

T3 WEDGEWOOD HOUSTON

AN INNOVATIVE OFFICE ENVIRONMENT IN WEDGEWOOD
HOUSTON'S NEIGHBORHOOD CORE

1 OFFICE AT T3 WEDGEWOOD HOUSTON



1250
Hines

Wedgewood Houston:

Strategic
Location,
Unmatched
Accessibility

3 MIN

TO I-65

5 MIN

TO I-40

6 MIN

TO DOWNTOWN

8 MIN

TO I-440/I-24



LEADING COMPANIES,
TOP BRANDS, AND
INNOVATIVE CONCEPTS
ARE CHOOSING
WEDGEWOOD HOUSTON.



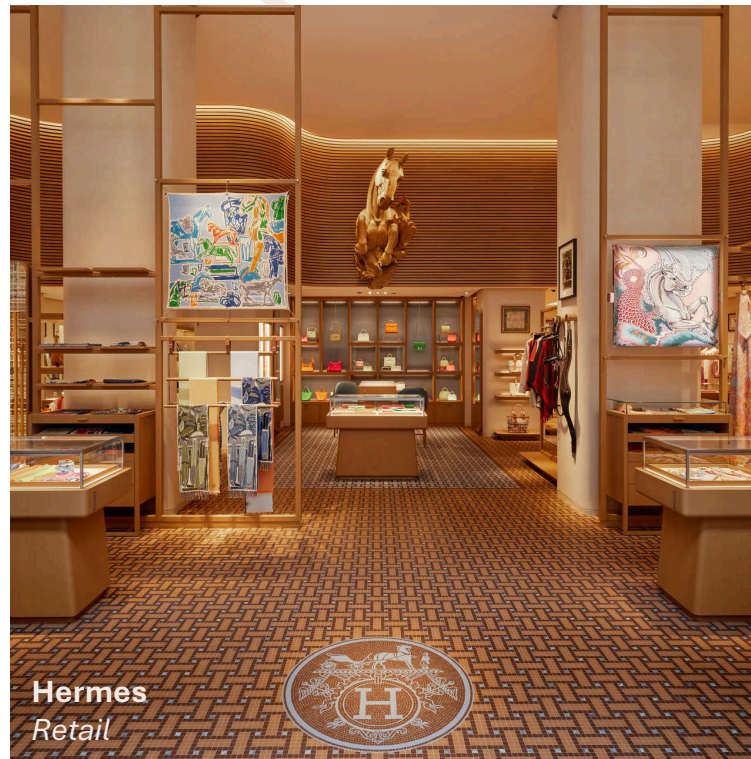
edisonpartners



Soho House
Hospitality, social club, & dining



ABA
Mediterranean restaurant



Hermes
Retail



Pastis
French brasserie

TIMBER ADVANTAGE

SUSTAINABILITY + WELLNESS



TIMBER

Heavy timber design delivers warm interiors, industrial character and next-generation sustainability – perfect for today’s innovative workforce.



TALENT

This stylish, sustainable and connected office hub will help top companies attract and retain the brightest minds inside and outside of Nashville.



TECHNOLOGY

T3 Wedgewood-Houston is truly future-proofed with LEED Gold and WELL certification, 5G capacity, advanced building systems, highly efficient workspace design and amenities customized for the modern creative workforce.

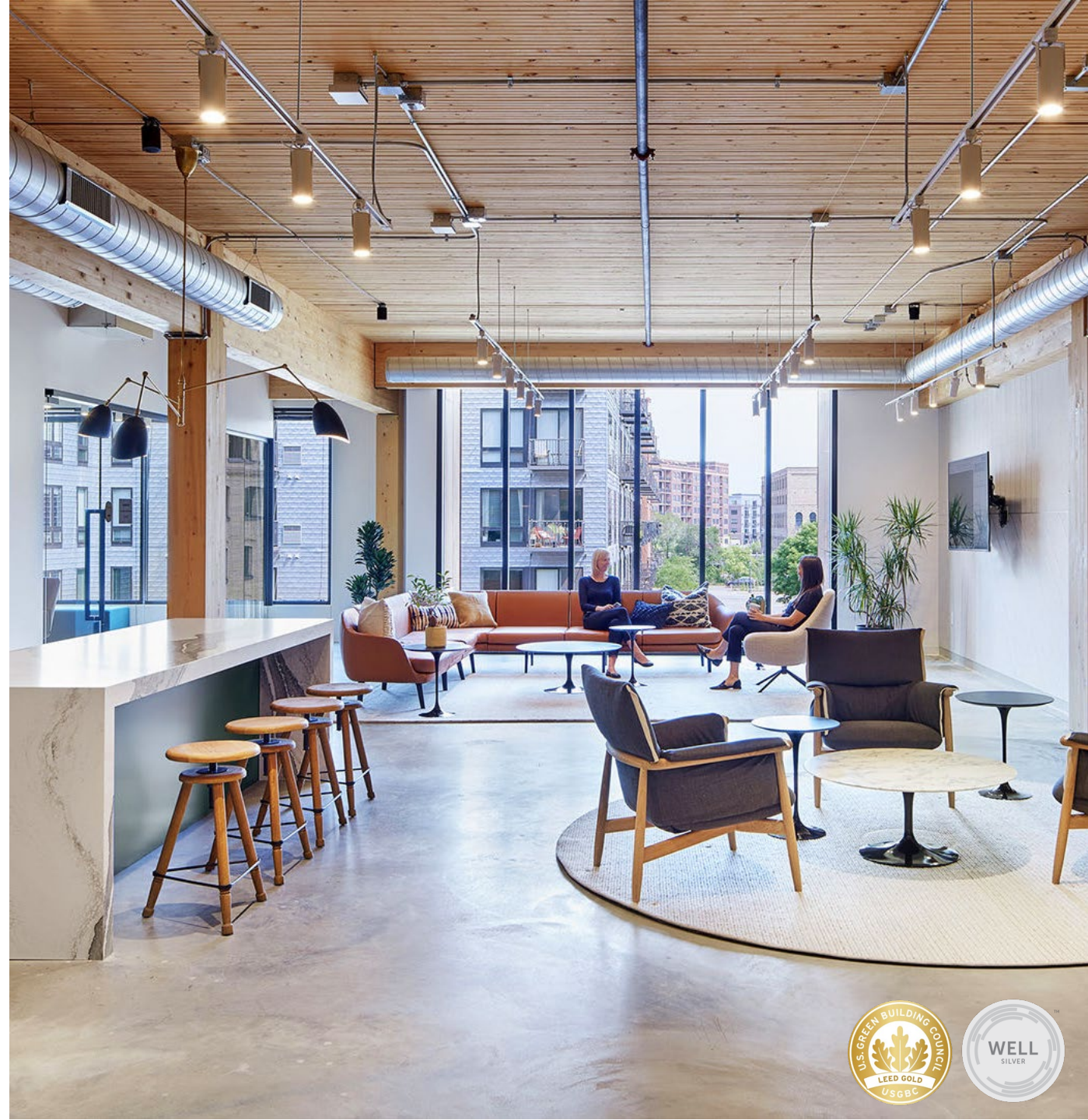
The carbon benefit is equivalent to taking **806 cars off the road for a year.**

“ wood has been shown to **reduce sympathetic nervous activity and blood pressure – a phenomenon not experienced with any other building material.** ”

Department of Forestry, Japan (2017)

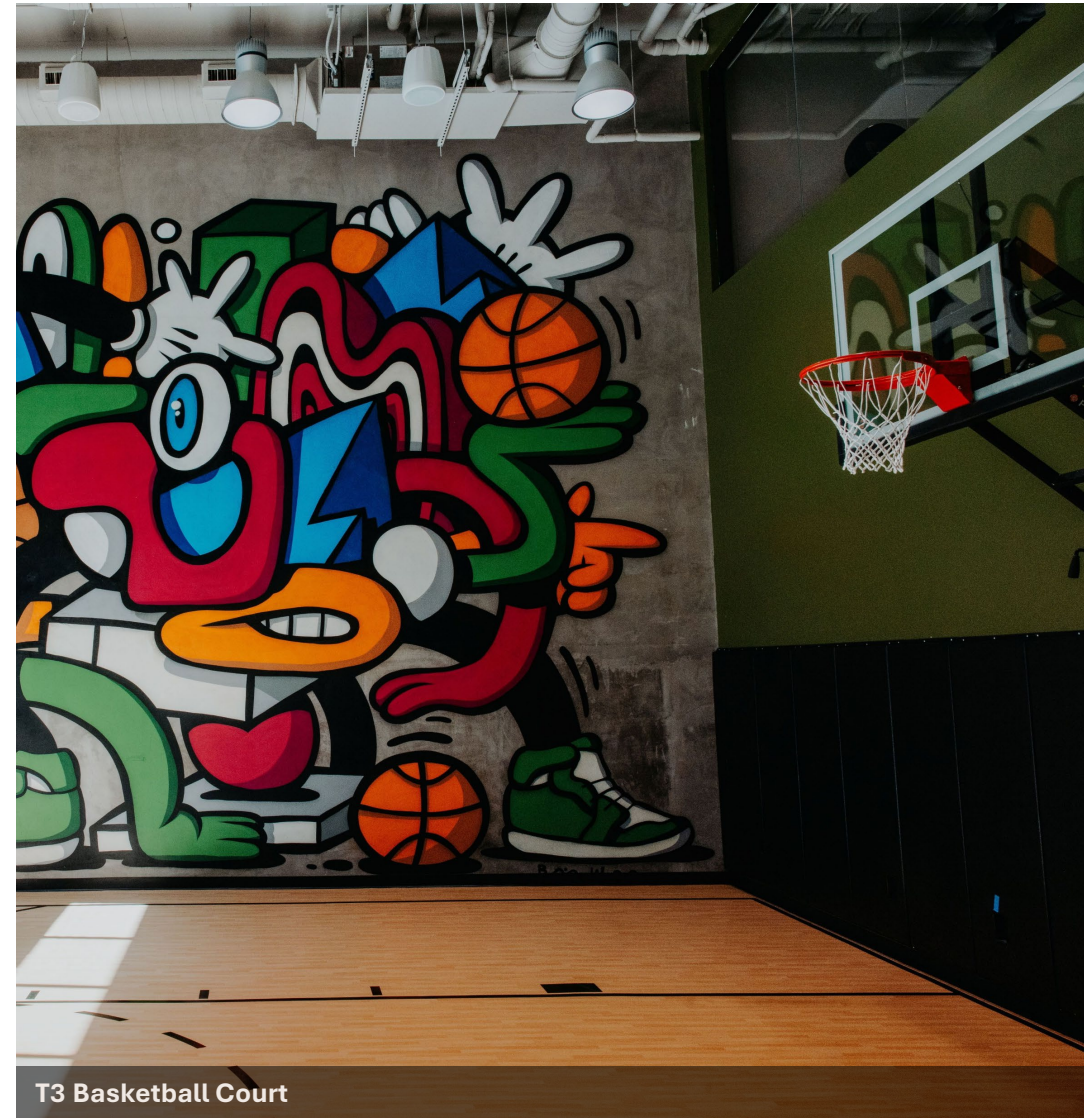
“ wood is correlated with higher levels of concentration, **improved mood** and **personal productivity.** ”

University of Vancouver (2010 Study)



T3 MARKET-LEADING OFFERINGS AND AMENITIES ON CAMPUS

Office tenants have full access to club quality fitness center, basketball court, conference space, bike storage, and 35,000+ SF of vibrant F&B and retail.



T3 Fitness Center and Locker Rooms

T3 Basketball Court

T3 MARKET-LEADING OFFERINGS AND AMENITIES ON CAMPUS

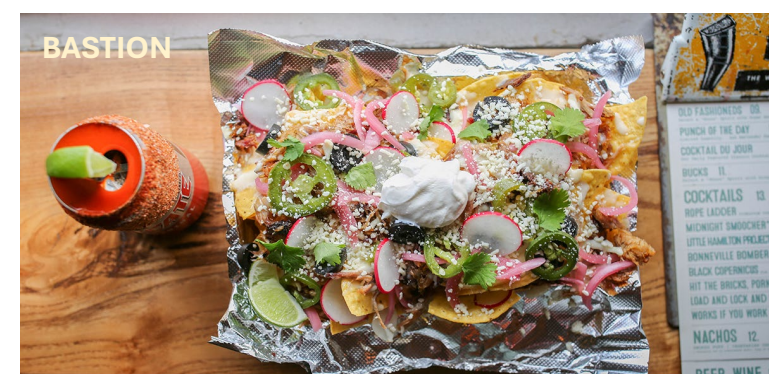
Office tenants have full access to club quality fitness center, basketball court, conference space, bike storage, and 35,000+ SF of vibrant F&B and retail.

Tenant Benefits Include:

- 35,000+ SF of vibrant F&B and retail on campus
- Event space usage of T3 lobby
- In-building shared conference center
- Club-quality fitness center and locker rooms
- Onsite bike room
- Innovative Timber construction
- LEED Gold Core & Shell Building Certification



HANDCRAFTED ALL-DAY DINING OPTIONS AND AN ABUNDANCE OF POST-WORK SOCIAL DESTINATIONS



T3 and The Finery Campus

An innovative office environment which serves as the 'village square' for the neighborhood.

383
Apartment Units

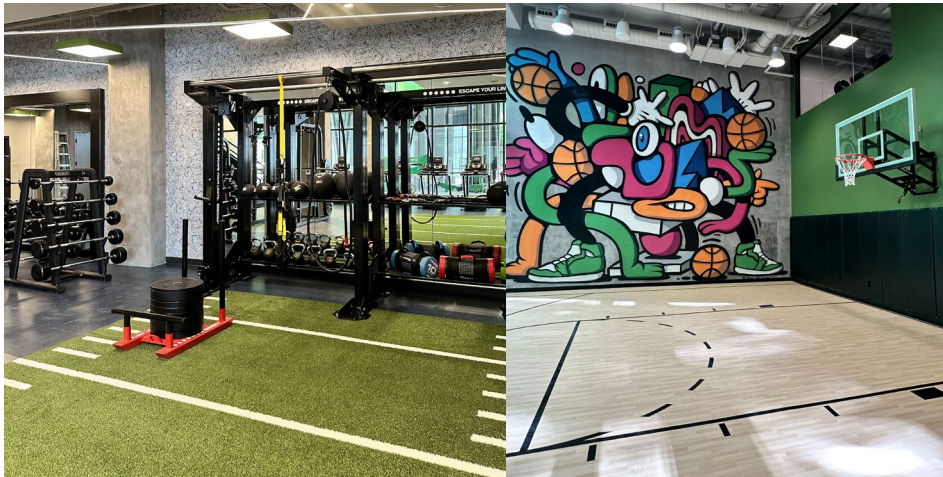
35,000+
SF of Retail Ground Plane

210,000
SF of Class A Office

3,000+
Nearby Class A Apartments

1-Acre
Walkable Outdoor Area

45+
Nearby F&B / Retail Options





36.140833, -86.770107

THE BUNKER

PARKING

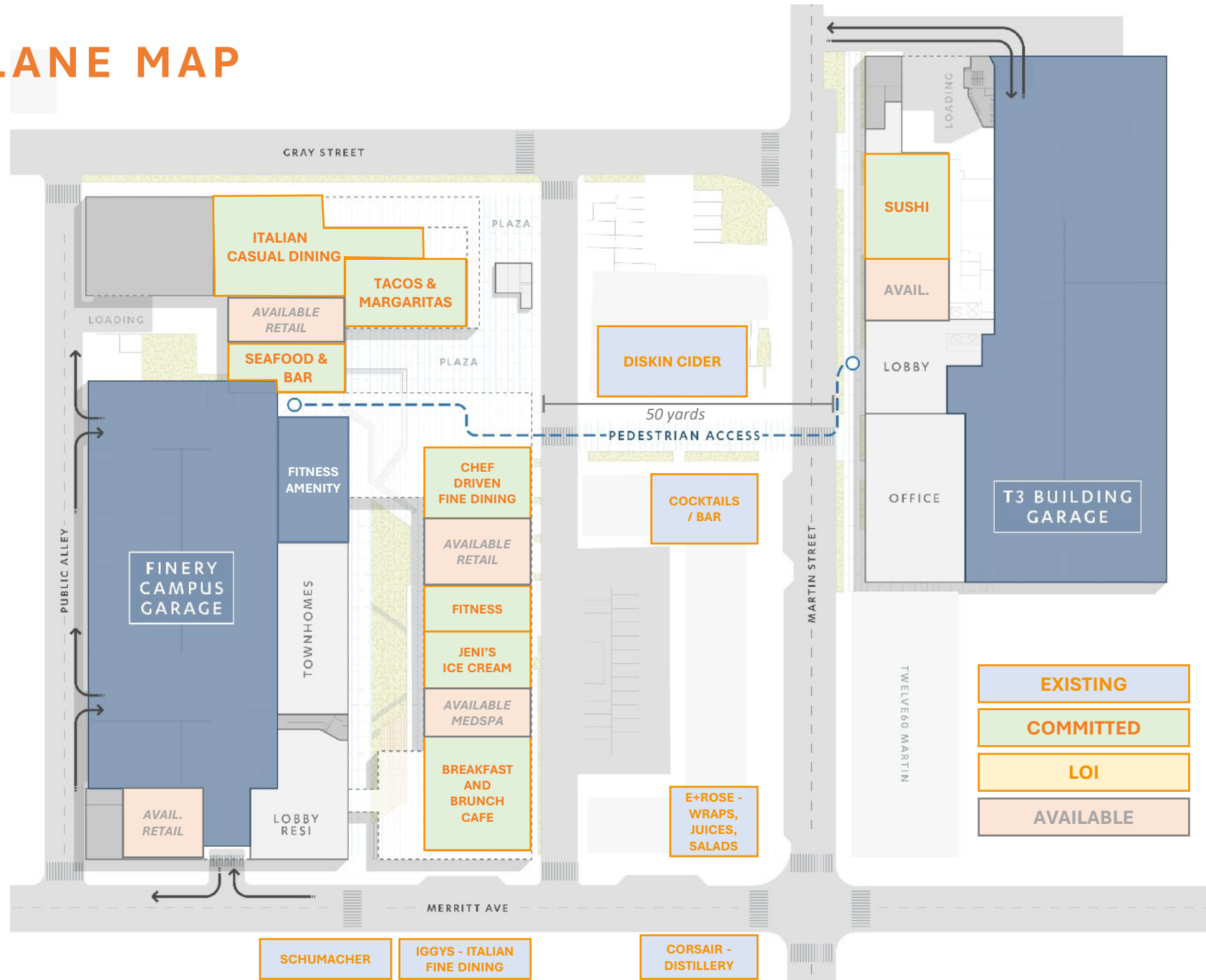


CAMPUS GROUND PLANE MAP

The campus offers an unmatched experience and serves as a launching pad to access the rest of the neighborhood

Retail Overview

- 70%+ committed with most concepts open by Q1 2026
- 7+ on-site F&B concepts covering all day parts
- Nearly 20 dining options within 3 blocks



elegy
coffee



E+ROSE
WELLNESS COMPANY

VIBRANT CAMPUS GROUND PLANE



FISHMONGER

A curated and growing mix of destination concepts at T3's doorstep



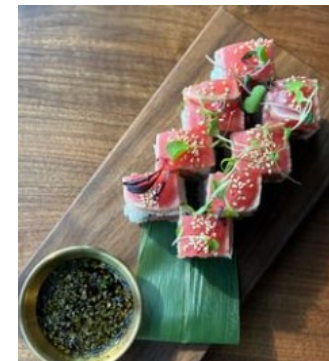
DOS SANTOS



IGGY'S ITALIAN CUISINE



E+ROSE



SUSHI ROW



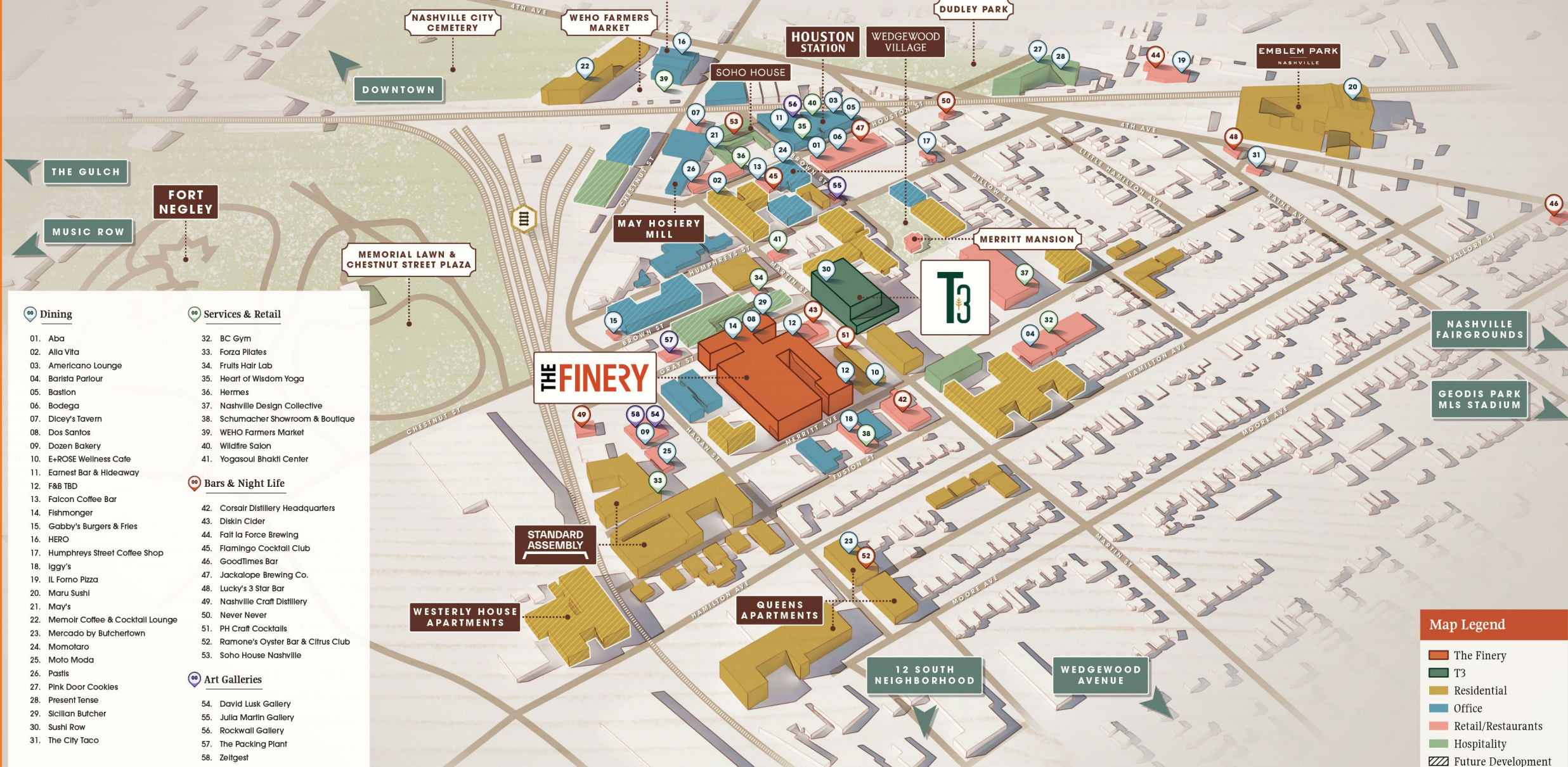
SICILIAN BUTCHER



DISKIN CIDER



THE NEIGHBORHOOD



00 Dining

- 01. Aba
- 02. Alla Vita
- 03. Americano Lounge
- 04. Barista Parlour
- 05. Bastion
- 06. Bodega
- 07. Dickey's Tavern
- 08. Dos Santos
- 09. Dozen Bakery
- 10. E+ROSE Wellness Cafe
- 11. Earnest Bar & Hideaway
- 12. F&B TBD
- 13. Falcon Coffee Bar
- 14. Fishmonger
- 15. Gabby's Burgers & Fries
- 16. HERO
- 17. Humphreys Street Coffee Shop
- 18. Iggy's
- 19. IL Forno Pizza
- 20. Maru Sushi
- 21. May's
- 22. Memoir Coffee & Cocktail Lounge
- 23. Mercado by Butchertown
- 24. Momotaro
- 25. Moto Moda
- 26. Pastis
- 27. Pink Door Cookies
- 28. Present Tense
- 29. Sicilian Butcher
- 30. Sushi Row
- 31. The City Taco

00 Services & Retail

- 32. BC Gym
- 33. Forza Pilates
- 34. Fruits Hair Lab
- 35. Heart of Wisdom Yoga
- 36. Hermes
- 37. Nashville Design Collective
- 38. Schumacher Showroom & Boutique
- 39. WEHO Farmers Market
- 40. Wildfire Salon
- 41. Yogasoul Bhakti Center

00 Bars & Night Life

- 42. Corsair Distillery Headquarters
- 43. Diskin Cider
- 44. Fall la Force Brewing
- 45. Flamingo Cocktail Club
- 46. GoodTimes Bar
- 47. Jackalope Brewing Co.
- 48. Lucky's 3 Star Bar
- 49. Nashville Craft Distillery
- 50. Never Never
- 51. PH Craft Cocktails
- 52. Ramone's Oyster Bar & Citrus Club
- 53. Soho House Nashville

00 Art Galleries

- 54. David Lusk Gallery
- 55. Julia Martin Gallery
- 56. Rockwall Gallery
- 57. The Packing Plant
- 58. Zeltgest

Map Legend

- The Finery
- T3
- Residential
- Office
- Retail/Restaurants
- Hospitality
- Future Development

Site Access & Commute Times

Avoid the headache of the CBD and decrease drive times by 2-6 minutes in the morning and 5-10 minutes in the evening.

AVERAGE COMMUTE SAVINGS:

GREEN HILLS

Morning: 6 min / Evening: 6 min

BRENTWOOD / FRANKLIN

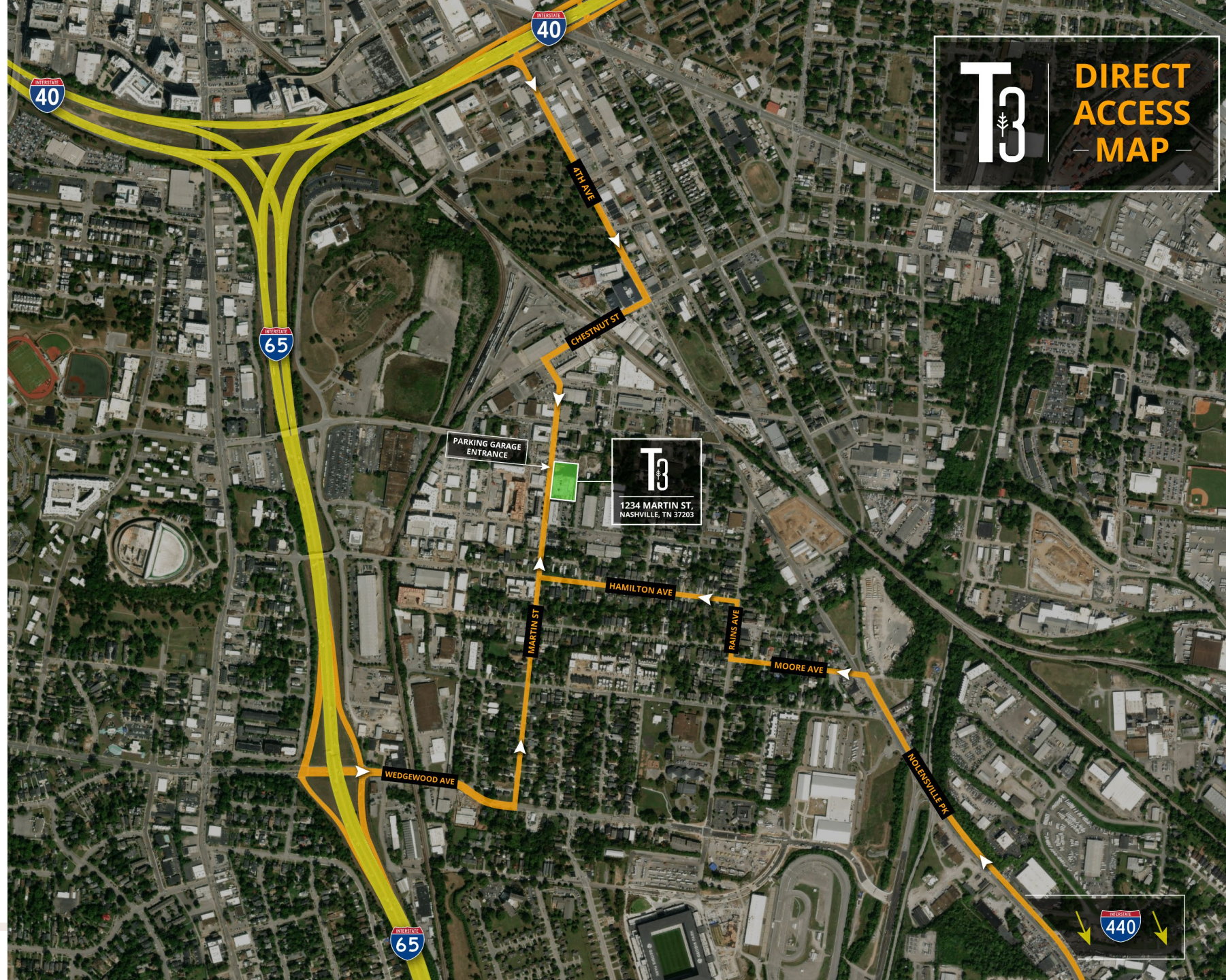
Morning: 5 min / Evening: 5 min

WEST NASHVILLE / BELLE MEADE

Morning: 4 min / Evening: 7 min

MURFREESBORO

Morning: 2 min / Evening: 10 min



T3 | DIRECT ACCESS MAP

T3
1234 MARTIN ST,
NASHVILLE, TN 37203

PARKING GARAGE ENTRANCE

WEDGEWOOD AVE

HAMILTON AVE

RAINS AVE

MOORE AVE

NOLENSVILLE PK

440

OFFICE LEASING INQUIRIES:

Charlotte Ford

charlotte.ford@colliers.com

615.850.2751

Chris Gear

chris.gear@colliers.com

615.850.2702

Mike Driscoll

mike.driscoll@colliers.com

615.850.3220

David Lawrence

david.lawrence@hines.com

615.436.1105

Hines
HINES.COM