

50 PEABODY

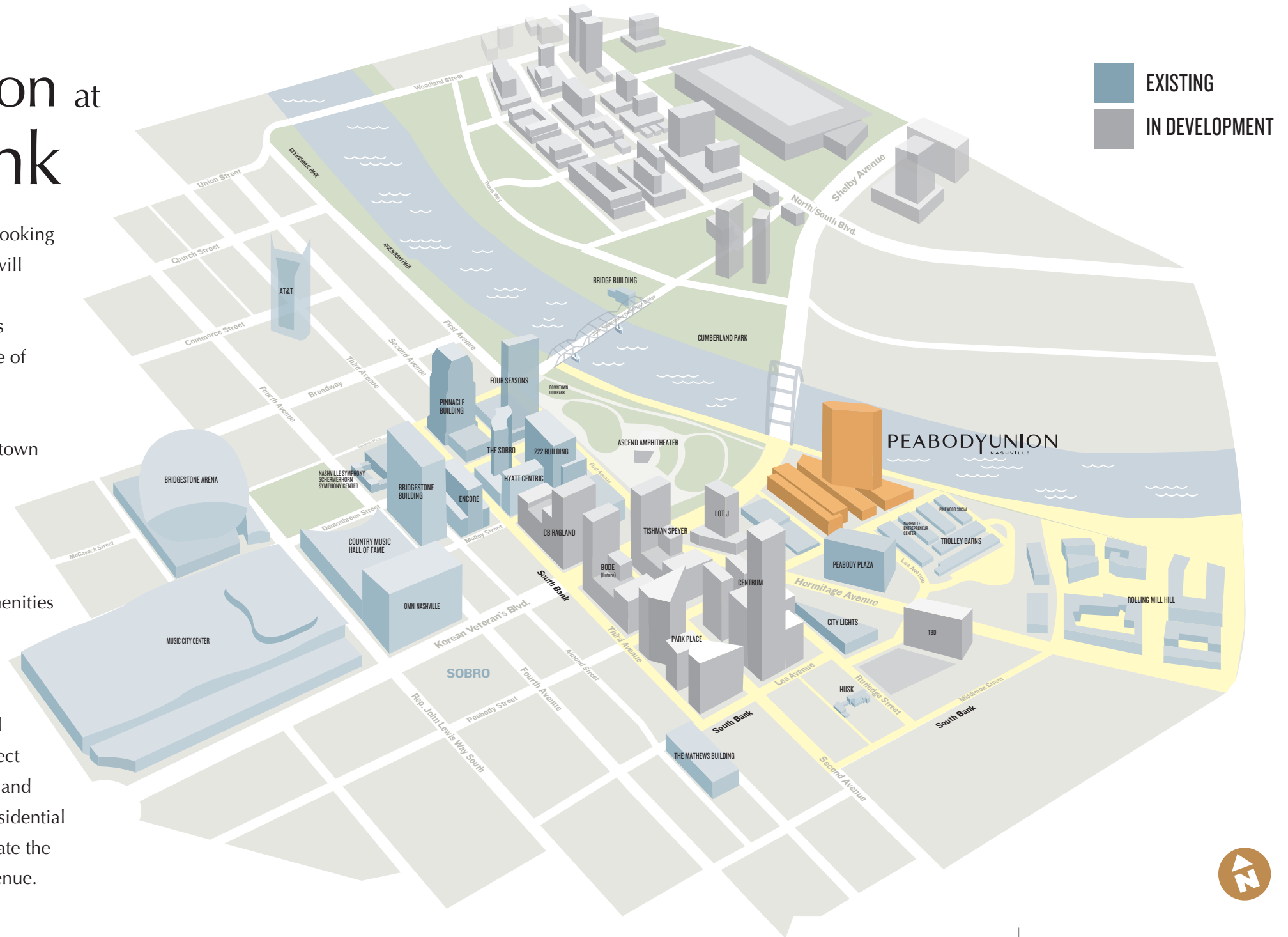
PEABODY UNION | SOUTH BANK

Peabody Union at South Bank

From its exceptional vantage point overlooking the Cumberland River, Peabody Union will act as an anchor to the expanding South Bank district, and help to distinguish this neighborhood from the hustle and bustle of Nashville city life as we know it now.

Far from being another traditional downtown business and hotel district (and another source of density and traffic), Peabody Union will be a new, accessible and inclusive, walkable neighborhood with ample recreation space and multiple amenities in the heart of the city.

As South Bank develops, it will incorporate areas of the Rolling Mill Hill and Rutledge Hill neighborhoods, connect Riverfront Park to the future Wharf Park, and integrate several new high-rise office, residential and hotel developments that will delineate the southwestern corridor along Second Avenue.



50 Peabody

sets the scene for work-life on the waterfront marked by beauty, connection, and innovation.

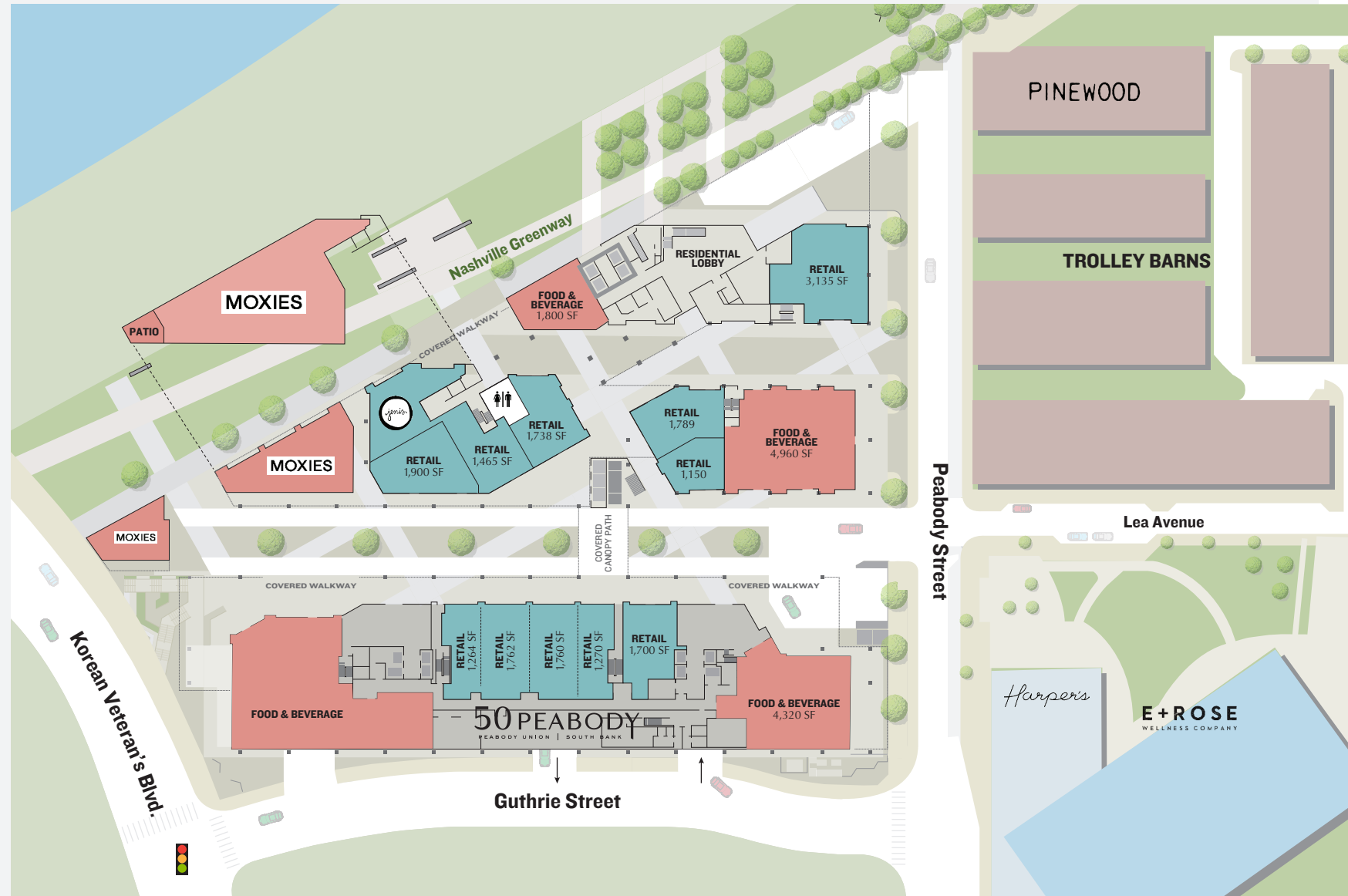
With a design focus on seamlessly integrating experiences within its state of the art six-story office building and across the surrounding riverfront neighborhood, 50 Peabody redefines expectations and brings new meaning to “working downtown.” The 250,000 SF Class A office offers expansive, efficient floor plates for flexible space planning, while the ground-level public commons span two acres, anchored by large-scale art, exceptional dining, shopping, and on-site wellness programming.



A pedestrian-first neighborhood in the heart of the city.

Situated in the Peabody Union at South Bank neighborhood, 50 Peabody's immediate surroundings weave elevated terraces and rooftops with a pedestrian-first public realm, connecting celebrated restaurants and cafés to verdant open spaces, including the Cumberland River greenway and the burgeoning riverfront district, Bluff Landing.

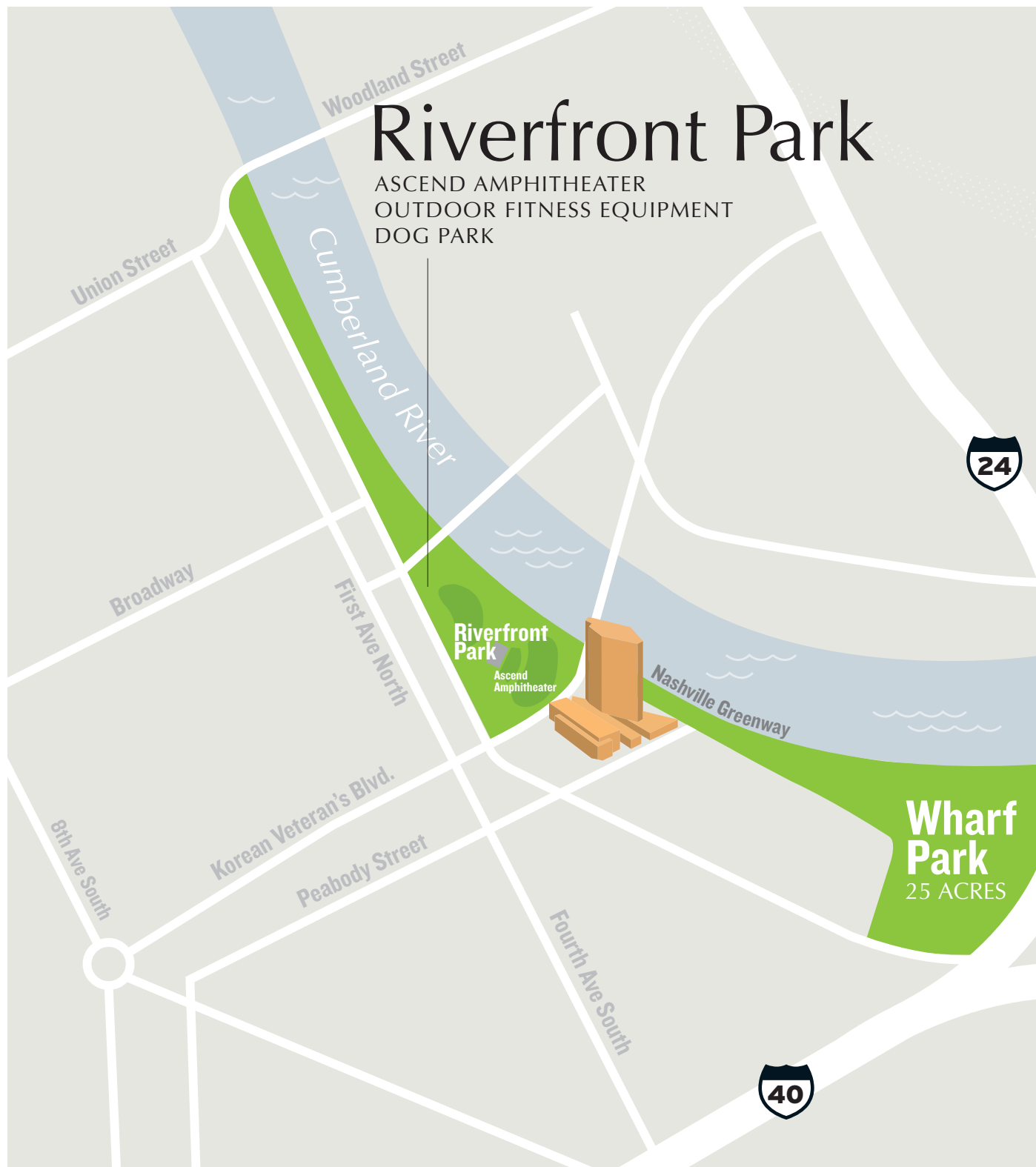
The surrounding eight acres include Peabody Plaza and Nashville's historic trolley barns, now home to innovative companies and restaurateurs. Just steps beyond are many of Nashville's centers of world-class arts and entertainment: Ascend Amphitheater, Schermerhorn Symphony Hall, Bridgestone Arena, Ryman Auditorium, and Nissan Stadium.





Riverfront Park

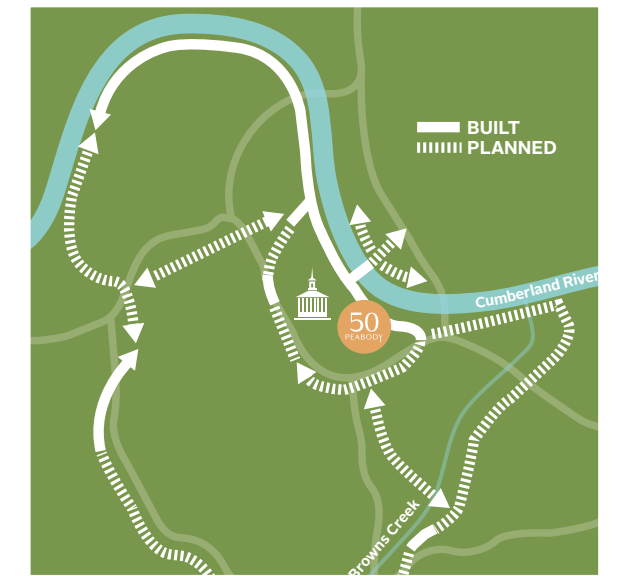
ASCEND AMPHITHEATER
OUTDOOR FITNESS EQUIPMENT
DOG PARK



50 Peabody is situated alongside the Rolling Mill Hill Greenway, a beautiful riverfront segment of Metro Parks' City Central urban loop and system of 100+ miles of greenway trails connecting neighborhoods throughout Nashville. The greenway at Peabody Union is popular amongst cyclists, joggers, and those simply looking for a quiet stretch of green space. It offers scenic views of the downtown skyline and the Cumberland River, as well as a connection via the John Seigenthaler Pedestrian Bridge from downtown, Riverfront Park, and Ascend Amphitheater to Cumberland Park and Nissan Stadium, home of the Tennessee Titans.



CityCentral
GREENWAY SYSTEM



CONNECTIVITY

50 PEABODY

Work, Space and 'Third Places'

50 Peabody has been purposefully designed to appeal to the rapidly shifting organizational and workplace culture in the United States. The changing work patterns, priorities, and desires of tomorrow's workforce are reflected and supported in a very intentional way with the goal to provide a better overall experience for all associates. This involves marrying virtual and physical space in ways that inspire creativity and innovation, while enhancing individual productivity and maximizing collaborative potential at the same time.



CONNECTIVITY

50 PEABODY

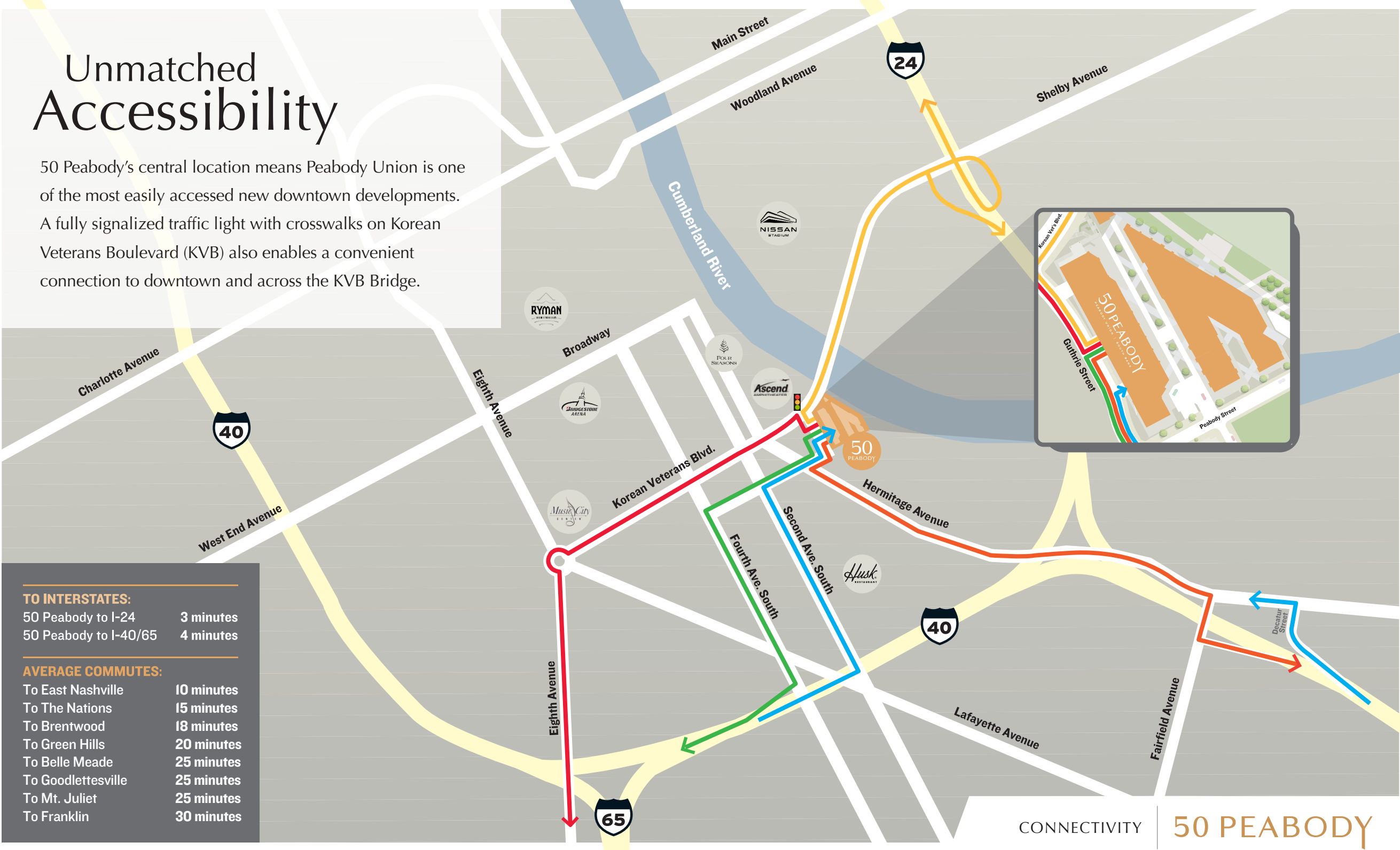


CONNECTIVITY

50 PEABODY

Unmatched Accessibility

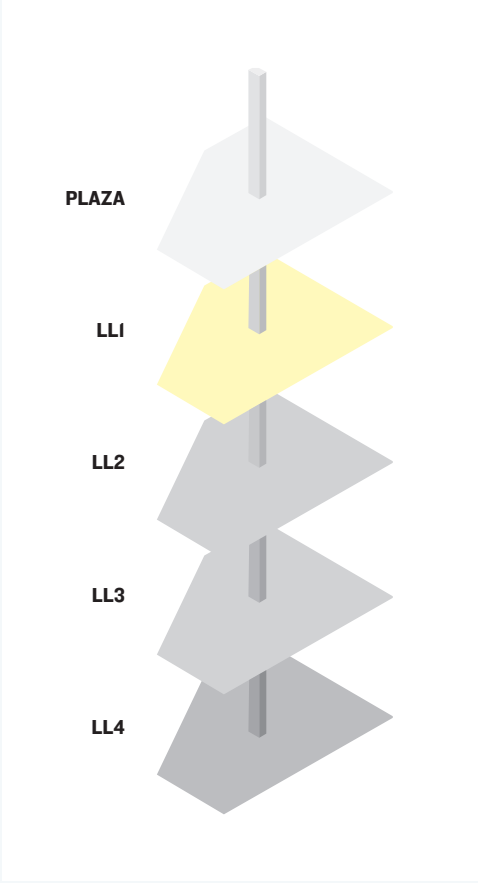
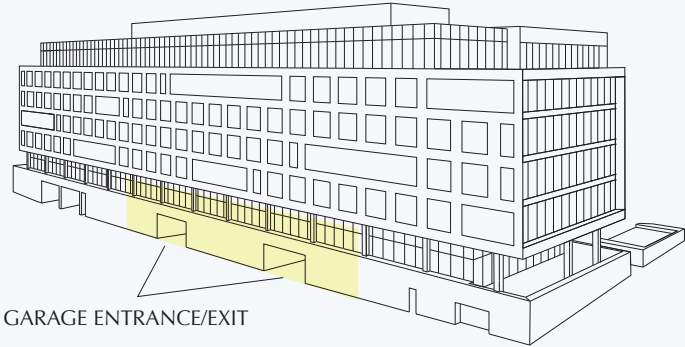
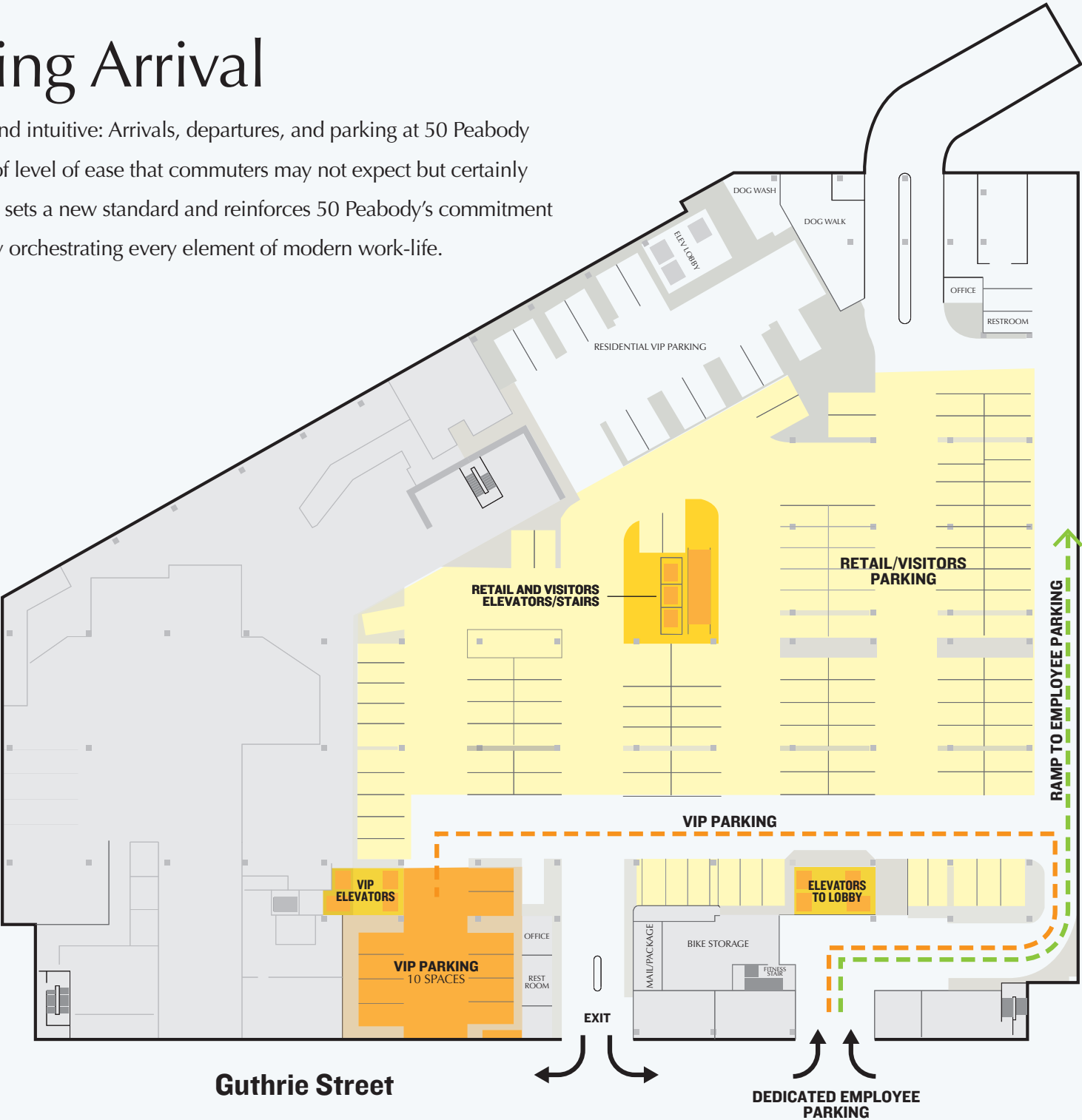
50 Peabody's central location means Peabody Union is one of the most easily accessed new downtown developments. A fully signalized traffic light with crosswalks on Korean Veterans Boulevard (KVB) also enables a convenient connection to downtown and across the KVB Bridge.



TO INTERSTATES:	
50 Peabody to I-24	3 minutes
50 Peabody to I-40/65	4 minutes
AVERAGE COMMUTES:	
To East Nashville	10 minutes
To The Nations	15 minutes
To Brentwood	18 minutes
To Green Hills	20 minutes
To Belle Meade	25 minutes
To Goodlettsville	25 minutes
To Mt. Juliet	25 minutes
To Franklin	30 minutes

Parking Arrival

Intentional and intuitive: Arrivals, departures, and parking at 50 Peabody will feature a level of ease that commuters may not expect but certainly deserve. This sets a new standard and reinforces 50 Peabody's commitment to seamlessly orchestrating every element of modern work-life.

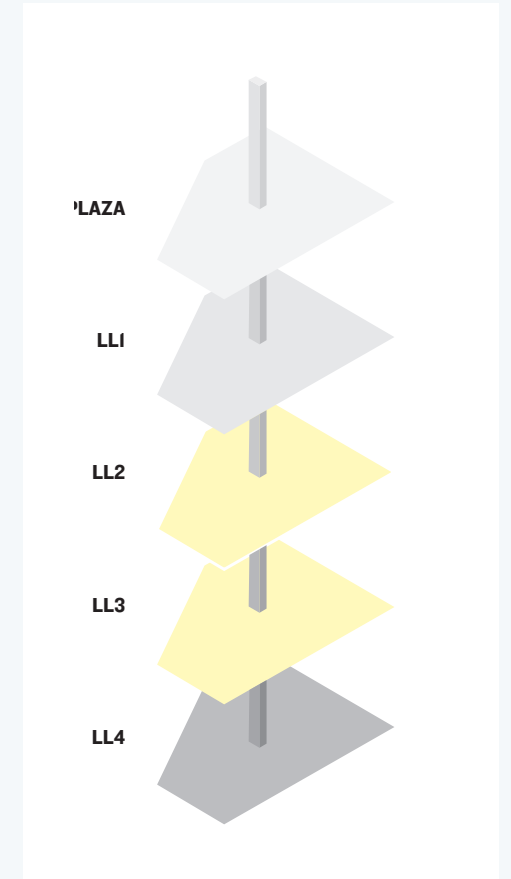


Guthrie Street

Peabody Street

Office/Retail Parking Lower Levels 2 and 3

OFFICE
RETAIL OVERFLOW
VISITORS



Peabody Union Stacking Plan

ROOF _____

6TH FLOOR
44,043 RSF OFFICE
4,078 RSF TERRACES

5TH FLOOR
48,463 RSF OFFICE

4TH FLOOR
48,463 RSF OFFICE

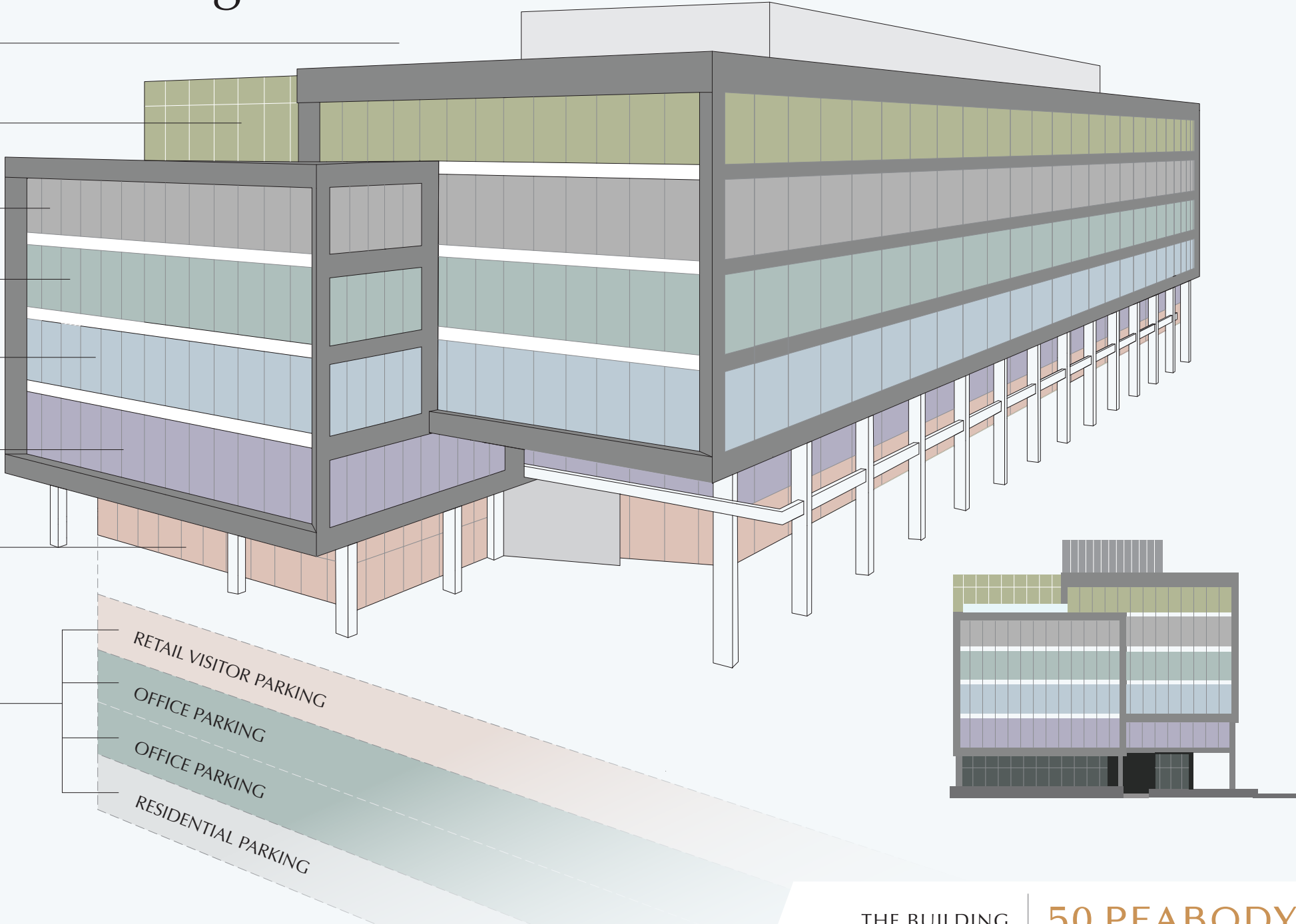
3RD FLOOR
48,463 RSF OFFICE

2ND FLOOR
35,420 RSF OFFICE
4,168 RSF AMENITY

LOBBIES/RETAIL
21,080 SF RETAIL
4,495 SF WELLNESS FACILITY
5,219 SF TWIN LOBBIES

PARKING
LL1 –LL4

13' 4" FLOOR TO CEILING



Building Specs

249,943

RSF CLASS A OFFICE

*Including 16,848 RSF Loft Creative Office

FEATURES:

Large, efficient floor plates for flexible space planning

8 elevators that move directly from parking garage to tenants' floors with potential for dedicated lifts for anchor tenants

On-site, dedicated property management and maintenance

24/7 Security

Indoor Air Quality

- Building Air Filtration system with 2x the typical outdoor air intake requirement and utilizing MERV 13 filters or better
- Enhanced Monitoring

Exterior Skin

- Glass height ranging from 10' to 13'4"
- Highest rated acoustic glass in the market

Integrated Technology

- Tenant Experience App for engagement and convenience
- Personalized Elevator Access with Destination Dispatch
- Future-proofed Digital Infrastructure through WiredScore design standards
- Focus on touchless-technology

Parking Ratio of 2.75 per 1,000 RSF

Panoramic views of Downtown, Riverfront Park and the Cumberland River



OFFICE AMENITIES:

4,500 SF State of the Art Fitness Facility

- Cardio, Strength and Functional Zones
- Group Training Studio
- Luxurious, Amenitized Locker Rooms

4,000 SF Club Room

- Comfortable "Living Room" Lounge
- Catering Kitchen
- Terrace overlooking Public Commons
- Training Room capacity for up to 100 seats

Stairwells activated with music and art, promoting physical activity, connectivity between floors and easy access to outdoor amenities

NEIGHBORHOOD FEATURES:

Ground-floor Public Commons, totaling 2 acres and anchored by art, music, experiential food, shopping and greenway access, creates connectivity throughout the development

An acre of greenway connecting you to more than 12 miles of the Cumberland River and Rolling Mill Hill Greenway networks with the addition of future planned connections to East Bank and River North

Cafes and Restaurants anchor the ground floor providing access to fresh food

KEY CERTIFICATIONS PURSUED:



LEED Gold



Fitwel 1 Star

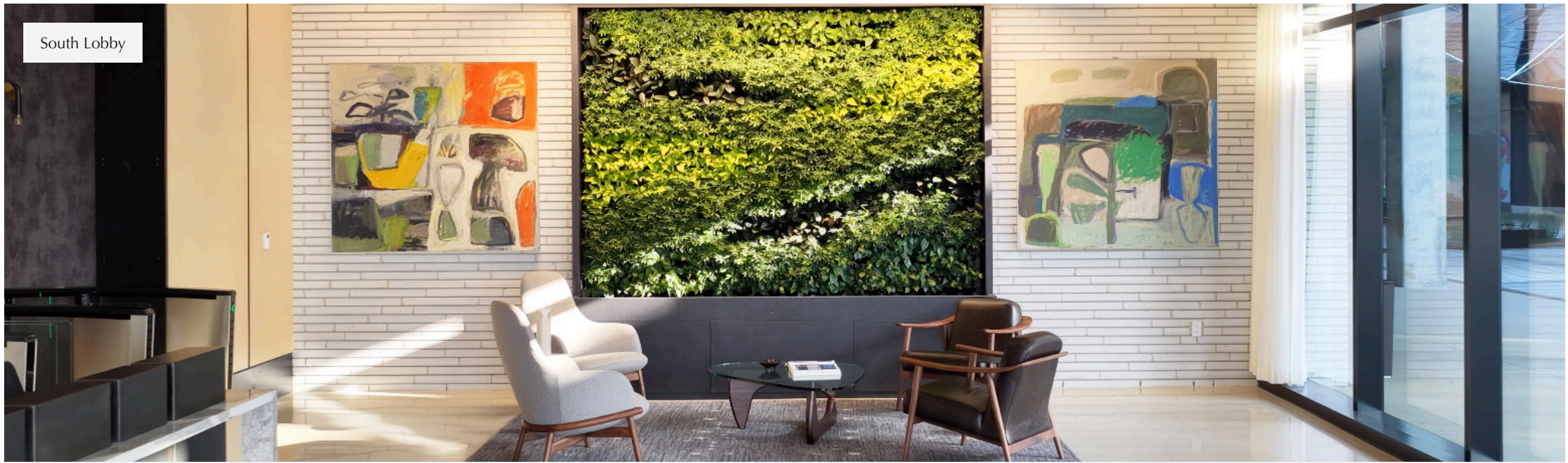


WiredScore Platinum

THE BUILDING

50 PEABODY

South Lobby



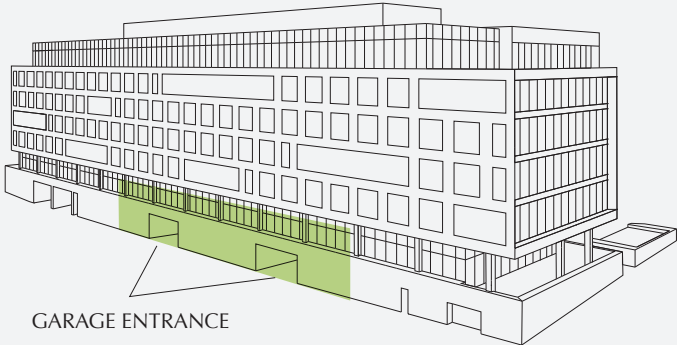
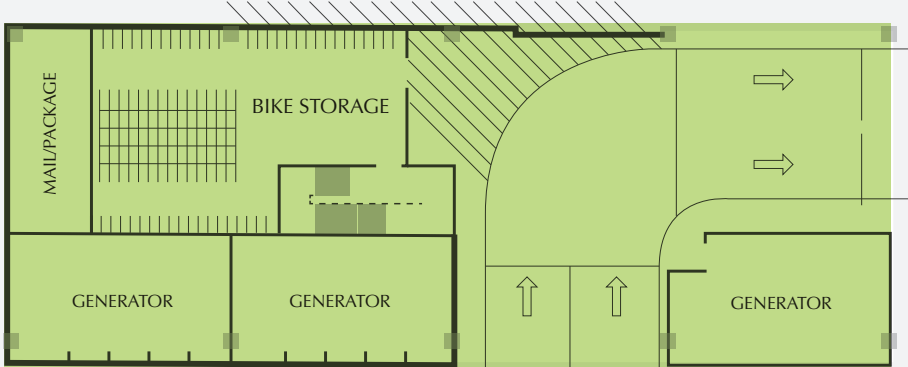
Valet Drop-off



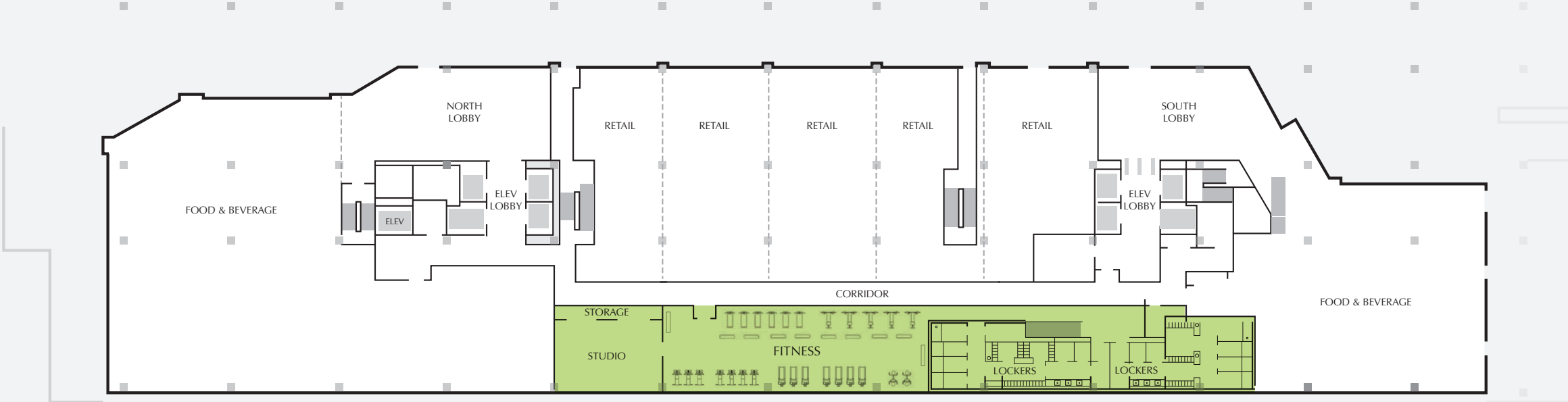
Bicycle and Fitness Center

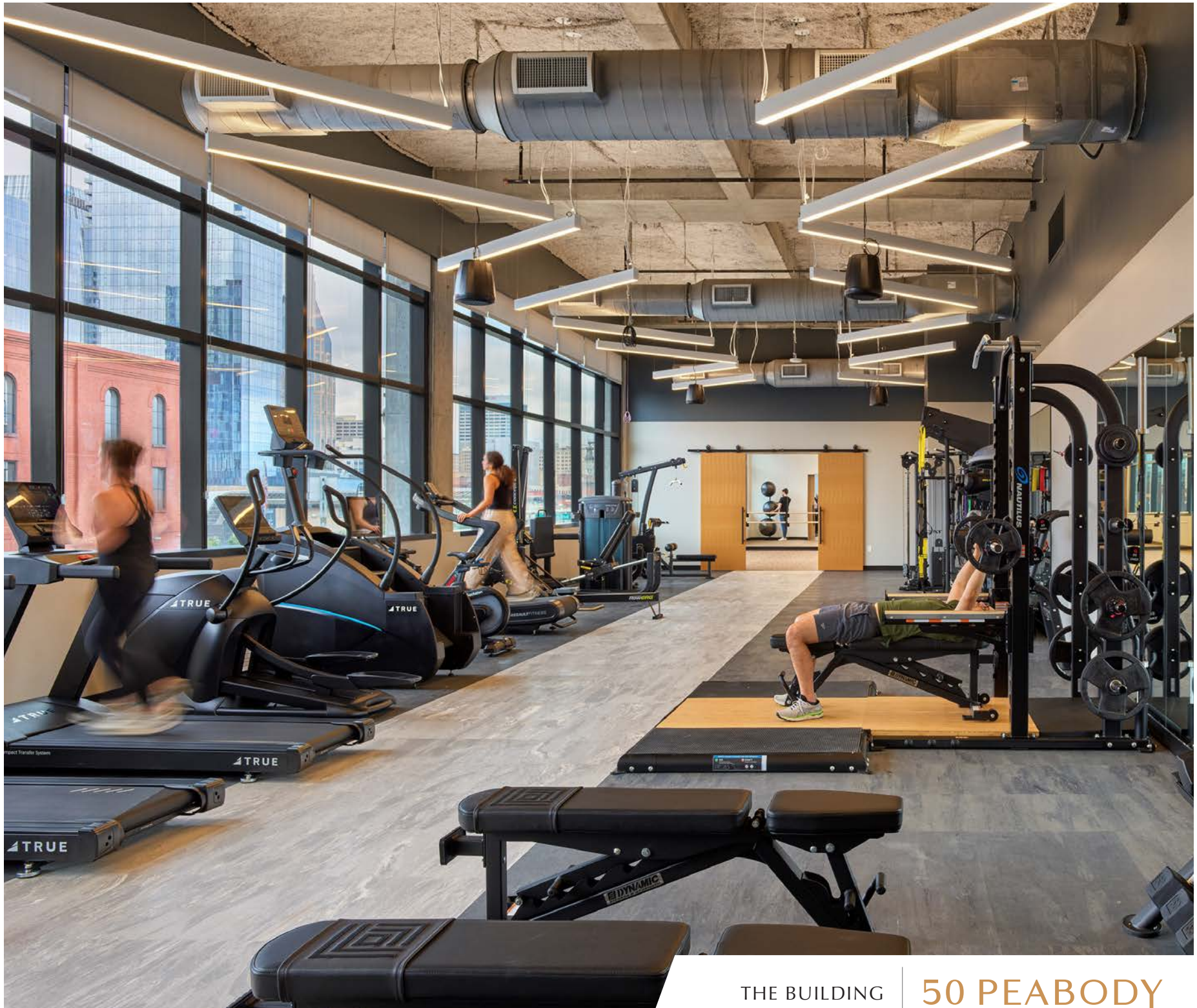
4,500 SF WELLNESS FACILITY
 1,000 SF BIKE STORAGE

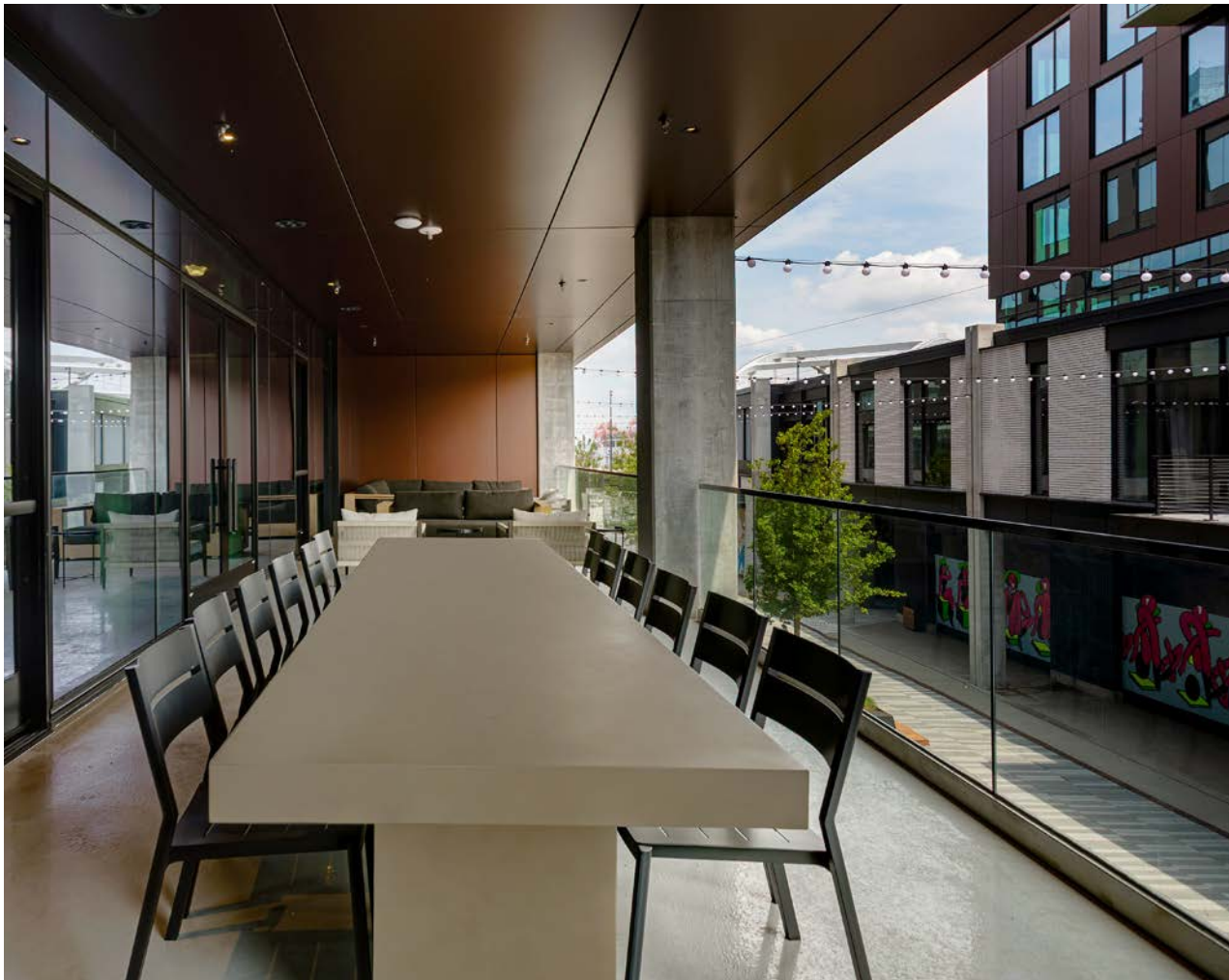
- Club-style showers and lockers
- Cardio equipment
- Freeweights
- Specialty fitness equipment
- Towel service
- Studio room
- Bike Storage with direct access to wellness facility



30'-0"







2nd Floor Club Lounge

4,000 SF

Comfortable “living room” lounge

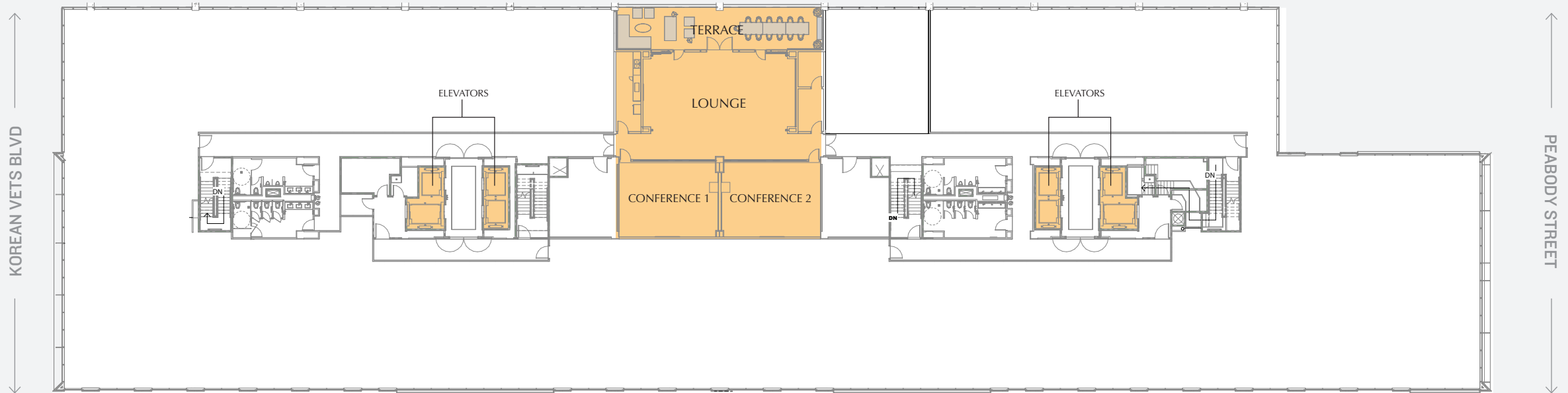
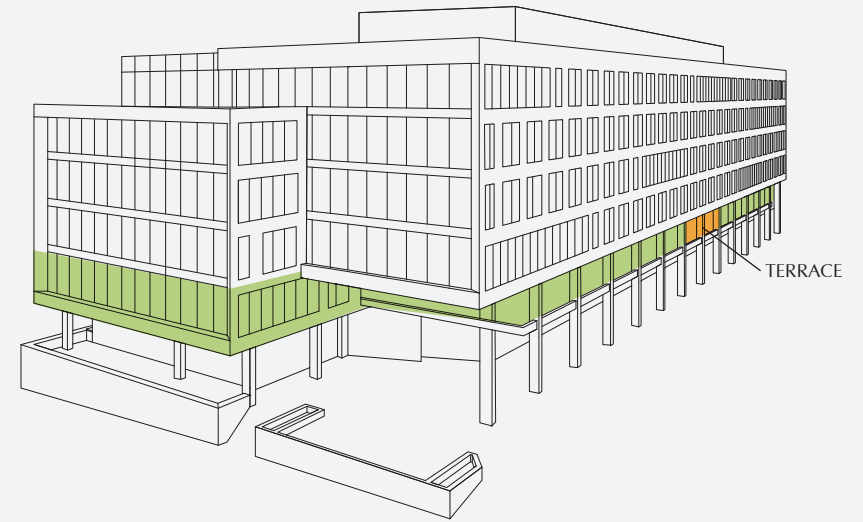
Terrace with seating overlooking Public Commons

Conferencing center with capacity for up to 100 seats



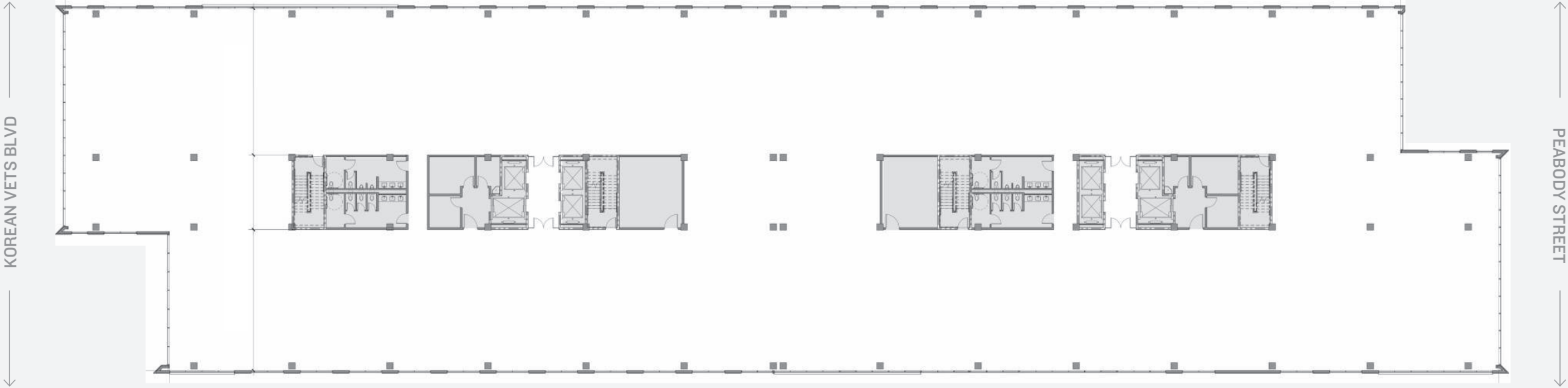
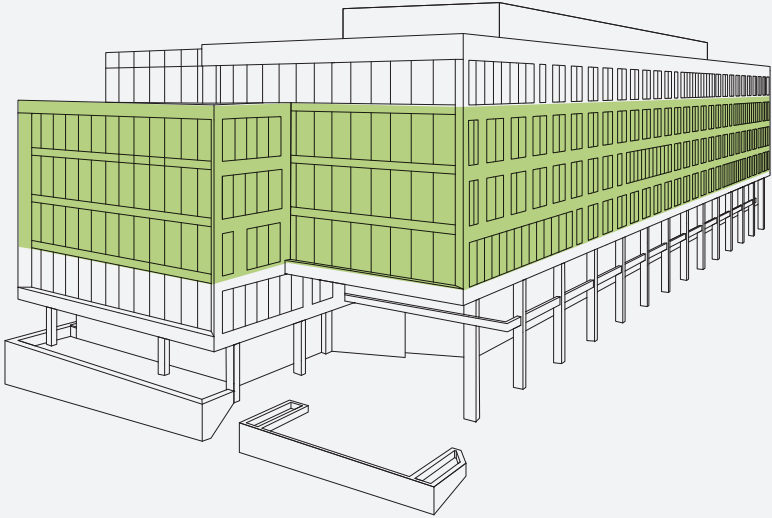
2nd Floor

35,420 SF OFFICE
PLUS 4,168 SF AMENITIES



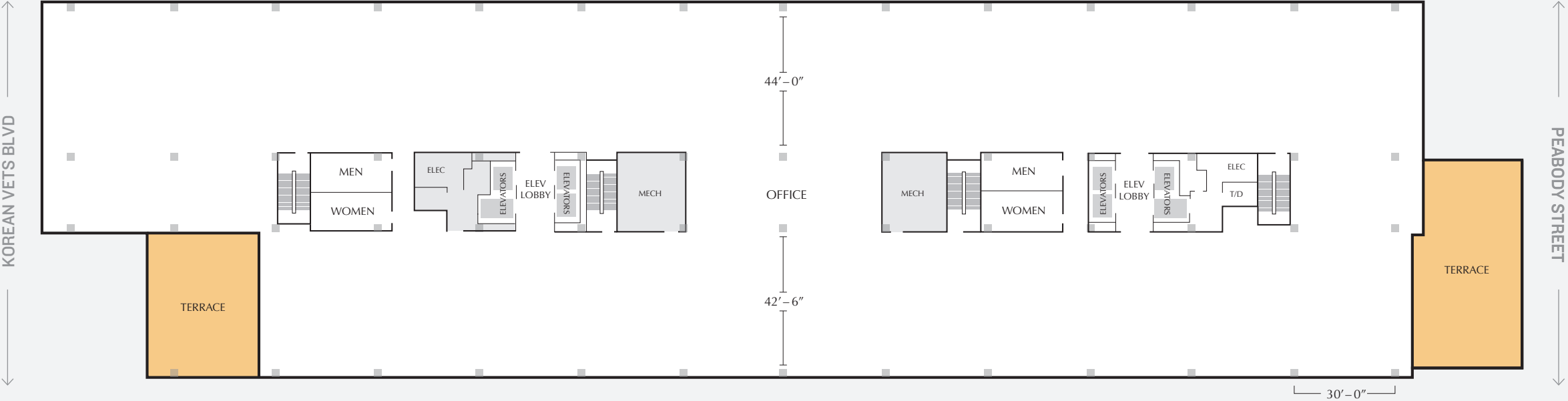
3rd –5th Floor

48,463 RSF



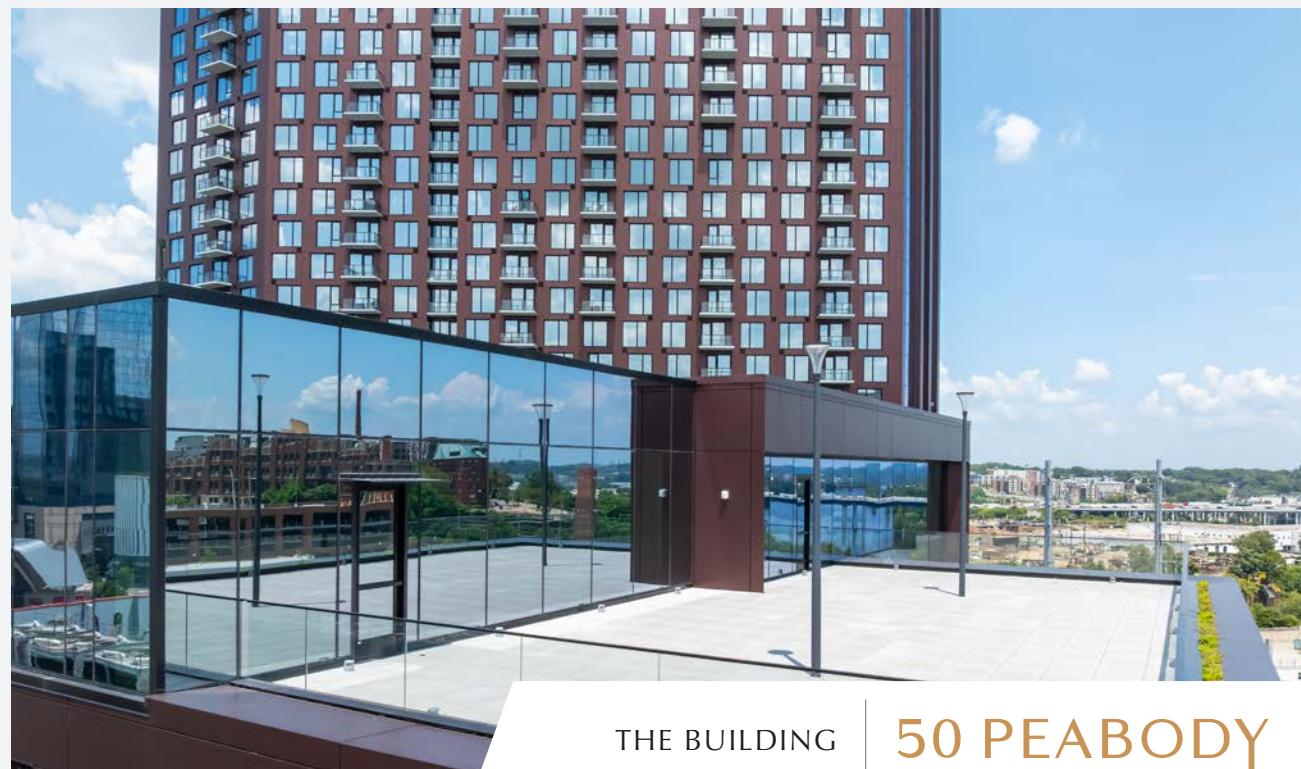
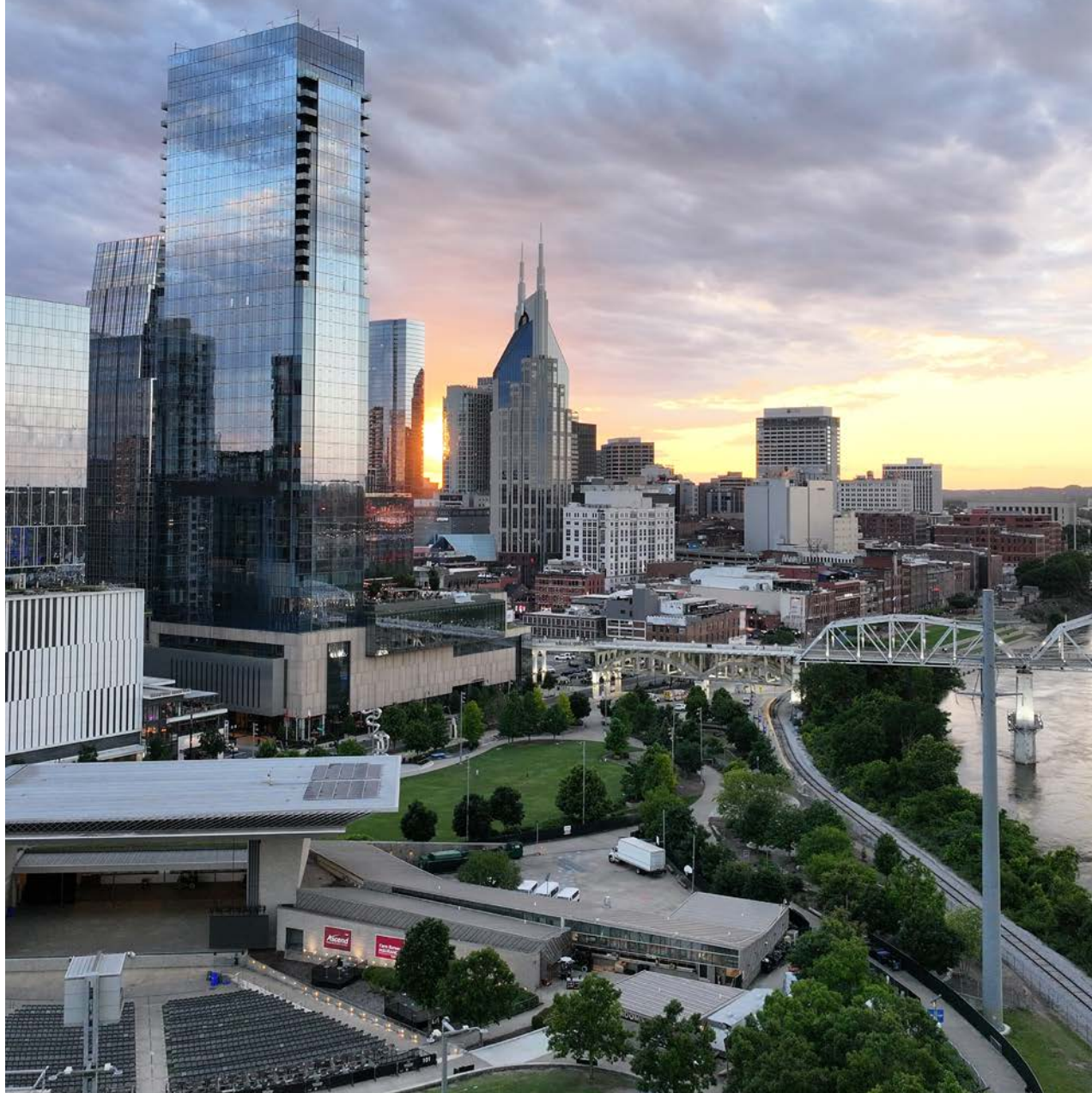
6th Floor + Terraces

44,043 RSF OFFICE
4,078 RSF TERRACES



6th Floor Terraces

Stunning views of Downtown Nashville can be seen from the terraces

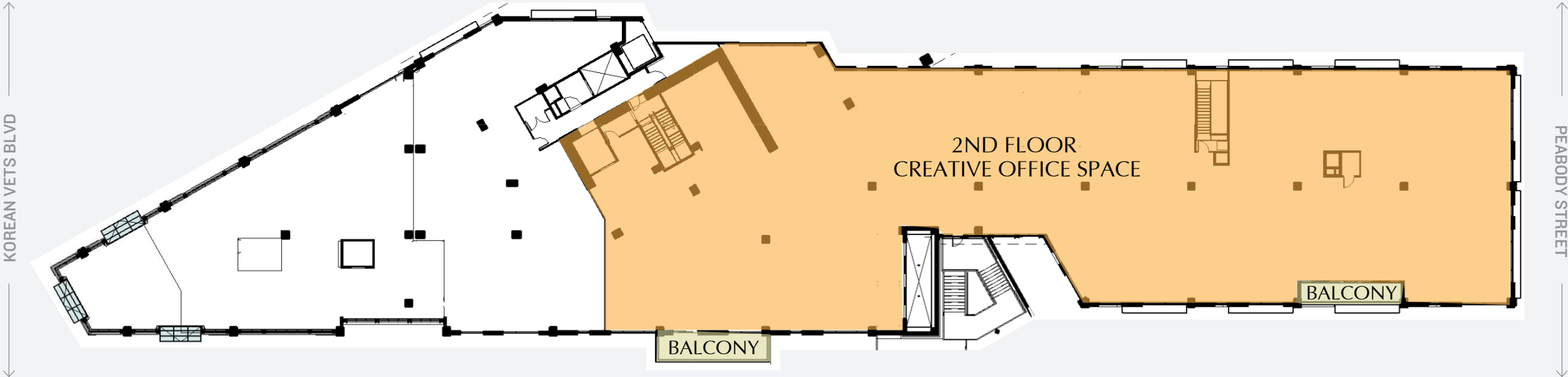
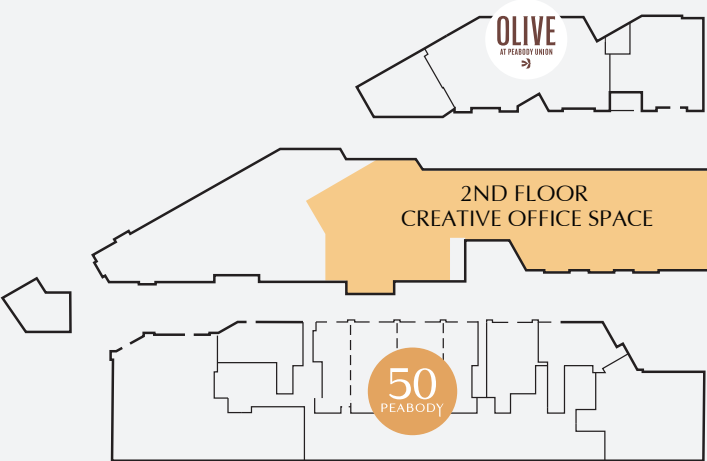


THE BUILDING

50 PEABODY

Middle Barn - 2nd Floor

16,848 RSF - CREATIVE OFFICE





LEASING INQUIRIES

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CBRE



STILES

Stiles is a full-service commercial real estate firm with a clear mission: Invest. Build. Manage. Stiles services include development, construction, tenant improvement, realty, property management, architecture, acquisitions and financing. Headquartered in Fort Lauderdale, Stiles maintains regional offices in Miami, Fort Myers, Tampa and Orlando, Florida, and has a development office in Charlotte, North Carolina and Nashville, TN. Stiles is responsible for more than 43 million square feet of office, industrial, retail and mixed-use residential projects throughout the southeastern United States. For more information, please visit <http://www.stiles.com>.

HENSLER DEVELOPMENT GROUP (HDG)

HDG is a Nashville, TN-based development firm led by Ray Hensler. During his career Hensler has had overall acquisition and development responsibility for more than 2.5 million square feet of retail, residential (condos and apartments), and commercial office properties representing a value of more than \$400 million. Notable projects led by Hensler include the Adelia, an NAHB Pillar award winning 18-story mixed-use luxury condominium in Nashville, TN. More recently a Stiles|Hensler joint venture completed Twelve|Twelve, another NAHB Pillar award winning mixed-use high-rise condo rising 23-stories above Nashville's Gulch neighborhood.

PGIM REAL ESTATE

As one of the largest real estate managers in the world with \$209 billion in gross assets under management and administration¹, PGIM Real Estate strives to deliver exceptional outcomes for investors and borrowers through a range of real estate equity and debt solutions across the risk-return spectrum. PGIM Real Estate is a business of PGIM, the \$1.5 trillion global asset management business of Prudential Financial, Inc. (NYSE: PRU). PGIM Real Estate's rigorous risk management, seamless execution, and extensive industry insights are backed by a 50-year legacy of investing in commercial real estate, a 140-year history of real estate financing², and the deep local expertise of over 1,100 professionals in 32 cities globally.

Through its investment, financing, asset management, and talent management approach, PGIM Real Estate engages in practices that ignite positive environmental and social impact, while pursuing activities that strengthen communities around the world. For more information visit pgimrealestate.com.

¹ As of December 31, 2021, net AUM is \$138B and AUA is \$46B.

² Includes legacy lending through PGIM's parent company, PFI.