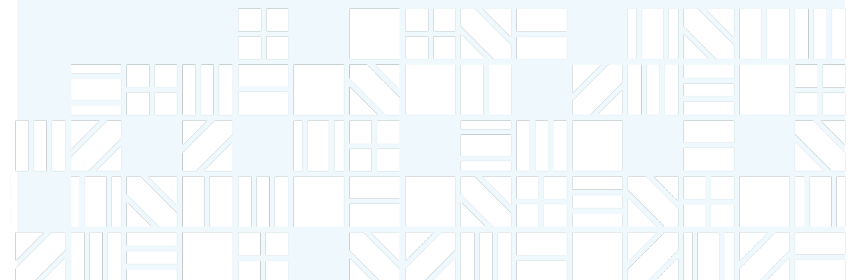


THE OPPORTUNITY

One of the last remaining zoned high-rise properties in the coveted central core, 110 7th Avenue North lies within a few steps of the world-renowned Broadway Entertainment District and Nashville's newest Billion Dollar mixed-use neighborhood!

With its irreplaceable location, the site is strategically positioned now and for the future as Nashville continues to enjoy an explosive growth in the urban core. Uniquely suited for a variety of uses, it is within immediate proximity to over 347 restaurants, retail, residential, hospitality, entertainment, and numerous cultural amenities.

The offering includes a $\pm$ 37,000 SF commercial office building, allowing for additional interim or long-term flexibility, in one of the fastest growing economies in the country.





INVESTMENT HIGHLIGHTS

PREMIER
CENTRAL CORE
LOCATION

DTC ZONING
ENTITLEMENTS
OF 30 STORIES

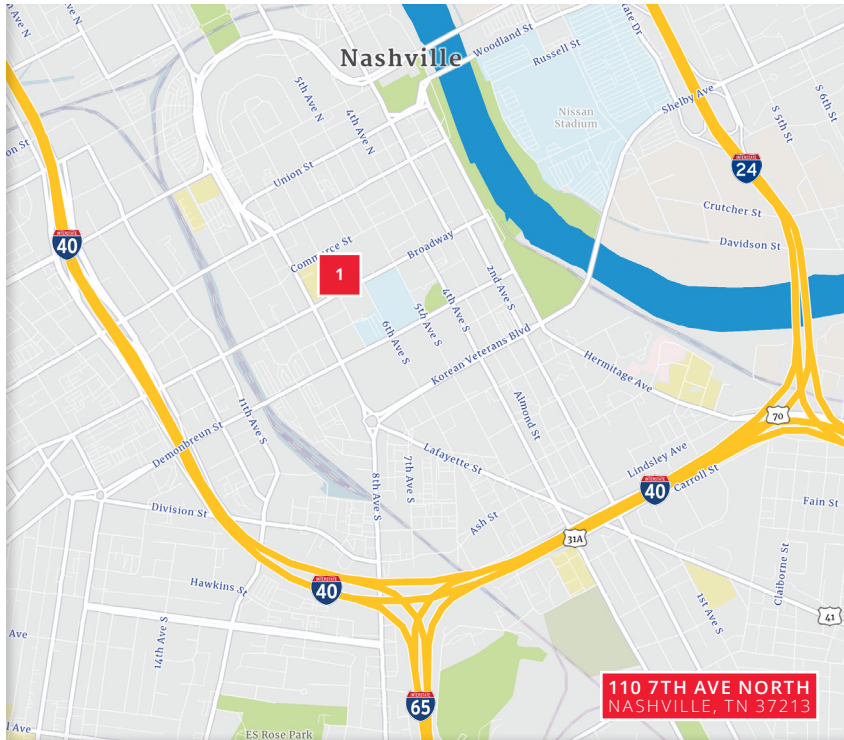
INCLUDES ±37,000^{SF}
— RENOVATED —
COMMERCIAL BUILDING

WALKABILITY
SCORE OF
97

EASY ACCESS TO
ALL INTERSTATES &
MAJOR CORRIDORS

POTENTIAL
DEVELOPMENT OPTIONS

HOSPITALITY
MULTIFAMILY
CREATIVE OFFICE
MIXED USE
RETAIL



SITE DETAILS





OVERVIEW

PARCEL	7093-06-3-028.00
SIZE	Approximately .26 Acres
EXISTING IMPROVEMENTS	±37,000 SF creative office building includes temperature-controlled base level
ZONING	Downtown Code (DTC): The downtown zoning is intended for a broad range of residential and non-residential activities with an emphasis on urban design. Under current entitlement rights, this allows for up to thirty stories of development, and the Bonus Height program allows for up to ten additional stories.
POTENTIAL USES	MultiFamily Hotel Retail Office



CLICK TO SEE
AERIAL VIDEO



CLICK TO SEE
FLOORPLANS

BUILDING SPECIFICATIONS

EXISTING IMPROVEMENTS	±37,000 SF TOTAL SQUARE FEET
FLOORPLATES	Approximately 9,246 Square Feet
YEAR BUILT	1923 <i>Full Building renovation in 2007</i>
CONSTRUCTION	Reinforced concrete block; Masonry
CEILING HEIGHT	12' - 14'
RESTROOMS	ADA restrooms on 2nd, 3rd, and base level
PARKING	Current configuration includes 12 onsite surface parking spaces

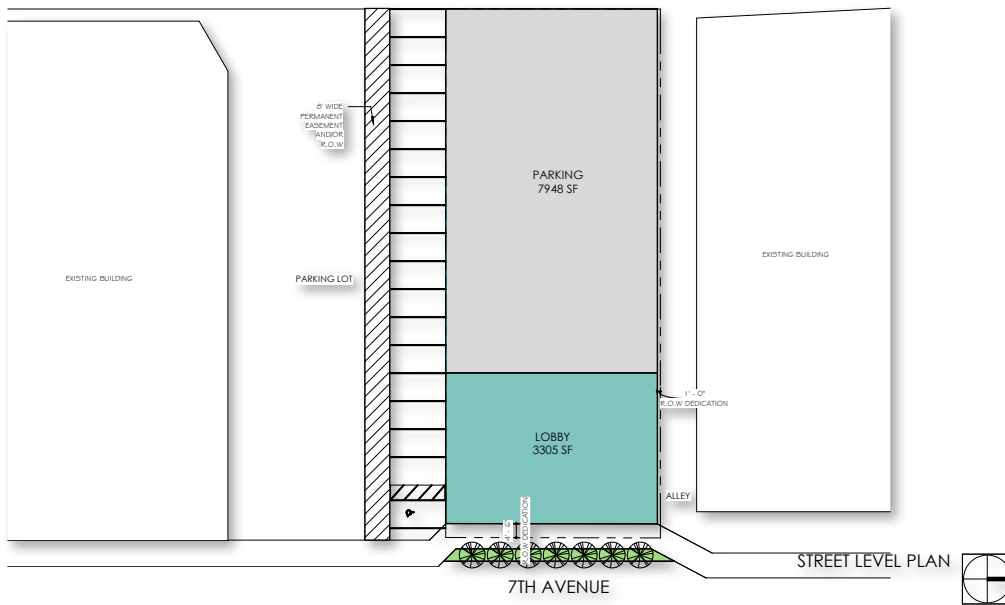
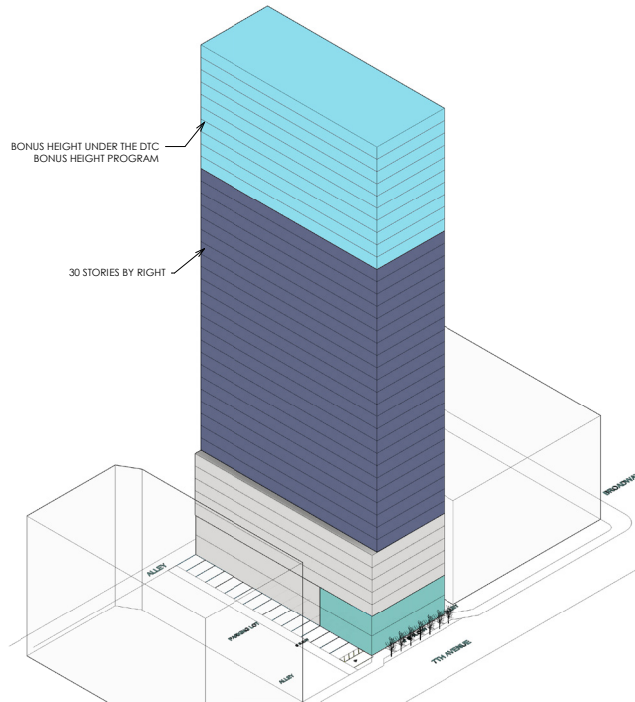


MASSING STUDY

The massing diagram provides a realistic analysis of the amount of square footage allowed on the site. The property has a maximum of thirty stories by right. By utilizing the bonus height program allowed under the Downtown Code, an additional ten stories are possible. Parking of seven floors is assumed for this analysis. There is abundant parking nearby, which is not required under the Downtown Code.

By right, that suggests a gross square footage of 318,660 square feet. The architects at Anecdote Architectural Experiences believe that 254 residential units or 460 hotel rooms can be developed without any height modification. Potential height maximization could provide 363 residential units or 660 hotel rooms.

LEVEL	Floor Area	UNIT	HOTEL KEYS
LEVEL 1	11260 SF	0	0
LEVEL 2	11260 SF	0	0
LEVEL 3	11260 SF	0	0
LEVEL 4	11260 SF	0	0
LEVEL 5	11260 SF	0	0
LEVEL 6	11260 SF	0	0
LEVEL 7	11260 SF	0	0
LEVEL 8	10420 SF	11	20
LEVEL 9	10420 SF	11	20
LEVEL 10	10420 SF	11	20
LEVEL 11	10420 SF	11	20
LEVEL 12	10420 SF	11	20
LEVEL 13	10420 SF	11	20
LEVEL 14	10420 SF	11	20
LEVEL 15	10420 SF	11	20
LEVEL 16	10420 SF	11	20
LEVEL 17	10420 SF	11	20
LEVEL 18	10420 SF	11	20
LEVEL 19	10420 SF	11	20
LEVEL 20	10420 SF	11	20
LEVEL 21	10420 SF	11	20
LEVEL 22	10420 SF	11	20
LEVEL 23	10420 SF	11	20
LEVEL 24	10420 SF	11	20
LEVEL 25	10420 SF	11	20
LEVEL 26	10420 SF	11	20
LEVEL 27	10420 SF	11	20
LEVEL 28	10420 SF	11	20
LEVEL 29	10420 SF	11	20
LEVEL 30	10420 SF	11	20
LEVEL 31	10420 SF	11	20
LEVEL 32	10420 SF	11	20
LEVEL 33	10420 SF	11	20
LEVEL 34	10420 SF	11	20
LEVEL 35	10420 SF	11	20
LEVEL 36	10420 SF	11	20
LEVEL 37	10420 SF	11	20
LEVEL 38	10420 SF	11	20
LEVEL 39	10420 SF	11	20
LEVEL 40	10420 SF	11	20
TOTAL:	422,680 SF	363	660



NEARBY DEVELOPMENTS



Record **\$5.61 billion** worth of building permits issued in fiscal year 2022

Over 14,000 **residential units** and nearly **5,000 hotel rooms** under construction or planned for 2022-2024

51% growth in tech jobs from 2015-2020



NEIGHBORHOOD AMENITIES

RETAIL

- 1 - 5th + Broadway**
Ariat, Apple Store, Garage Sale Vintage, Hellie Ray Boutique, Kendra Scott, Nike Ray Ban, Revv, Sephora, The Nash Collection, The Normal Brand
- 2 - Ernest Tubb's Record Shop**
- 3 - Big Time Boots**
- 4 - Betty Boots**
- 5 - Boot Barn**
- 6 - Legends Gifts**
- 7 - Nashville Limited**
- 8 - Market St. Mercantile**
- 9 - Blush Boutique**
- 10 - The Music City Shop**

ENTERTAINMENT

- 1 - Bridgestone Arena**
- 2 - Music City Center**
- 3 - Country Music HOF**
- 4 - Nashville Yards - AEG**
- 5 - Walk of Fame Park**
- 6 - Schermerhorn Symphony Center**
- 7 - The Frist Art Museum**
- 8 - The Ryman**
- 9 - Riverfront Park**
- 10 - Ascend Amphitheater**
- 11 - Johnny Cash Museum**
- 12 - The National Museum of African American Music**

RESTAURANTS

- 1 - 5th + Broadway**
Cava, Hattie B's, Shake Shack, Slim Husky's, Jeni's Ice Cream, Boqueria, Eddie V's, Blanco, Elixir, 12/30 Club
- 2 - Morton's Steakhouse**
- 3 - AJ's Good Time Bar**
- 4 - Tootsie's Lounge**
- 5 - Nudies Honky Tonk**
- 6 - Dierks Bentley's**
- 7 - Margaritaville**
- 8 - Broadway Brewhouse**
- 9 - Ole Red**
- 10 - Panera Bread**
- 11 - Friends in Low Places**
- 12 - The Standard**
- 13 - Union Station - Stationary**
- 14 - Nashville Yards**
The Continental, Lou/Na, The Nashville Grange, Engo, The Urban Juicer + Eatery, Starbucks
- 15 - The Palm Nashville**
- 16 - Acme Feed & Seed**
- 17 - Bourbon Steak**
- 18 - Oak Steakhouse**
- 19 - Pucketts**
- 20 - Kayne Prime Steakhouse**
- 21 - Adele's Nashville**





1 - 110 7TH AVE N

WHY NASHVILLE?

Nashville is consistently recognized for its energetic and growing economy, diverse business environment, highly educated work force, and compelling hospitality.

Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

#1 U.S. MARKET TO WATCH

URBAN LAND INSTITUTE & PRICEWATERHOUSECOOPERS, 2022 & 2023



3.1%

COST OF LIVING
BELOW NATIONAL
AVERAGE



\$0.00

STATE INCOME
TAX



2.7%

UNEMPLOYMENT
RATE



1.07M+

LABOR FORCE



PER CAPITA INCOME

5%

HIGHER THAN THE
NATIONAL AVERAGE



20

4-YEAR COLLEGES OR
HIGHER EDUCATION
INSTITUTIONS

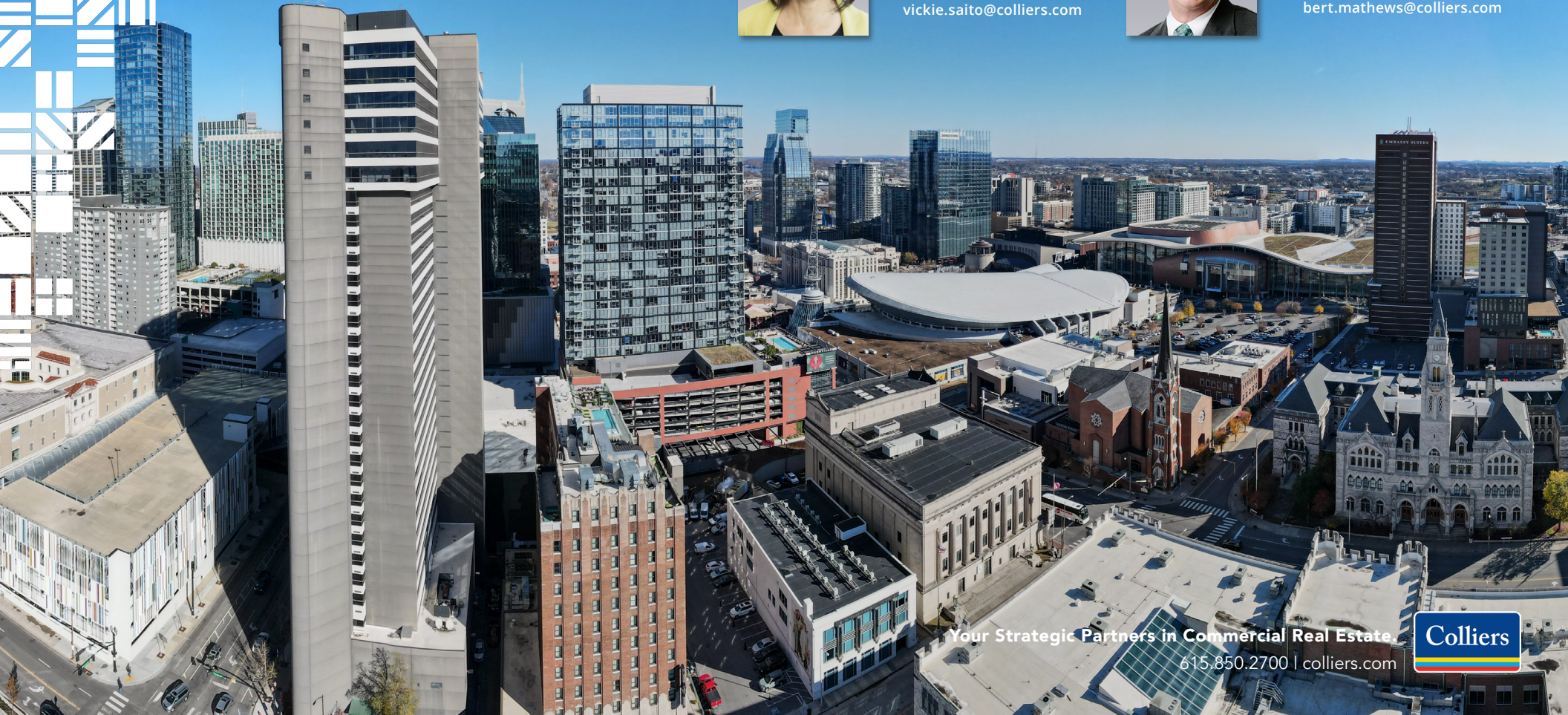
EXCLUSIVE ADVISORS



Vickie Saito
615-850-2711
vickie.saito@colliers.com



Bert Mathews
615-850-2701
bert.mathews@colliers.com



Your Strategic Partners in Commercial Real Estate
615.850.2700 | colliers.com



DISCLAIMER

Materials contained in this Investment Offering Memorandum are confidential, furnished solely for the purpose of considering the purchase of BARBERSHOP HARMONY BUILDING, 110 7th Avenue North (the "Property") located in Nashville, Tennessee; described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Colliers International ("Colliers"). The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by Colliers from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Colliers or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used in the construction or maintenance of the Property. No representations, expressed or implied, are made as to the foregoing matters by Seller, Colliers or any of their officers, employees, affiliates and/or agent. Information contained in this Investment Offering Memorandum is further governed by the Confidentiality Agreement.