

COMMERCIAL REAL ESTATE

Developers Third & Urban and FCP open Sylvan Supply, mixed-use project that overhauled former Charlotte Avenue factory



By Adam Sichko
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Developers from Atlanta and the Washington, D.C., area have finished transforming a 60-year-old factory on Charlotte Avenue into a mixed-use development featuring a Fortune 500 company and several restaurant and retail options.

The Sylvan Supply development, at 4101 Charlotte Ave., is officially open. The driving forces of the project – Atlanta's Third & Urban and investment firm FCP, of Chevy Chase, Maryland – turned the former Madison Mill property into a complex of eight buildings, becoming the latest of a string of projects over the past few years that have revamped stretches of that West Nashville corridor.

In details shared first with the Business Journal, the developers said they've signed a 14,500-square-foot office lease with Keller Williams Realty Nashville. [Tech employees](#) at Accenture moved into their office this month; other office tenants include software developer FortyAU.

The developers disclosed that Otaku Ramen is opening a pop-up at the development, which also will feature Bearded Iris Brewing, which opens this fall. Radish Kitchen, a fast-casual restaurant by cookbook author and chef [Amanda Frederickson](#), is already open. Other tenants that are open now include Woodland Wine Merchant and fitness studio Row House.

Executives at FCP and Third & Urban never conceived they would debut their development during a pandemic that shows no signs of slowing. But in those circumstances, they contend the layout of their 7.1-acre site – plus its terraces, courtyards and open-air corridors between buildings – has become more relevant and appealing to tenants.

"Sylvan Supply has demonstrated great appeal to office and retail tenants seeking more direct access to the outdoors in response to the pandemic," said [Sarah Hubbard](#), a vice president at FCP.

Added [Chris Faussemagne](#), of Third & Urban: "We have heard from our tenants that the open-air corridors and direct access to their suite is preferred to going through enclosed spaces and common lobbies and using elevators. While Covid-19 has not changed our pitch to our tenants, we have seen that many of the core design elements we build into all of our projects provides a path for people to get back into the office."

Faussemagne said he's scouting other potential "adaptive re-use" opportunities but had "nothing notable" to share for now.

"We are strong believers in the west side of Nashville," he said.

Project team

- Third & Urban (developer)
- FCP (investor)
- Centric Architecture (design)
- Hodgson Douglas (landscape architecture)
- Ashley Albright and Bill Adair, JLL (office leasing)
- Elliott Kyle, Equitable Property Co. (retail leasing)
- Gay Construction Co. (general contractor)
- U.S. Bank (refinancing loan)
- Patterson Real Estate Advisory Group (loan sourcing)