

PREMIER OFFICE SPACE

PEABODY
PLAZA
AT ROLLING HILL HILL

EAKIN PARTNERS

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

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
- ✓ ¾ ACRE EXPANSE OF GREEN SPACE
- ✓ LEED SILVER CERTIFIED
- ✓ 24/7 SECURITY WITH CONCIERGE-LEVEL SERVICE



PEABODY
PLAZA
AT ROLLING HILL HILL

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.



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



PEABODY
PLAZA
AT ROLLING MILL HILL

NEIGHBORHOOD

Welcome to South Bank district. A Class-A setting with all the amenities with none of the stuffiness.



COMMUTING

- Five Points Pizza, East..... 7 min, 2.1 miles
- The Optimist, Germantown..... 10 min, 2.1 miles
- Edley's BBQ, Sylvan Park 13 min, 7.3 miles
- Crieve Hall Bagel..... 14 min, 8.5 miles
- Hillwood Country Club..... 18 min, 9.9 miles
- Belle Meade Country Club..... 20 min, 10.6 miles
- Richland Country Club..... 21 min, 13 miles
- 1,000+ space parking garage with no transfer floor



LUNCH MEETING

- Pinewood Social
- Husk Nashville
- Martin's Bar-B-Que
- Yolan in Joseph Hotel
- The River House
- Liberty Common
- Hampton Social
- The Southern Steak & Oyster



FITNESS

- Fitness Center
- Rolling Mill Hill Greenway..... 6 miles to Ted Rhodes along Cumberland River
- Wharf Park a 25-acre riverside parkland delivering soon



MORNING COFFEE

- E+ Rose..... building lobby
- Crema Coffee Roasters..... across Hermitage
- Pinewood Social..... 0.1 mile walk



DRINKS AFTER WORK

- Harper's Steakhouse
- Pinewood Social



COMPANY EVENTS

- Peabody Plaza's Club Room and Outdoor Terrace on the 2nd Floor
- Peabody Plaza's Pocket Park
- Multiple Nearby Hotel or Restaurant Options



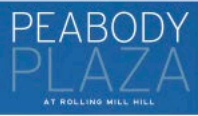
TRAVELING GUESTS

- Four Seasons..... 0.3-mile walk
- Omni Hotel..... 0.3-mile walk
- Hyatt Downtown..... 0.3-mile walk
- Hilton Garden Inn Downtown..... 0.3-mile walk
- Drury Plaza..... 0.3-mile walk
- Bode Nashville..... 0.2-mile walk
- The Joseph..... 0.4-mile walk
- The Printing House Hotel..... 0.2-mile walk



NEIGHBORS

- Peabody Union..... mixed use development delivered 2025: 350+ apartments, 65k SF lifestyle retail, 250k SF office
- Trolley Barns..... historic mixed-use office and dining
- Ascend Amphitheater..... Nashville's Premier Outdoors Music Venue
- Music City Center..... 0.3-mile walk
- Bridgestone Arena..... 0.7-mile walk
- Nissan Stadium..... 0.8-mile walk
- City Lights..... luxury condominium development
- Congress Group Site..... proposed 18-story hotel and two residential towers
- Cumulus Site..... proposed two residential buildings of 32 and 39 stories, and a 29-story hotel
- Tishman Speyer Site..... proposed residential tower, luxury hotel, and retail
- Wharf Park..... 25-acre undeveloped property located on Cumberland River adjacent to I24/I-40



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 |

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

PEABODY
PLAZA
AT ROLLING MILL HILL

EAKIN PARTNERS



FOR LEASING INQUIRIES, PLEASE CONTACT:

TOM HARWELL

tharwell@eakinpartners.com

(615) 425-5923

ROB EAKIN

reakin@eakinpartners.com

(615) 425-5927

1201 Demonbreun Street | Suite 1400
Nashville, Tennessee 37203
(615) 250-1800

PEABODY
PLAZA
AT ROLLING MILL HILL

EAKIN *ep* PARTNERS