

COLLINS SEED

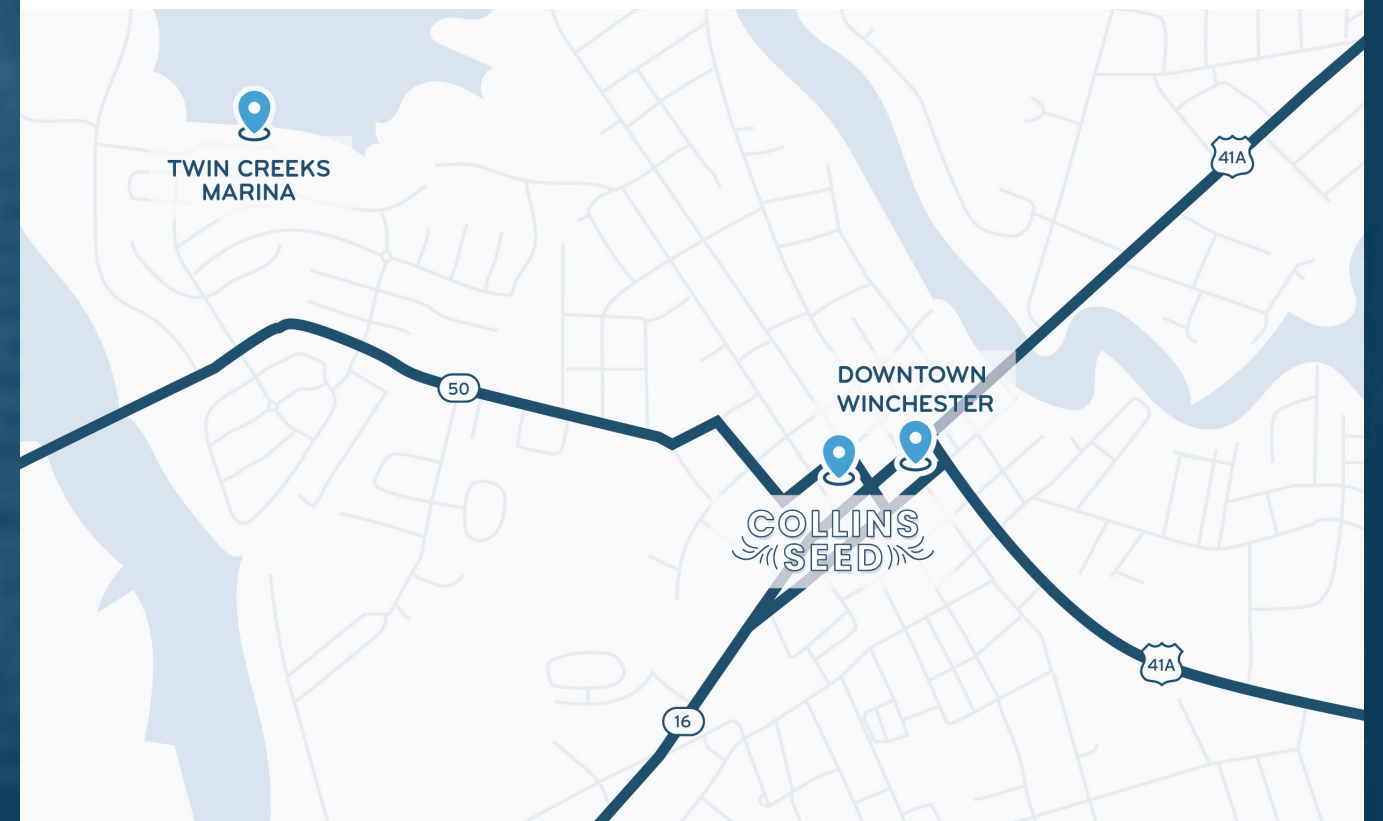


BEACON
COMPANIES



DOWNTOWN WINCHESTER, TN HISTORIC CHARM MEETS CONTEMPORARY OPPORTUNITY

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.



HISTORIC WINCHESTER



RICH IN HISTORY. BRIMMING WITH OPPORTUNITY.

Dating back to 1810, the town of Winchester is both a history buffs paradise, and a vibrant community located just off Tim's Ford Lake that is poised for growth and opportunity. With a groundswell movement of residentail and commercial growth, and with excellent proximity to Nashville, Chattanooga, and the surrounding region, Winchester is the perfect place to call home for both your business, and your family.

Back in 1810, Revolutionary War veteran General James Winchester and a handful of settlers made Winchester home. Winchester is a history-buffs paradise, full of significant, original architecture. Beacon Companies is bringing the Collins Seed building back to life through a complete renovation and modernization while retaining its original character.

105 HIGH STREET

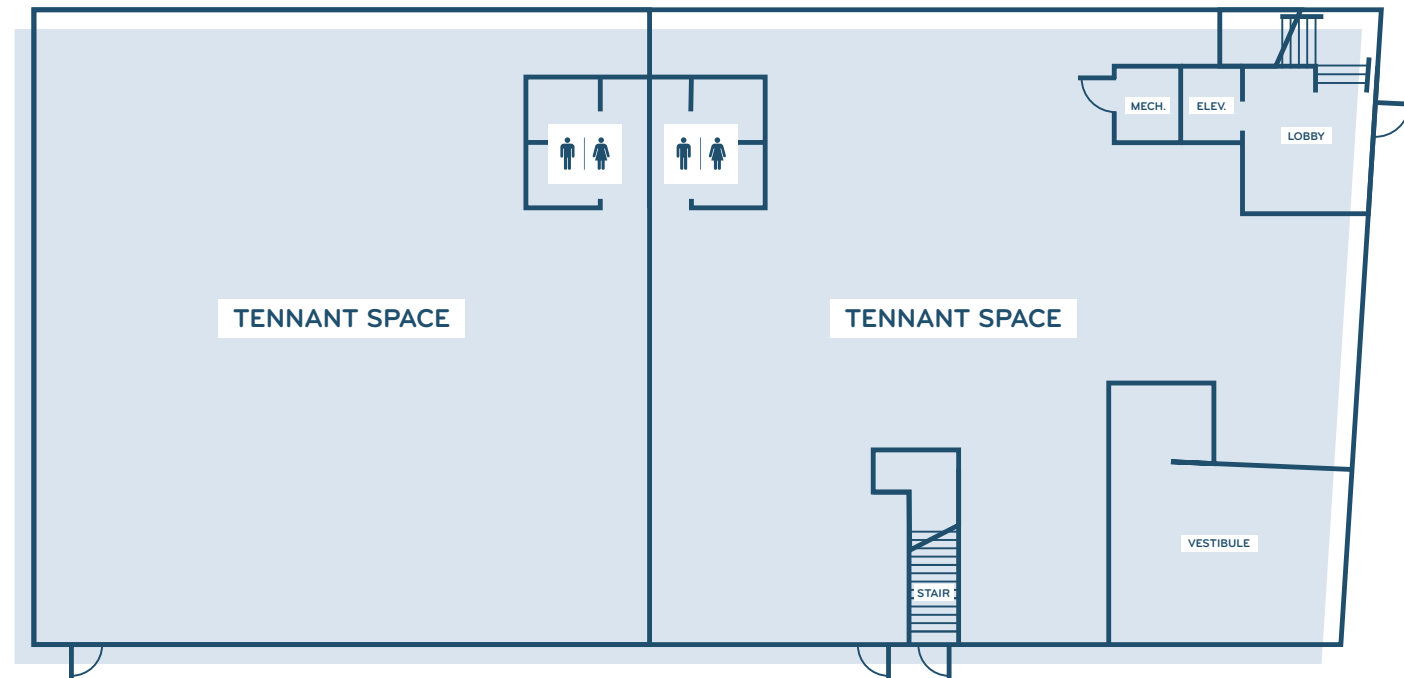


1920's character renovated to modern standards highlighted by textured brick walls, steel beams, and an abundance of natural light throughout.



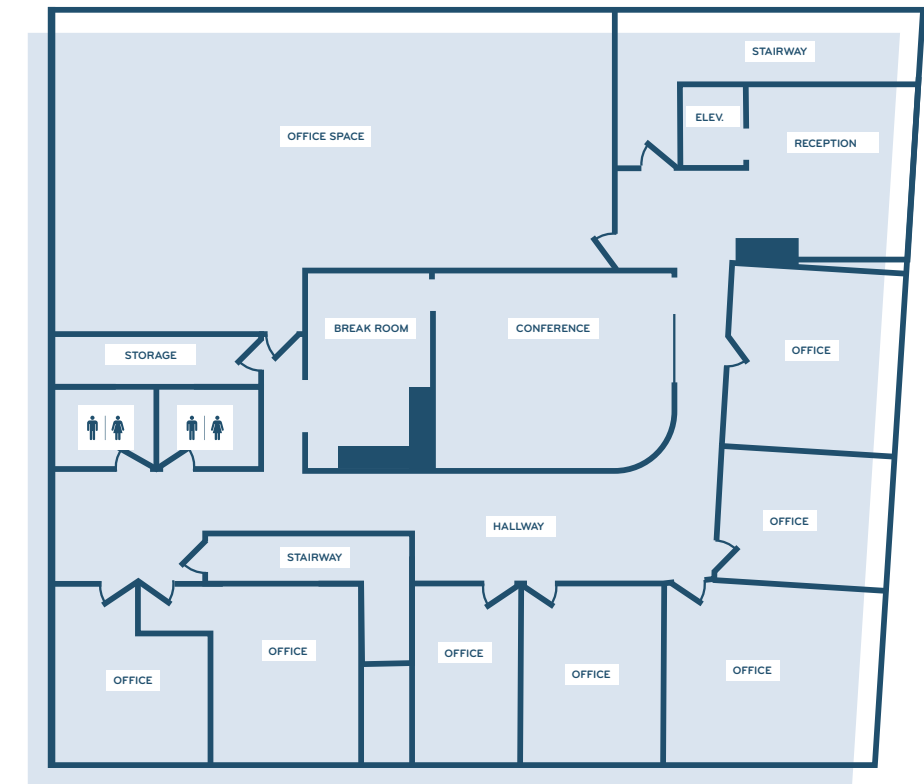
A STORIED SETTING

Then Collins Company—opened in March 1920, it was called “one of the handsomest and most modern garage buildings in Tennessee.” It was a place where people bought field and garden seeds, had their cars repaired, and rented office space on the second floor. Now, it is ready to be re-imagined by tenants and restored to its original grandeur and vibrancy. With abundant foot traffic and accessible parking, your business is sure to thrive in this location. This is an exceptional opportunity to experience a piece of history while creating a new chapter for your business.



1ST FLOOR

- 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.
- Just one block away from the town square and on Winchester's primary thoroughfare



2ND FLOOR

- Office Suites for lease ranging from 220 sq. ft. up to 1564 sq. ft.
- 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

DEVELOPING INSPIRED PLACES & SPACES

Beacon spearheads award-winning real estate development and investment across a variety of residential, mixed-use, and industrial market sectors in high-growth geographies.

LEASING INFORMATION

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