

## Hill eyes project for East Nashville Turnip Truck site

New building will be home to retail, Hawkins Partners

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H.G. Hill Realty Co. is hoping to break ground by year's end on Hill Center Five Points in East Nashville.

The building, to front Woodland Street and sit adjacent to the existing building home to The Turnip Truck, will offer both retail and office space as the future home of Nashville-based planning and architecture firm Hawkins Partners.

A mid-2017 completion tentatively is being eyed for the building, the address for which will be 970 Woodland St. Hill will hold a ceremonial groundbreaking on Friday, Sept. 11.

Jimmy Granbery, Hill Center CEO, said the development will carry a roughly \$2.5 million price tag.

"This project will create nice street definition in an area that continues to positively evolve," Granbery said.

Hill has enlisted Manuel Zeitlin Architects to design the two-story building. Southeast Venture brokers Treanor Granbery and Jon Petty are handling marketing and leasing of the retail spaces.

The project will include a renovation of the existing The Turnip Truck space, with the new building to offer about 5,000 square feet of ground-level retail space and the same square footage for the second-floor office space. A small surface parking lot will be positioned on the building's back side. A shared breezeway and terrace will connect the two buildings.

The Turnip Truck is in the process of moving to a nearby building currently under construction within the 600 block of Woodland Street.

Hill has yet to announce a general contractor or the bank that will provide financing. Granbery said the new building will offer an exterior of primarily painted brick.

"We'll try to have the new building match nicely with the existing structure," Granbery said.

Hawkins Partners currently operates from a building located at 105 Broadway downtown.

"Having been downtown for 29 years, Hawkins Partners is thrilled about the prospects of still operating near downtown but not in heart of the entertainment district," said Gary Hawkins, company co-principal with Kim Hawkins. "Five Points is an exciting and emerging area, and we are pleased we will be a part of that existing energy."

Of note, both MZA and Hawkins Partners are teaming on the current Turnip Truck project.

*(Image courtesy of Hill and MZA)*



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