PEABODY PLAZ AT ROLLING MILL HILL







CONVENIENCE. GREEN SPACE. AMENITIES.

RIGHT HERE...

Welcome to the neighborhood.

Here, you'll find:

- Abundant green space with adjacent lawns, nearby city parks, and easy access to Nashville's extensive greenway system
- An exceptional pedestrian experience in and around, and beyond
- Elevated topography with dramatic views of downtown and the Cumberland River

The Lawn at Peabody Plaza is a rare, 3/4-acre expanse of green space directly adjacent to a downtown building, further enhanced by the building's proximity to the Greenway and Cumberland River.

Neighbor Peabody Union is a beautifully designed, thoughtfully conceived, expansive development, which will offer an array of restaurants, retail, residential, and other lifestyle amenities.

With neighbors like Pinewood Social and the Entrepreneur Center firmly established—and with Peabody Union in development–the Peabody + Rolling Mill Hill district is Nashville's most iconic urban location.





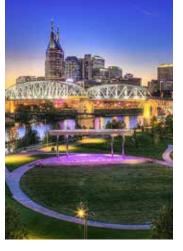






















For people who spend their working days at Peabody Plaza, the experience will offer much more than that of any standard office building.

The centerpiece of the lobby: A dramatic monumental connecting stair. With a sense of welcome, hospitality, beauty as you enter the grand lobby.

PEABODY PLAZA FEATURES:

- A first-floor Café, accessible from the grand lobby and the park
- A planned ground-floor, full-service restaurant with outdoor dining
- Fitness facility with locker rooms





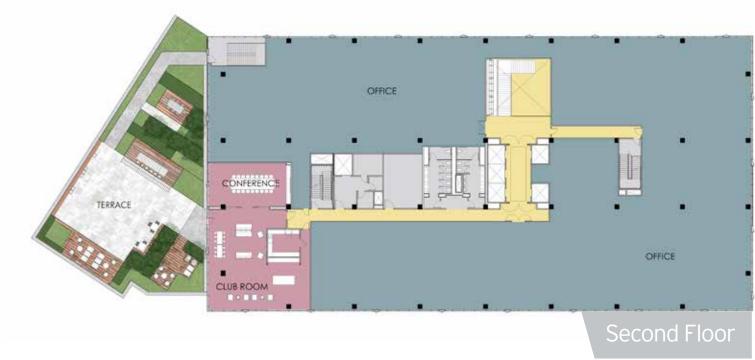
SPACE & SPECIFICATIONS

280,000 SF
9 stories
31,929 RSF per floor
Insulated, Full-Height Glass
Architectural Pre-Cast Panels
Pursuing LEED Certification Efficient
and Flexible Floor Design

PARKING

Easy Garage Access
Ingress and Egress from 2
Different Locations
Ample Spaces on Just 5 Levels
3.3/1000 Parking Ratio









CREATING
NASHVILLE'S
BEST
WORK
ENVIRONMENTS
THEN...























Peabody Plaza is developed, owned, and managed by Nashville-based Eakin Partners.

The firm's portfolio includes many of the area's most sought-after and enduring buildings. Their 35+ years' experience includes more than 4.2 million square feet of office development in Nashville.

The Eakin team is hands-on, responsive, and fully engaged-and brings unparalleled insight to every project.

With proven commitment to delivering on-time and beyond expectations, Eakin Partners has helped to build the city of today... with eyes on tomorrow.

AND **NOW.**









EAKIN PARTNERS

1201 DEMONBREUN STREET SUITE 1400 NASHVILLE, TENNESSEE 37203 615.250.1800

eakinpartners.com