

PREMIER OFFICE SPACE

PEABODY
PLAZA
AT ROLLING HILL HILL

EAKIN PARTNERS



FOR COMPANIES GOING IN THE
RIGHT DIRECTION.

PEABODY PLAZA OVERVIEW

- ✓ 280,000 SF CLASS A OFFICE BUILDING
- ✓ 9 STORIES
- ✓ 31,929 SF PER FLOOR
- ✓ 5 LEVELS PARKING GARAGE WITH 1,000 SPACES
- ✓ EXCLUSIVE AMENITIES
- ✓ $\frac{3}{4}$ ACRE EXPANSE OF GREEN SPACE
- ✓ LEED SILVER CERTIFIED
- ✓ 24/7 SECURITY WITH CONCIERGE-LEVEL SERVICE

LOCATED ON THE EDGE OF DOWNTOWN AND
JUST TWO TURNS FROM THE INTERSTATE LOOP.

A DYNAMIC BUILDING ON ADJACENT LAWNS,
TERRACES, CAFES AND NEARBY PARKS ALONG
THE GREENWAY.

YOU WILL EASILY CONNECT TO ROLLING MILL
HILL, DOWNTOWN, SOBRO AND EAST
NASHVILLE.

AT PEABODY PLAZA, THE HEART OF NASHVILLE
IS AT YOUR FINGERTIPS.





PEABODY PLAZA

PROMOTING HEALTH & WELLNESS

We are taking strong measures to keep our tenants healthy and safe

- ✓ Bipolar ionization has been installed throughout Peabody Plaza to promote clean air and wellness. These units are inside of the building's HVAC equipment, and they produce ions that capture particulates and pathogens in the air.
- ✓ Implementing rigorous cleaning protocols. Addressing high-touch points in common areas by disinfecting frequently.
- ✓ Hand sanitizer stationed around building common areas and near points of entry.
- ✓ 24-7 Security with concierge service prepared to assist with special requests.



THE CENTERPICE OF THE LOBBY:
A DRAMATIC MONUMENTAL
CONNECTING STAIRWELL.



FIRST-FLOOR, E+ROSE CAFÉ
ACCESSIBLE FROM THE LOBBY AND THE
PARK.

GROUND-FLOOR, HARPER'S
RESTAURANT WITH OUTDOOR DINING.

FITNESS FACILITY WITH LOCKER
ROOMS AND SHOWERS.



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EXCLUSIVE AMENITIES

THE SECOND FLOOR FEATURES:

- ✓ GREEN ROOF SKYVIEW TERRACE
- ✓ SHARED CONFERENCE ROOM FOR USE BY ALL TENANTS
- ✓ SHARED CLUB ROOM WITH CATERING KITCHEN
- ✓ ELEVATED TOPOGRAPHY WITH DRAMATIC VIEWS OF DOWNTOWN AND THE CUMBERLAND RIVER



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AVAILABLE FOR LEASE

Class-A Office Space

OFFICE SPACE AVAILABLE

1st Floor: 11,958 RSF

6th Floor: 31,929 RSF

Suite 700: 15,563 RSF

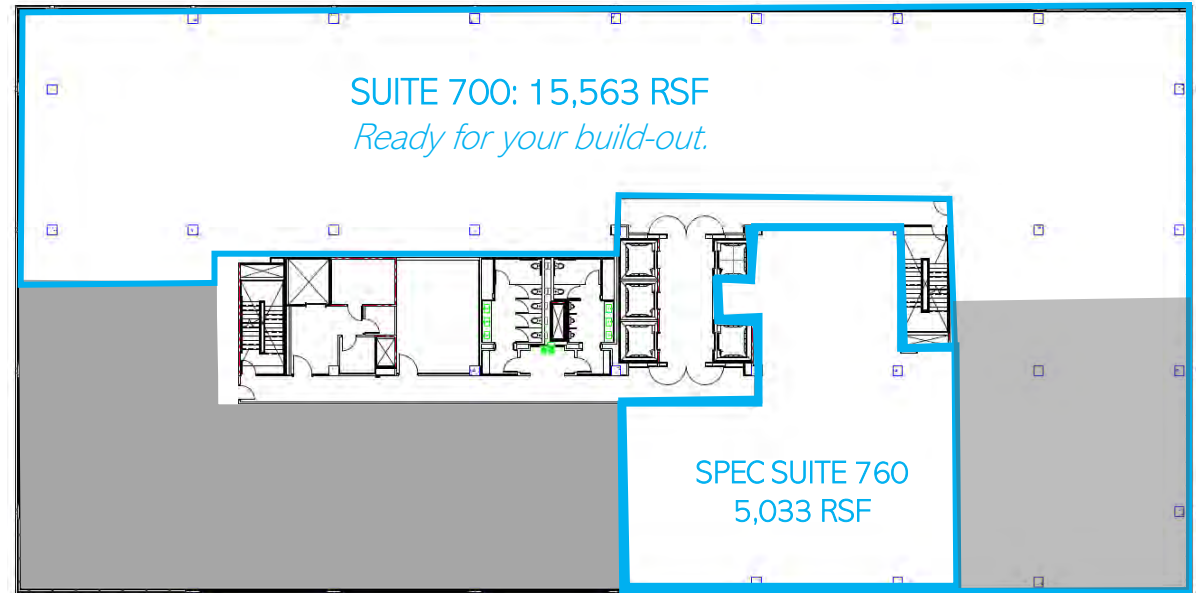
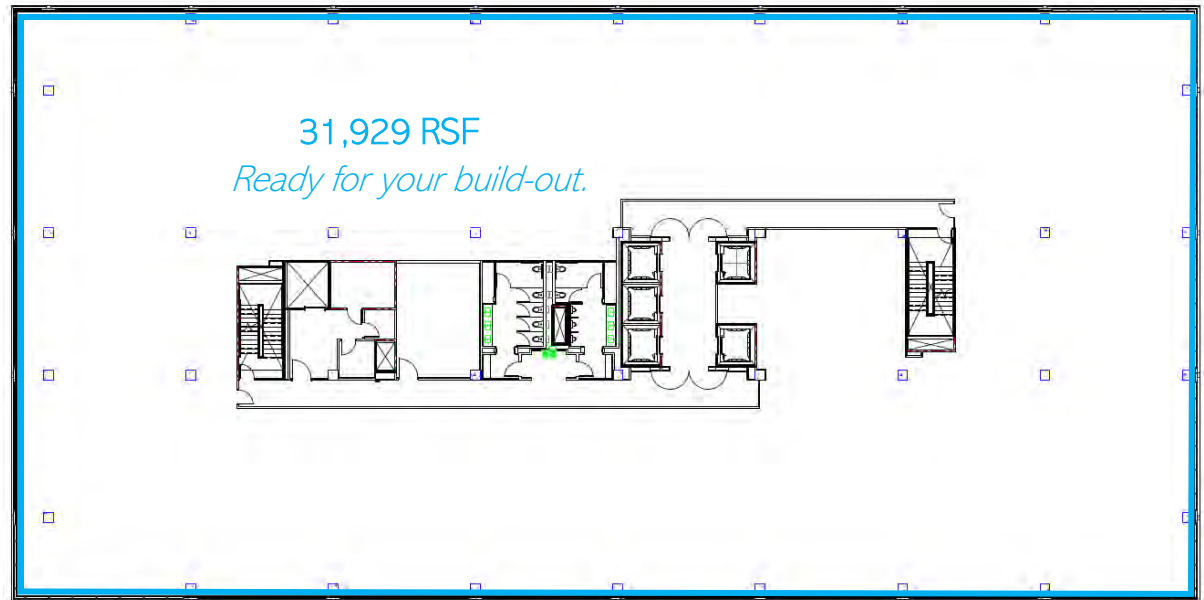
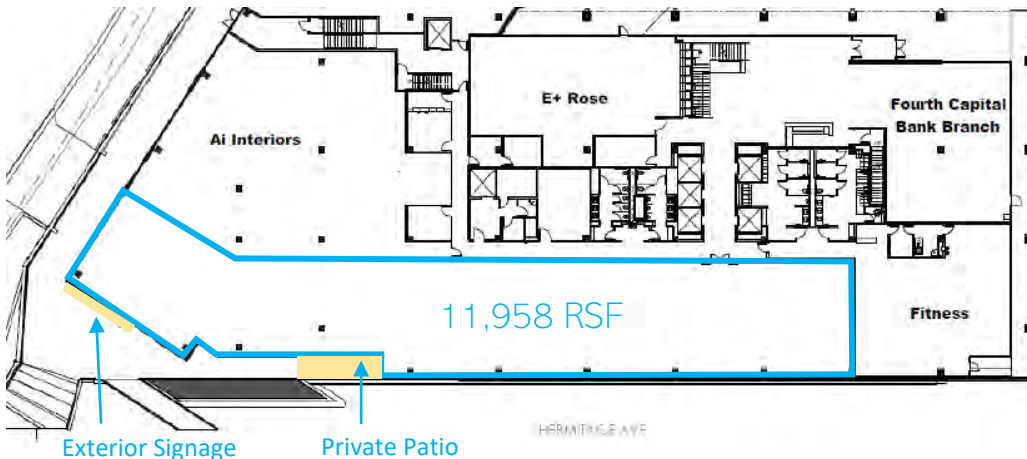
Suite 760: 5,033 RSF *SPEC SUITE*

Virtual Tour Links

[Interior Lobby & 1st Floor](#)

[Interior 2nd Floor](#)

[Exterior/Drone](#)



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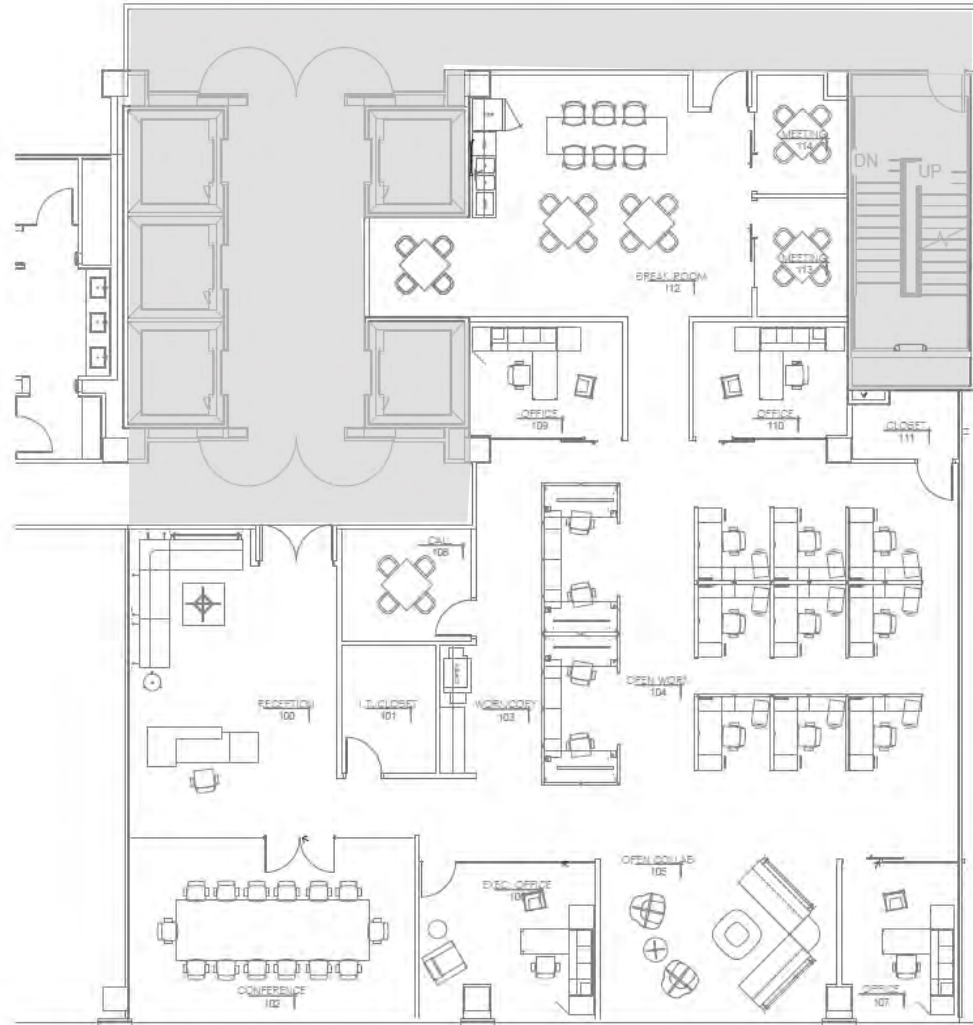
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AVAILABLE FOR LEASE

Class-A Office Space

SPEC SUITE

Suite 760 | 5,033 RSF



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PLAZA
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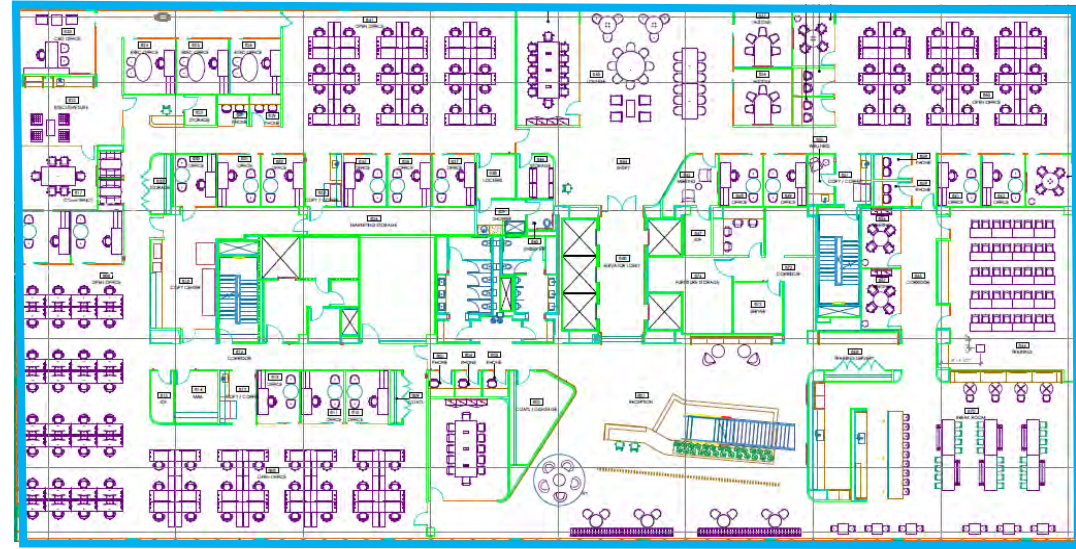
AVAILABLE FOR LEASE

Class-A Office Space

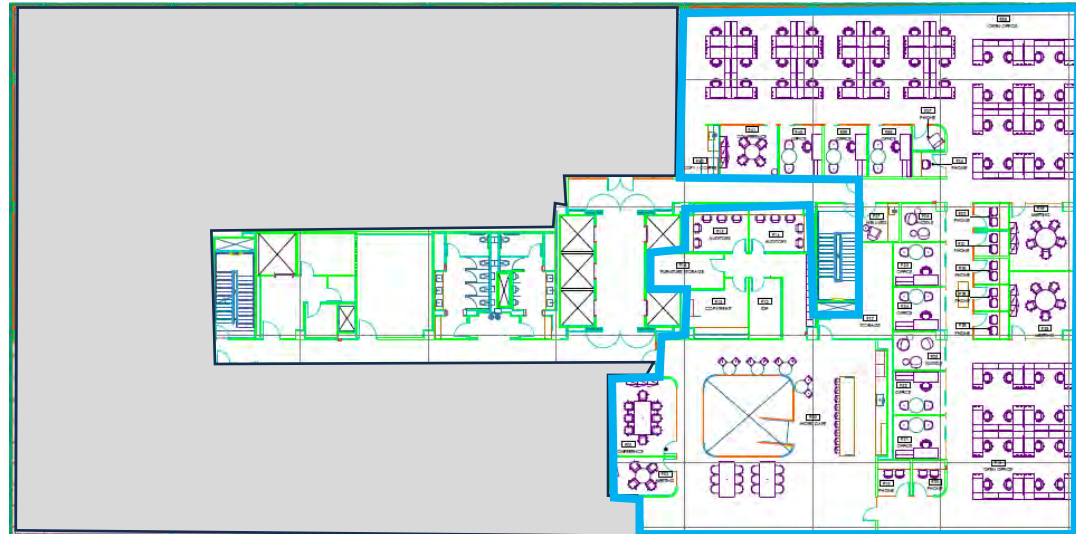
SPECTACULAR SUITES

Available Suite 800 & 950

- ✓ INCLUDES OVER \$250/SF OF HIGH-END FINISHES AND BUILD OUT
- ✓ READY FOR IMMEDIATE MOVE IN
- ✓ CORPORATE HEADQUARTERS OFFICE WITH INCREDIBLE VIEWS
- ✓ ABUNDANT PARKING
- ✓ LARGE TRAINING ROOM AND BREAKROOMS
- ✓ EXTERIOR SIGNAGE OPPORTUNITY



Suite 800: 31,954 RSF



Suite 950: 13,956 RSF

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SUITE PHOTOS 8th & 9th FLOOR



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It's Your Choice

All of Nashville's business, hotel and dining options are a short walk from Peabody Plaza. Easy access to Nashville's Interstate Loop.



RESTAURANTS | CAFÉ'S

- | | |
|-------------------------|----------------------------|
| ① Pinewood Social | ⑪ The Diner Nashville |
| ② E+ROSE Café | ⑫ Liberty Common |
| ③ Crema | ⑬ Subway |
| ④ Husk | ⑭ Nuvo Burrito |
| ⑤ Café Intermezzo | ⑮ A Nashville Tavern |
| ⑥ Martin's Bar-B-Que | ⑯ The Hub at Bode |
| ⑦ Quiznos | ⑰ Bar Sovereign |
| ⑧ Kitchen Notes | ⑱ Barlines at Omni |
| ⑨ Bakersfield Nashville | ⑲ Bob's Steak & Chop House |
| ⑩ The Hampton Social | ⑳ Harper's Restaurant |
| | (coming soon) |

HOTELS

- | | |
|-------------------------|---------------------------|
| ① The Four Seasons | ⑪ Margaritaville Hotel |
| ② Hilton Garden Inn | ⑫ Drury Hotel |
| ③ Hyatt Place Nashville | ⑬ Bode Nashville |
| ④ Hampton Inn & Suites | ⑭ JW Marriott |
| ⑤ Omni Nashville Hotel | ⑮ Grand Hyatt Nashville |
| ⑥ Stay Alfred SoBro | ⑯ Hyatt House Nashville |
| ⑦ Holiday Inn & Suites | ⑰ The Westin Nashville |
| ⑧ AC Hotel by Marriott | ⑱ Cambria Hotel Nashville |
| ⑨ Tru By Hilton | ⑲ Ritz-Carlton Nashville |
| ⑩ The Joseph | (proposed) |

RESIDENTIAL

- | | |
|-------------------------------|--------------------------------------|
| ① Terra House | ⑨ Lofts at 160 Apartments |
| ② Nance Place Apartments | ⑩ 505 Nashville |
| ③ Rutledge House Apartments | ⑪ Cumberland On Church Apartments |
| ④ City View Apartment Complex | ⑫ City Lights Condos |
| ⑤ River House | ⑬ Peabody Union (under construction) |
| ⑥ Rolling Mill Hill Road | ⑭ LC SoBro |
| ⑦ The SoBro | ⑮ The Place Apartments Nashville |
| ⑧ The Burnham | |

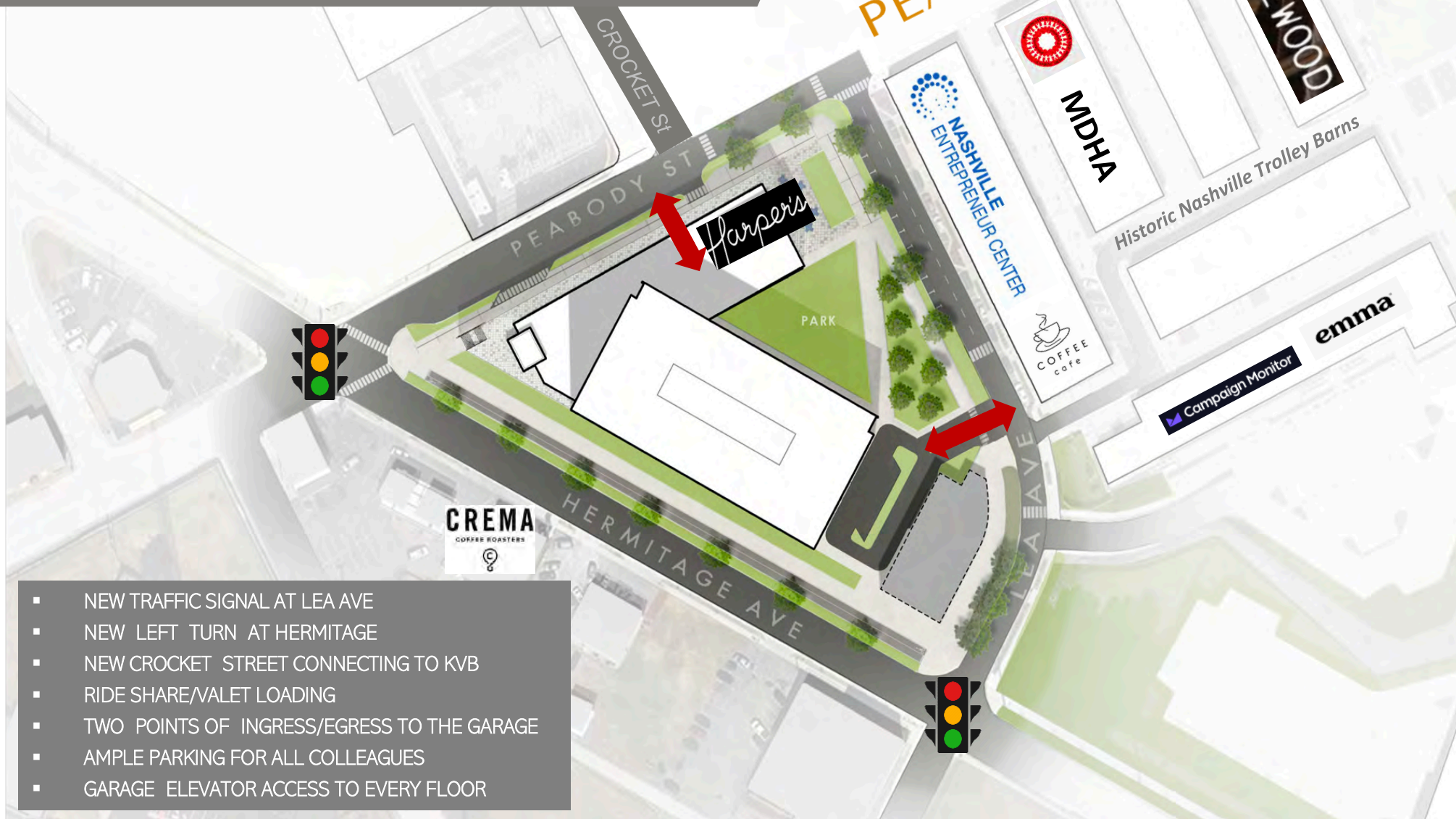
*Information obtained from Google Maps

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You've Arrived.

Welcome to Peabody Plaza and Rolling Mill Hill.



- NEW TRAFFIC SIGNAL AT LEA AVE
- NEW LEFT TURN AT HERMITAGE
- NEW CROCKET STREET CONNECTING TO KVB
- RIDE SHARE/VALET LOADING
- TWO POINTS OF INGRESS/EGRESS TO THE GARAGE
- AMPLE PARKING FOR ALL COLLEAGUES
- GARAGE ELEVATOR ACCESS TO EVERY FLOOR

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PEABODY UNION

SOUTH BANK



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SCAN TO VIEW BROCHURE



Peabody Union

The Eakin Partner's team welcomes Hensler Stiles to the neighborhood! The proven developer will deliver Nashville's next Class AAA multi-use project YE 2023. +/- 300 residences, +/-50,000 SF of lifestyle retail and 250,000 RSF of Class A creative office will further enhance this compelling location. Peabody Union represents the next chapter in our story.

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