

PEABODY PLAZA

AT ROLLING MILL HILL



[Click here to view Video](#)

EASY TO GET TO...

Located in an unrivaled location along the southeast perimeter of Downtown Nashville, offering ease of travel and convenient access to key streets, interstates, and pedestrian pathways.

Because location is crucial to recruitment, retention, and quality of work-life: Peabody Plaza is in the right position.



- 1 Music City Center
- 2 Omni Hotel
- 3 Nissan Stadium
- 4 Ascend Amphitheater
- 5 Pinewood Social
- 6 Little Mosko's
- 7 CREMA Coffee
- 8 Husk
- 9 Peabody Union

AND FROM.

An architectural rendering of Peabody Plaza, a modern urban development. The scene features a large, multi-story office building with a facade of blue-tinted glass windows on the left. In the foreground, a lush green lawn is interspersed with light-colored, winding pedestrian paths. Numerous people are depicted in various activities: walking, sitting on the grass, and standing in small groups. In the background, a city skyline is visible under a clear blue sky with light, wispy clouds. Notable buildings include a tall, blue glass skyscraper and a distinctive building with a pointed top. A bridge is also visible in the distance on the right side.

FOR COMPANIES GOING IN THE
RIGHT DIRECTION.

Accessibility matters.

And Peabody Plaza promotes walkability and direct, easy connectivity to the surrounding urban neighborhood and downtown.

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.



...AND THERE.



WORK WELL.

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

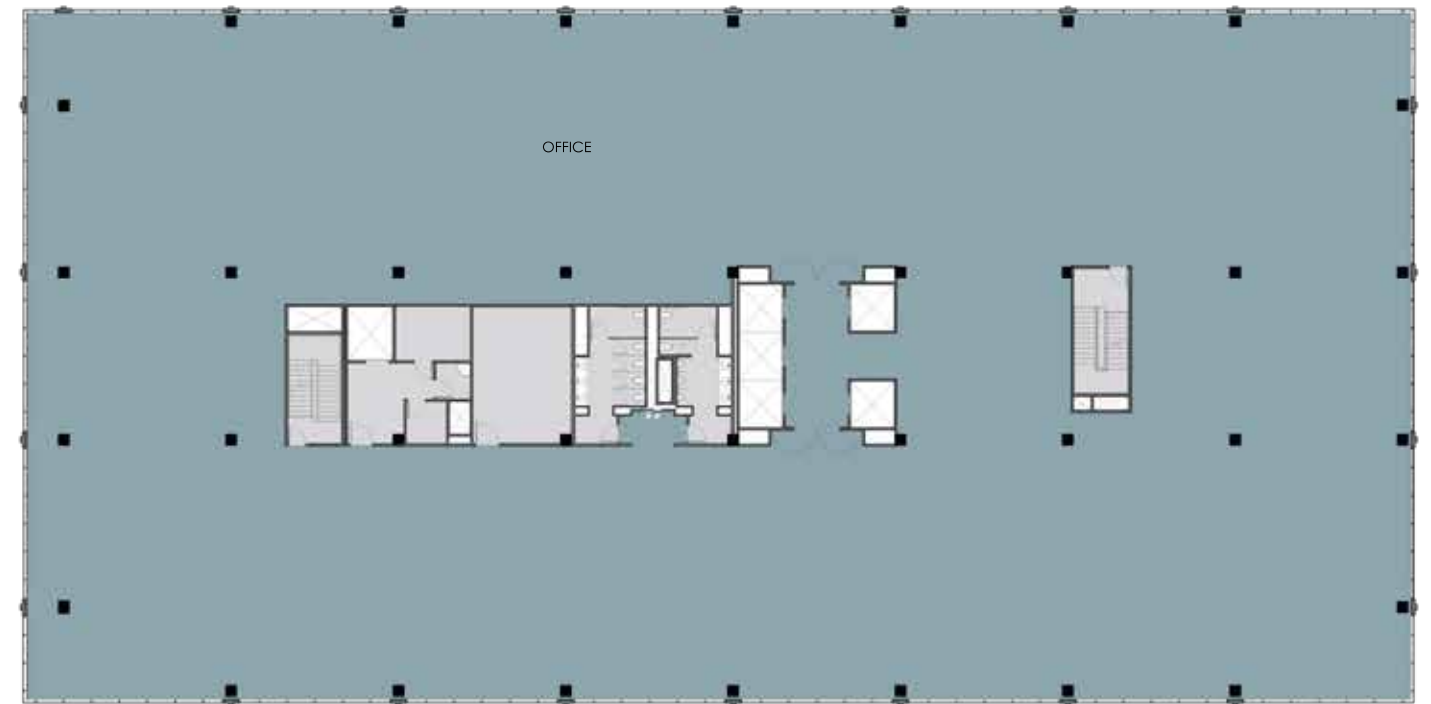
Easy Garage Access
Ingress and Egress from 2
Different Locations
Ample Spaces on Just 5 Levels
3.3/1000 Parking Ratio



Second Floor



First Floor



Typical Floor Plan

BUILDING CONNECTIONS

Peabody Plaza is designed to create and sustain connections within your organization, with clients, and to the city beyond.

The second floor features a green roof skyview terrace, a shared conference room for use by all tenants, and shared club room with catering kitchen.



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.

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