

Winchester's Prime Location

Winchester is centrally located between Nashville, Chattanooga and Huntsville, and the historic downtown is adjacent to Tims Ford Lake.



Adjacent to Tims Ford Lake



Nashville

1 hour 30 minutes



Huntsville

1 hour



Chattanooga

1 hour 10 minutes



Monteagle

30 minutes



University of the South

30 minutes



Major Highway Access

<15 minutes



HISTORIC CHARM MEETS CONTEMPORARY OPPORTUNITY

Downtown Winchester, TN

Adjacent to Tims Ford Lake, and centrally located between Nashville, Chattanooga and Huntsville lies lively historic Downtown Winchester. Walk around the town square and picture yourself just one block away on First Avenue in the historic Collins Seed building.

As a focal point of Winchester's history, you can now be an integral part of the town's bustling charm and character at 105 High Street - The Collins Seed building.

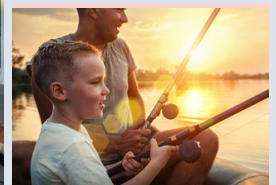


RICH IN HISTORY. BRIMMING WITH OPPORTUNITY.

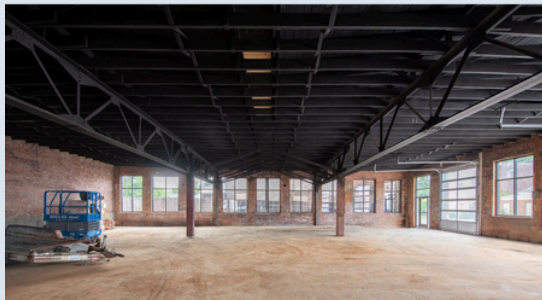
Dating back to 1810, the town of Winchester is both a history buffs paradise, and a vibrant community that is poised for growth and opportunity. With a groundswell movement of residential and commercial growth, Winchester is the perfect place to call home for both your business, and your family.

Opened in March 1920, then Collins Company was called “one of the handsomest and most modern garage buildings in Tennessee.”

After a complete restoration, it is ready to be re-imagined by tenants and brought back to its original grandeur and vibrancy. With abundant foot traffic and accessible parking, your business is sure to thrive in this location.



1ST FLOOR



1ST FLOOR FLOOR PLAN

1920's character renovated to modern standards highlighted by textured brick walls, steel beams, and an abundance of natural light throughout.

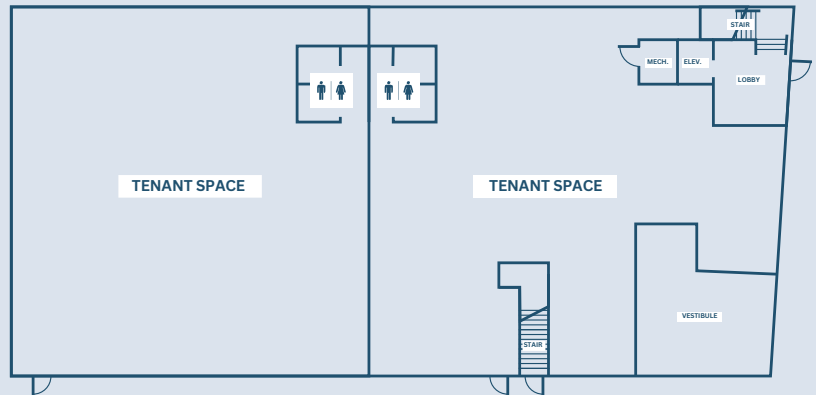
10,150 square foot, open space, divisible

Renovated shell, retaining original architecture, with 14-15 foot ceilings to create a welcoming experience

500 square foot dining patio

All new roof, garage doors, storefront glass, and utilities in place

One block away from the town square and Winchester's primary thoroughfare



2ND FLOOR

Eight individual office suites

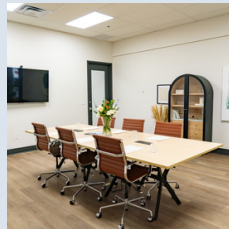
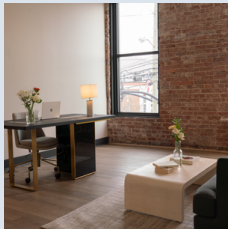
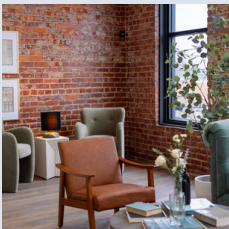
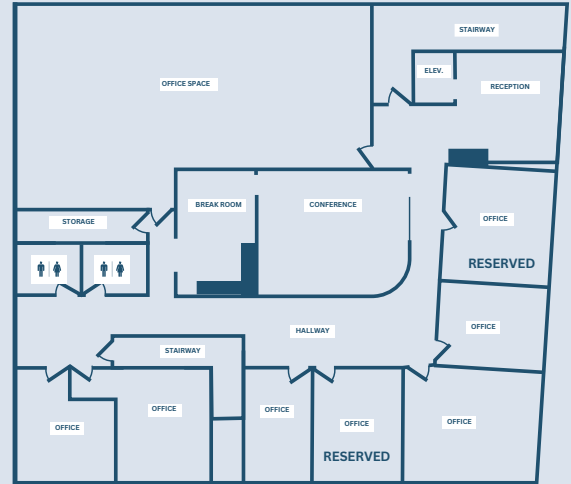
Oversized windows in every office

Flooded with natural light

Amenities include common reception area, conference room, break room and restrooms

Accessible by elevator and two stairways

Open and unique workspace



Exceptional Demographics

Winchester is centrally located between Nashville, Chattanooga and Huntsville, and the historic downtown is adjacent to Tims Ford Lake.

42

Average Age

\$84k

Average Household Income

53%

White Collar Jobs

43%

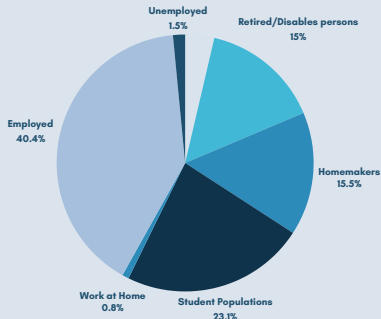
Married Without Children

5.9 Yrs

Average Length of Residence for Renter Occupied Housing Units

39%

Renter Occupied Housing Units



The Changing Workplace

Half of US employees say they work on vacation.
([Qualtrics](#))

People are coming into the office specifically to focus.
([WSJ](#))

Businesses need a multi-functional space.
([NYT](#))

Taking into consideration the changing workplace, we believe Collins Seed is the best place for your business.

Recent studies reveal that half of US employees continue their work even while on vacation, highlighting a clear need for a separate, professional environment to maintain productivity. WSJ highlights that more individuals are seeking out office environments specifically for enhanced concentration and efficiency.

Our spaces are designed to serve as your designated hub from the distractions of home or holiday settings. Our coworking spaces cater to current workplace trends by providing a multifunctional hub, as noted by The New York Times, where local businesses can thrive, hosting meetings, managing daily operations, and fostering creativity. Here, work isn't just about getting things done; it's about finding a place where you can truly excel, be it during a working vacation or in the daily grind of your local business.





Investment Highlights:

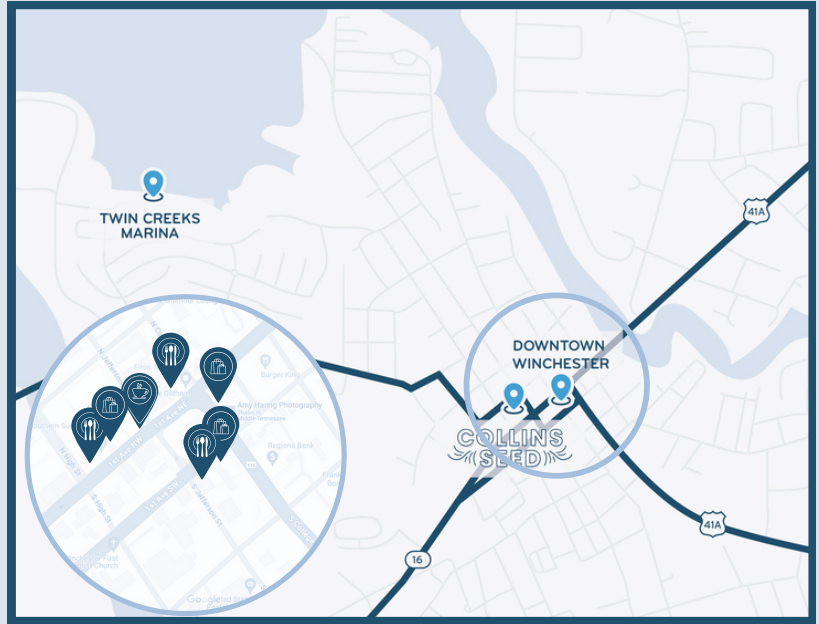
 Minutes from Tims Ford Lake

 One block from the town square

 Proximate to Winchester's main attractions

 Immediately adjacent high-end single-family comparables

 Over 4,300 jobs within a 5-mile radius



Proximate to Winchester's Main Attractions

Centrally Located in Historic Downtown

Bear Trace Golf Course

Franklin County Courthouse

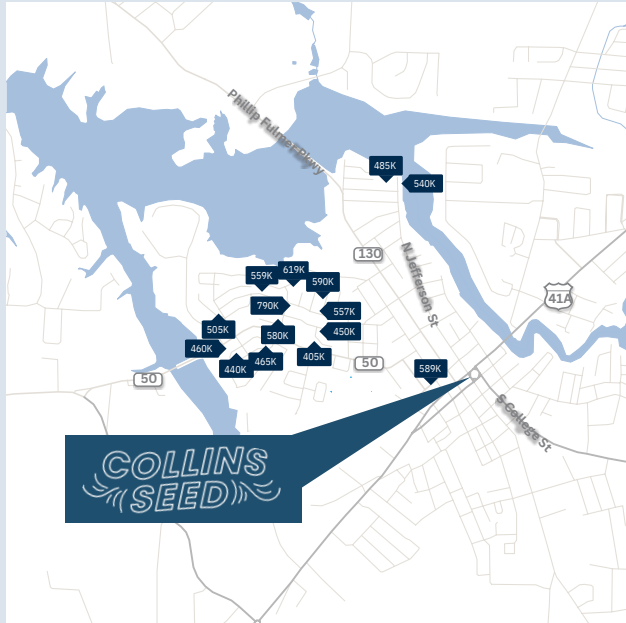
Walks of Jericho

Tims Ford Lake

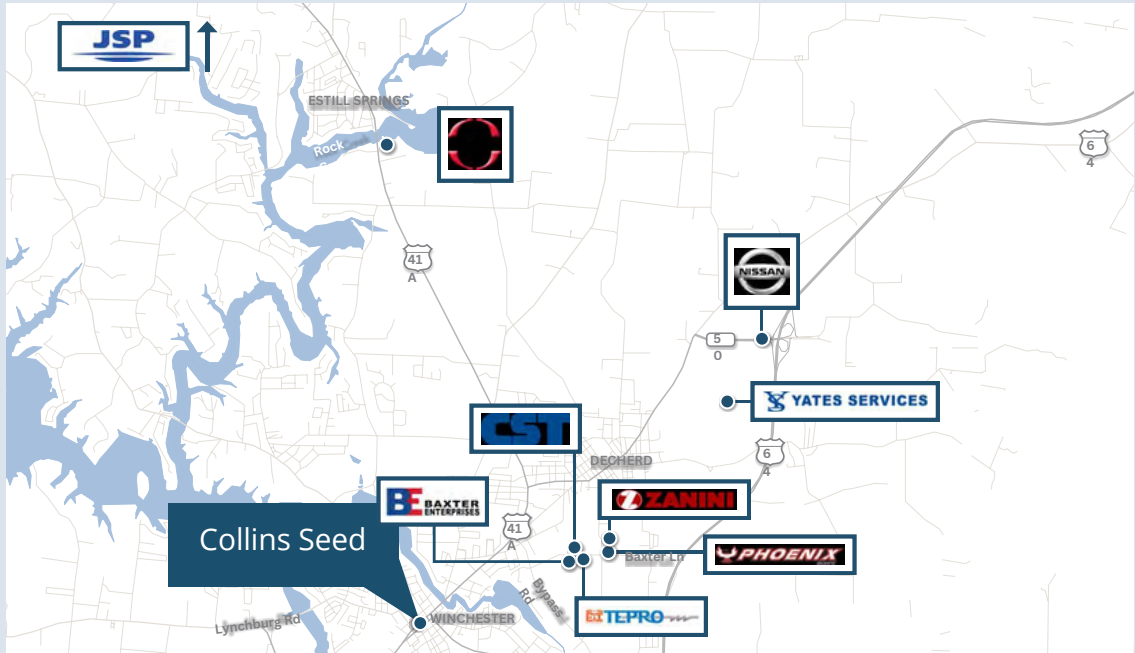
Twin Creeks Marina



Adjacent to High End Single Family Comps



Over 4,300 Jobs Within a 5-Mile Radius





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