



SILO STUDIOS

SPEC SUITE OPPORTUNITIES

3 Spec Suites • Delivering in January 2026



For More Information,

CONTACT

LEE WHITE

615.250.8673

or

JON PETTY

615.743.9387



SOUTHEAST VENTURE

OVERVIEW

ADDRESS 1610 54th Avenue N, Nashville, TN 37209

SUBMARKET The Nations

AVAILABLE Suite 120 - 3,374 SF
Suite 126 - 2,459 SF
Suite 130 - 3,794 SF

DELIVERY January 2026

PARKING 3:1000

LEASE TERMS Contact Agents

- Historic Mill Building with Exposed Bow Truss Ceiling, Grand Staircase with Light Well, a Continuous Pedestrian Terrace along Centennial Avenue, and a dramatic Super Porch gathering space.
- Situated at the Gateway of Silo Bend in the Nations and at the intersection of Centennial Blvd. and 54th Ave. N.

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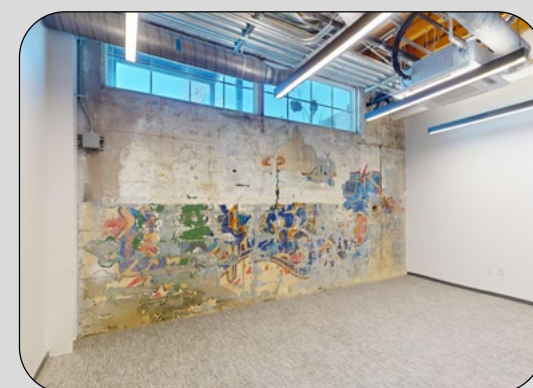
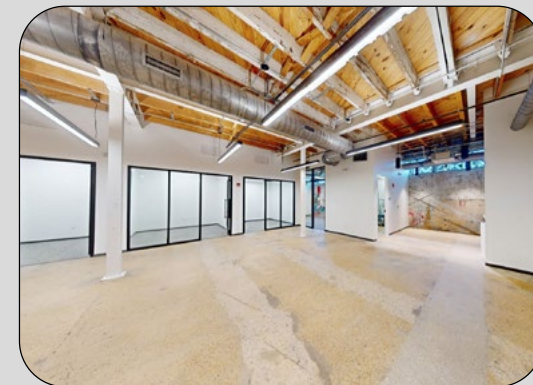
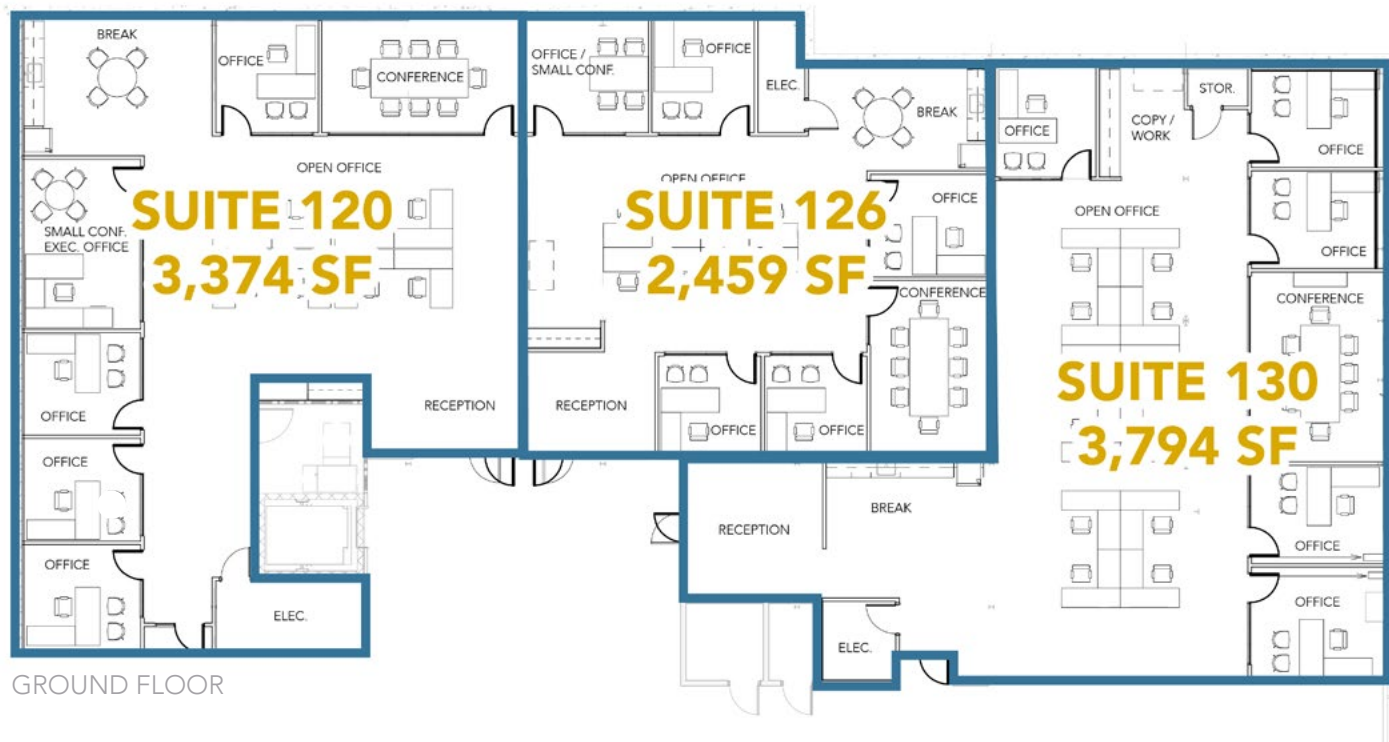
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AVAILABILITY



SITE PLAN



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MAIN ENTRANCE

GROUND
FLOOR
ENTRANCE

RETAIL/RESTAURANT FRONTAGE

CENTENNIAL BOULEVARD

54TH AVE. N



TENANTS

OFFICE



RETAIL/RESTAURANT

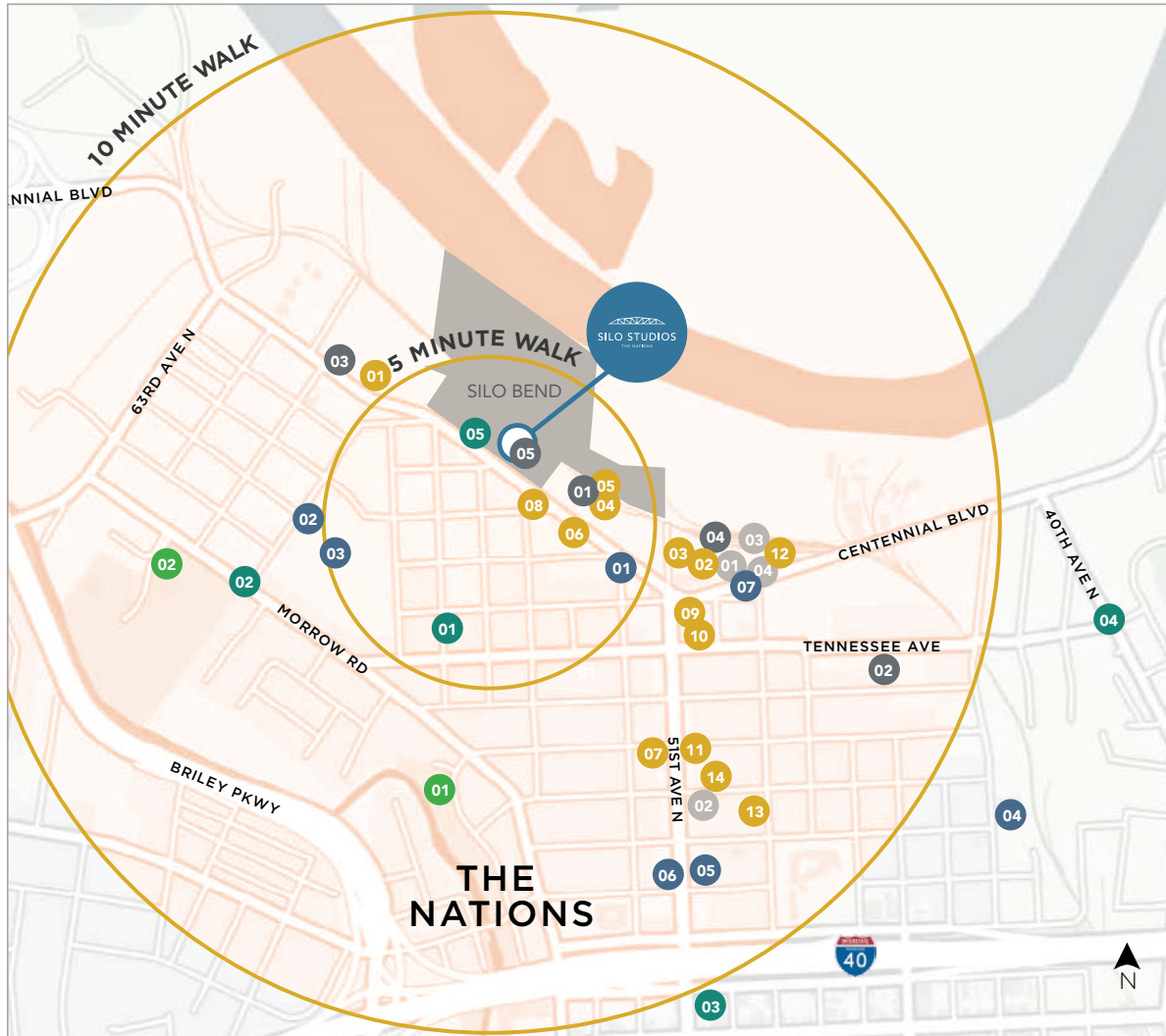


THE NATIONS

One of Nashville's most dynamic urban neighborhoods, the Nations is known for its vibrancy and surging growth. The neighborhood boasts many of the city's best dining and drinking spots as well as some of Nashville's most coveted breweries.



WALKABILITY



RESTAURANTS

- | | | | |
|----|--------------------|----|-----------------------|
| 01 | MARU | 08 | RAMBLIN' JOE'S COFFEE |
| 02 | NICKY'S COAL FIRED | 09 | 51ST DELI |
| 03 | FROTHY MONKEY | 10 | MIDNIGHT OIL |
| 04 | OSCAR'S TACO SHOP | 11 | TIN WINGS |
| 05 | WHITE BISON COFFEE | 12 | JENI'S ICE CREAM |
| 06 | DADDY'S DOGS | 13 | BRIGHTSIDE BAKESHOP |
| 07 | EL PASEO CANTINA | 14 | STAY GOLDEN |

BARS & BREWERIES

- | | | | |
|----|----------------------------|----|---------------------|
| 01 | THE CENTENNIAL | 05 | 51ST TAPROOM |
| 02 | HAP & HARRY'S BREWING CO. | 06 | NATIONS BAR & GRILL |
| 03 | TURTLE ANARCHY BREWING CO. | 07 | SOUTHERN GRIST |
| 04 | FAT BOTTOM BREWERY | | |

GROCERY

- | | | | |
|----|------------------|----|-----------------|
| 01 | UPTOWN MARKET | 04 | SJJ MARKET INC. |
| 02 | EL CAMINO MARKET | 05 | SILO MARKET |
| 03 | TURNIP TRUCK | | |

HEALTH & WELLNESS

- | | | | |
|----|--------------------------------|----|--------------------|
| 01 | ZEN BLOSSOM MASSAGE & WELLNESS | 04 | CROSSFIT NASHVILLE |
| 02 | MUSIC CITY BOXING | 05 | F45 TRAINING |
| 03 | POE'S GYM | | |

SHOPPING

- | | | | |
|----|---------------|----|-------------|
| 01 | ABLE | 03 | PROJECT 615 |
| 02 | THE MILL | 04 | DENIZEN |
| 05 | BAE'S BUTTERS | | |

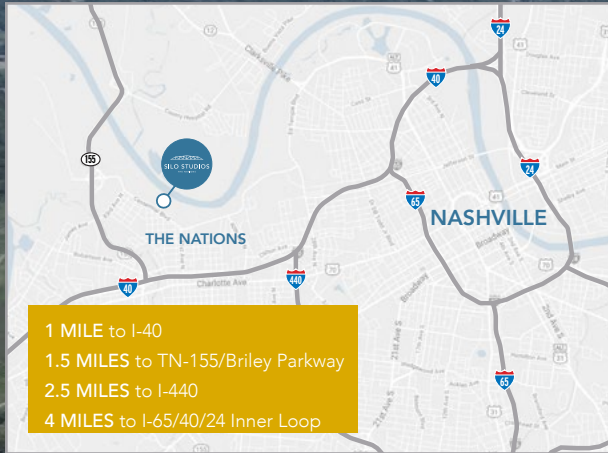
PARKS

- | | | | |
|----|--------------|----|-----------|
| 01 | ENGLAND PARK | 02 | WEST PARK |
|----|--------------|----|-----------|



LOCATION

Downtown Nashville



slO
HOUSE
103 Units

slO
PARK
49 Homes

slO
WEST
197 Units

BROAD-STONE NATIONS
343 Apts.

Jeni's Ice Cream

Southern Grist

Nicky's Coal Fired

51st Deli

Frothy Monkey

Dollar General

Daddy's Dogs

51st Ave N.

Stateline Nations

SILO STUDIOS
THE NATIONS

THE FLATS
193 Apts.

Maru

Centennial Blvd.

ALTA UNION
327 Apts



SILO STUDIOS
THE NATIONS

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SOUTHEAST VENTURE

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