

Charlotte West Flats

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MUSIC CITY REALTY

TOTAL BUILDING GSF	COMMON AREA (12%)	NET LEASABLE	LEVELS	TOTAL UNITS	AVG UNIT SIZE
102,000	12,240 SF	89,760 SF	4	53	1,693 SF
SF		target			target Program achieves 1,680 SF (99.2%)

Building Stacking Diagram

Segment width = proportional share of floor SF

Level 4 — Top Floor

14 units · 23,200 SF
avg 1,657 SF/unit

Level 3

13 units · 21,650 SF
avg 1,665 SF/unit

Level 2

13 units · 22,150 SF
avg 1,704 SF/unit

Level 1 — Ground Floor

13 units · 22,050 SF
avg 1,696 SF/unit

UNIT LEGEND

A · 1 Bed / 1 Bath · 1,050 SF

B · 2 Bed / 2 Bath · 1,550 SF

C · 2 Bed + Den / 2 Bath · 1,900 SF

D · 3 Bed / 2.5 Bath Corner · 2,350 SF

Per-Floor Space Plans

Conceptual double-loaded layout — box width proportional to unit SF; not final architectural geometry

Level 4 — Top Floor

14 units · 23,200 SF

1BR/1BA · 1,050

1BR/1BA · 1,050

1BR/1BA · 1,050

2BR/2BA · 1,550

2BR/2BA · 1,550

2BR/2BA · 1,550

2BR/2BA · 1,550

CORRIDOR

2BR/2BA · 1,550	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	3BR/2.5 · 2,350	3BR/2.5 · 2,350
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Level 3

13 units · 21,650 SF

1BR/1BA · 1,050	1BR/1BA · 1,050	1BR/1BA · 1,050	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550
CORRIDOR						
2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	3BR/2.5 · 2,350	3BR/2.5 · 2,350	

Level 2

13 units · 22,150 SF

1BR/1BA · 1,050	1BR/1BA · 1,050	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550
CORRIDOR						
2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	3BR/2.5 · 2,350	3BR/2.5 · 2,350	

Level 1 — Ground Floor

13 units · 22,050 SF

1BR/1BA · 1,050	1BR/1BA · 1,050	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR/2BA · 1,550	2BR+Den · 1,900
CORRIDOR						
2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	2BR+Den · 1,900	3BR/2.5 · 2,350	

Charlotte West Flats

53 units · 102,000 SF GBA · 4 residential levels · program stacking plan

Inputs & Summary

Item	Calculation	Result
Gross Building Area	Given	102,000 SF
Common Area	$102,000 \times 12\%$	12,240 SF
Net Apartment Area (Target)	$102,000 - 12,240$	89,760 SF
Total Units	Given	53 units
Avg. Net Unit Size (Target)	$89,760 \div 53$	1,693.6 SF/unit
Gross Floor Plate	$102,000 \div 4$	25,500 SF/floor
Program Net Apartment Area (Achieved)	Sum of unit mix, Levels 1–4	89,050 SF
Program Avg. Unit Size (Achieved)	$89,050 \div 53$	1,680.2 SF/unit

Stacking Plan by Level

Level	Units	Net Unit SF	Common SF	Gross SF	Avg Unit SF
Level 4 — Top Floor	14	23,200	2,300	25,500	1,657.1
Level 3	13	21,650	3,850	25,500	1,665.4
Level 2	13	22,150	3,350	25,500	1,703.8
Level 1 — Ground Floor	13	22,050	3,450	25,500	1,696.2
Total / Avg	53	89,050	12,950	102,000	1,680.2

Note: This stacking plan carries a 1,693.6 SF target average unit size, consistent with a corporate luxury rental / condo / for-sale optionality program rather than conventional conventional-rental underwriting. A 12% common area allowance for stairs, elevators, lobby, trash, MEP, fire/life safety, corridors, and amenity programming was backed out of the 102,000 SF GBA, leaving 89,760 SF target for residential planning across 53 units. The unit mix developed for this program (Types A–D, double-loaded corridor layout) achieves 89,050 SF net (1,680.2 SF average) — 99.2% of the 1,693.6 SF target — with common area varying 2,300–3,850 SF/floor to accommodate corridor and core configuration by level.

Curved Massing — Single-Loaded Corridor Scheme

Conceptual layout following the crescent building footprint shown in the site plan and exterior renderings below



Front (view-side) rendering — balcony facade



Back rendering — glass circulation tower at building end



Preliminary site plan — crescent footprint along Old Charlotte Pike

PLAN LEGEND

Type A · 1BR/1BA

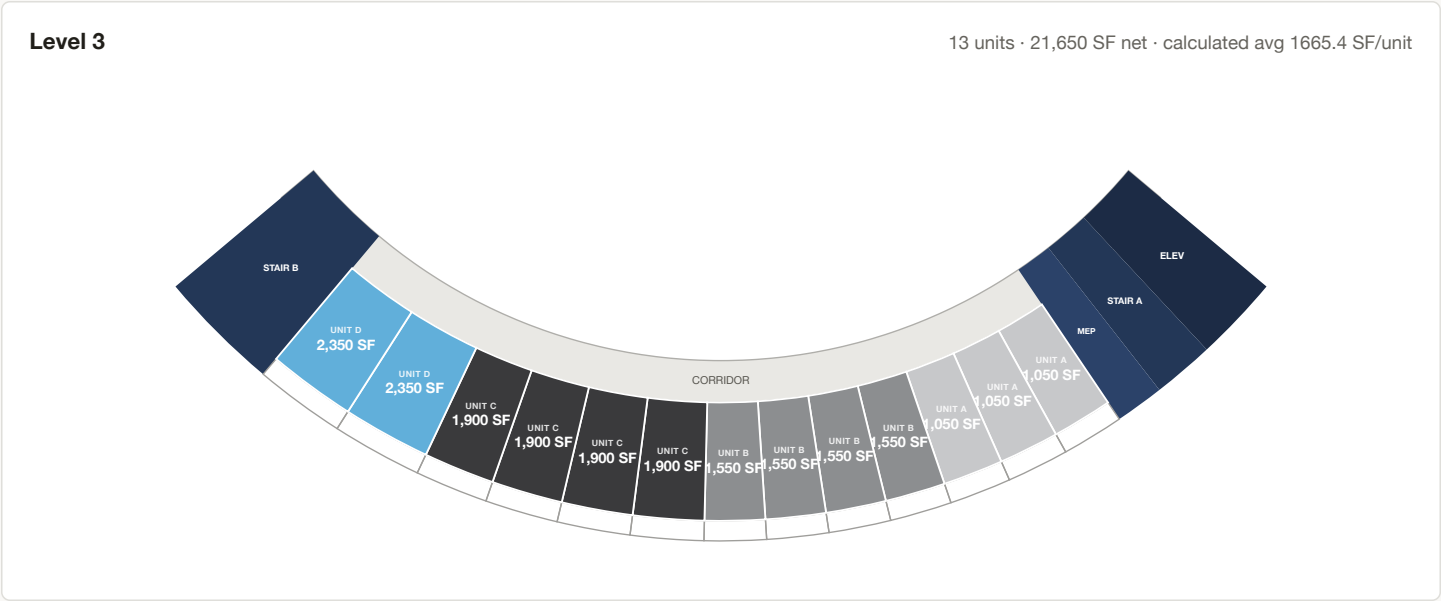
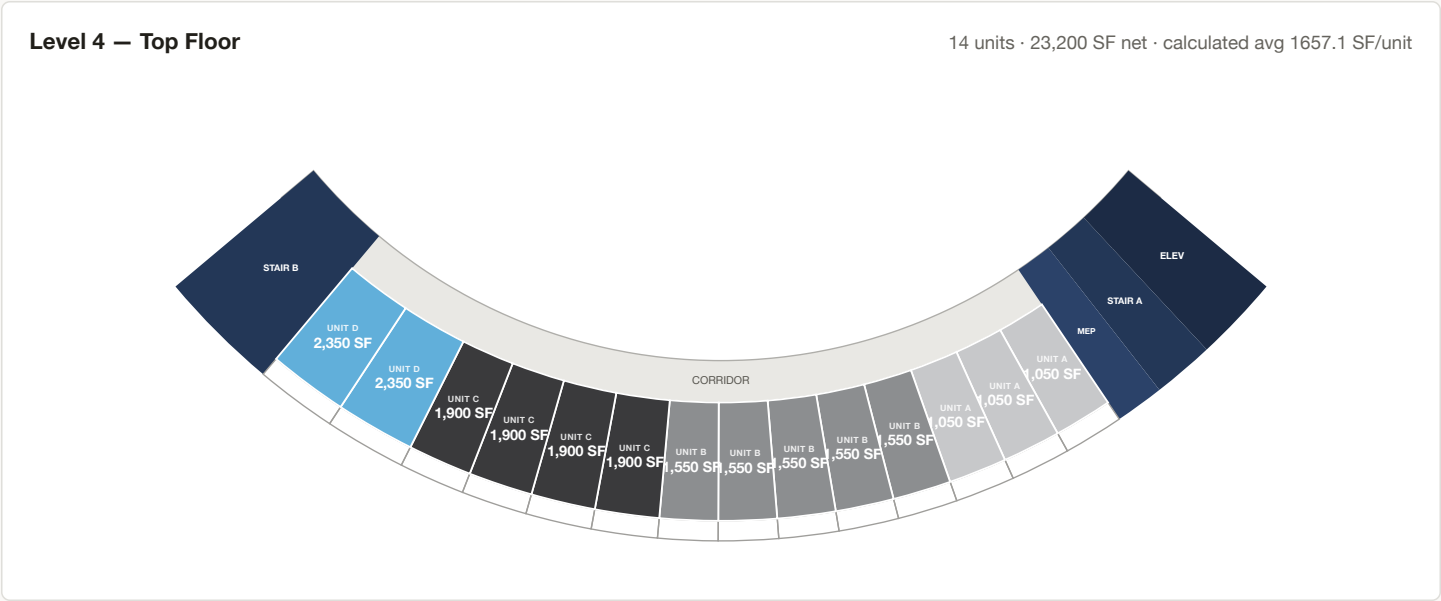
Type B · 2BR/2BA

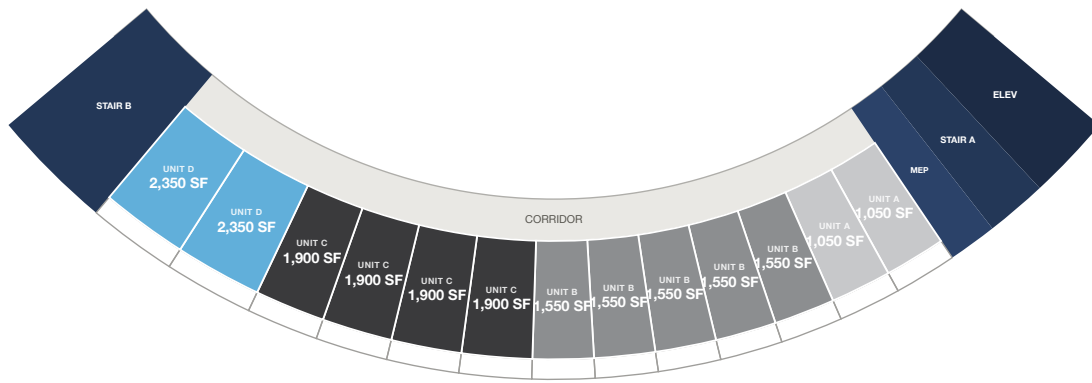
Type C · 2BR+Den

Type D · 3BR/2.5BA

Vertical Circulation / MEP / Egress

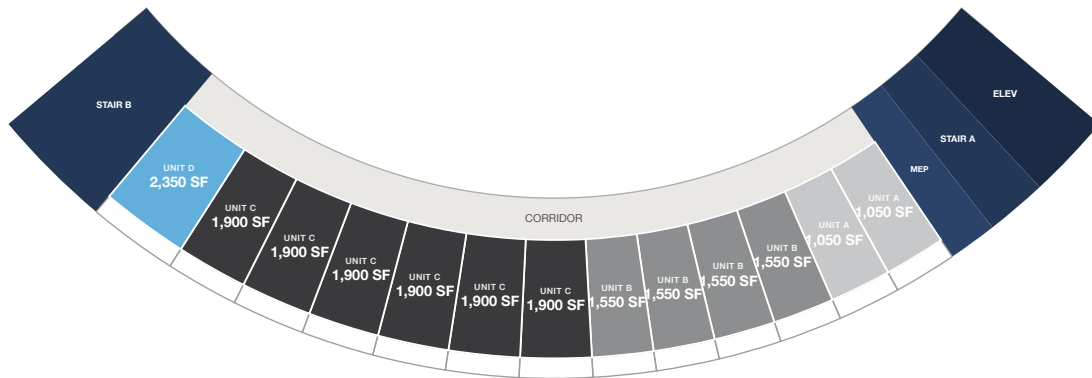
Corridor





Level 1 — Ground Floor

13 units · 22,050 SF net · calculated avg 1696.2 SF/unit



Note: Single-loaded corridor scheme with all units facing the outward (view-side) curve and private balconies matching the exterior rendering; the corridor runs along the inner (uphill) face connecting the primary vertical circulation core (elevator + Stair A + MEP/trash, expressed as the glazed tower volume) at one end to a secondary egress stair (Stair B) at the tapered opposite end. Unit widths are proportional to net SF; radial depth and corridor width are illustrative, not final construction dimensions.