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The Rhythm high-rise sustains Row neighborhood's steady beat

Residential units allow for easy access



The front amenity deck at The Rhythm at Music Row provides a view of the Nashville skyline. COURTESY OF CITY LIFE GROUP

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Over the past several years, the Demonbreun Street business district near Music Row has been transformed from boarded-up businesses into one of the city's hippest strips, offering a variety of chic fashion boutiques, patio dining eateries and happening nightspots.

Now, the neighborhood mix has added housing, which many predict will bring the next boom to an area that is

ripe for residential development.

The developers of The Rhythm at Music Row may be using the name to suggest the atmosphere they're hoping to create. The \$30 million project, which is rising in the 1500 block of Demonbreun, is poised to create a residential haven right in the middle of a bustling business district.

"We think the location is terrific," said Rhett Smith, who is developing the project along with Jim Caden. Caden has been a key player in the rebirth of the area, redeveloping several spaces fronting the corridor.

"People want to be close to where they work and play," Smith said. "The Rhythm offers walking access to offices, restaurants, bars and retail in one of the finest locations in Nashville."

Offering easy access to the Gulch, Music Row and downtown, the 14-story unit will include 116 one- and two-bedroom units ranging from 719 to 2,800 square feet, with penthouses available.

Music to their ears

With seven floor plans to choose from, buyers can opt to customize their space with open or partitioned bedrooms or full walls and doors. Units come standard with balconies or patios, and garage parking is available for purchase.

With the development's proximity to Music Row, emphasis is being put on music. There will be speakers in the garage so residents can hear music as they are leaving their car until stepping out of the elevator. Music also will be heard in the lobby area, fitness area, pool amenity deck and even under the water in the pool.

About 4,000 square feet of retail space will line the first floor, which may include a restaurant and music venue.

The project has attracted a variety of buyers, from empty nesters to young professionals, musicians and songwriters, and several out-of-towners looking to purchase a Nashville location. About 65 percent of the units have been sold.

Location good for buyers

David Dorris, a local real estate agent, is ready to trade his 325-square-foot condo on Belmont

At a glance

Types of homes: 116 one- and two-bedroom condos

Cost: \$239,000 to \$600,000

Square footage: 719 to 2,800 square feet

Features: Amenity deck with outdoor kitchen, second more-private amenity deck with hot tub, a swimming pool, 10-foot ceilings, balconies or patios on every unit, finished and stained concrete, bamboo floors, solid granite countertops, stainless-steel appliances and street-level retail/office space.

Parking: Garage parking available for \$13,000 for the first space, \$15,000 for second.

Opening: First quarter 2009

To learn more: For more information, call 255-4100 or visit www.rhythmnashville.com.

The sales center, 1520 Demonbreun St., is open noon to 6 p.m. Mondays–Saturdays and 1–4 p.m. Sundays.

Boulevard for a larger high-rise unit at the Rhythm. While he researches the market daily by trade, he believes this offers the best bang for his buck.

"I really like the location and the developers of this project," he said. "I know there are a lot of high-rises going up around town, and I knew this project would be done right.

"I like the fact that I own the property while it's appreciating, while not making any payments yet," Dorris said of his reason to pre-purchase. "I have the peace of mind that I've got a place being built that's going to be brand new."

Molly McClary, general manager of Otter's Chicken Tenders, welcomes the project.

"I think it will bring a lot of foot traffic and newcomers to our restaurant," she said. "We would consider adjusting our hours to meet the needs of the residents. We may consider staying open for dinner on Sunday or staying open later."

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