
THE PINNACLE PROVES THAT MUSIC ISN'T THE ONLY THING PERFORMING IN NASHVILLE

60% Occupancy at 1st Anniversary • World-Class Architecture • Sustainable, Efficient Design

Since the building opened in February, 2010, some of Nashville's most prestigious firms have chosen The Pinnacle at Symphony Place, recognizing the Class AA value of its premier location and finishes as well as its energy and space efficiencies and sustainable design.



LOCATION:

The Pinnacle is the commercial jewel in the crown of Nashville's burgeoning arts, entertainment and office district – SoBro. The district "south of Broadway" is quickly emerging as the new city center. In addition to The Pinnacle's half-million+ square feet of office space, this eight-block area also already offers residential, retail, hotel, museum, entertainment and restaurant options. And upon completion of SoBro's \$2 billion redevelopment, the area will host the new Music City Center convention facility, Omni Hotel and an array of accompanying services and support business.

TOP 5 DISTINCTIONS OF THE PINNACLE:

- The first Class AA office space in Nashville, and the city's newest skyscraper – 29 stories of glass and concrete.
- The only LEED® Gold certified office tower in Tennessee. Green features include a one-acre "green roof" terrace garden atop the parking garage with patio and seating areas that accommodate receptions in a covered area for up to 300.
- The first Nashville building designed by Pickard Chilton, an internationally renowned architectural firm that has designed distinctive buildings in New York, Chicago, Atlanta and other large U.S. cities and around the world.
- One of very few unique office towers in the Southeast with no interior columns. Office floors feature a 50' bay depth from the exterior curtain wall to the center of the building. Support is provided by a 30' exterior column spacing and the core walls.
- Home to Nashville's premier legal and financial institutions: Bass, Berry & Sims, Pinnacle Financial Partners, Sherrard & Roe and soon to include Gullett Sanford Robinson & Martin.

FINISHES:

- The dramatic, gallery-esque entrance welcomes tenants and guests.
- Sustainable and beautiful, eucalyptus wood and polished and unpolished Italian travertine are used throughout the lobby.
- Durable Portuguese limestone on the base of the structure complements the limestone exterior of Schermerhorn Symphony Center across the street and creates the appearance of a phantom glass structure rising upward.
- Interior architectural design was augmented by EOA Architects in conjunction with Pickard Chilton.

OFFICE FEATURES:

- Office space on levels 6-29 (no Level 13)
- 162,300 RSF continuous office space available (520,000 RSF total)
- 23,195 RSF (assuming single-tenant occupancy of floor plate)
- Single-tenant floor load factor: 11.8%
- Multi-tenant floor load factor: 16.8%
- Column-free floor plates offer unobstructed space and layout efficiencies
- Designed for 8 corner offices on each floor
- Finished ceiling heights of 9'6" (slab to slab height of 13'6")
- Floor-to-ceiling 9'6" windows and views – 5' mullion spacing
- Fissured acoustical ceiling tile – 2'x2' pattern
- 1 light fixture per 100 RSF – parabolic fixture with 18 cell louver
- Storage space available throughout the parking garage



RETAIL FEATURES:

- 15,000 RSF retail space
- Retail load factor: 5.5%
- Retail available on grade level on 2nd and 3rd Avenues
- Main lobby faces 3rd Avenue South

PARKING AND GARAGE:

- 10 ½ levels of parking - 4 ½ below grade and 6 above grade
- One parking space per 1,000 RSF
- Preferential parking for earth-friendly vehicles and carpools
- Covered bicycle parking available
- 60 Guest Parking spaces in the garage
- Additional contract parking off-site
- Arm gates and roll-down gates for after-hours security

LOADING DOCK BAYS:

- Three (2-tractor trailer bays, one small truck bay)
- Trash bays
- Additional bays available

ELEVATORS:

- Office: 10 passenger elevators – the fastest in Nashville! Six low-rise and four high-rise.
- Parking deck: Three dedicated parking garage elevators
- Freight: One dedicated freight elevator (4,500 lb. capacity), 5'9" wide x 8'6" deep x 10'1" high.

ELECTRICAL:

- 6 watts per usable square foot, exclusive of lighting and HVAC

HVAC:

- Each floor has a self-contained HVAC unit
- State-of-the-art energy management throughout the building
- Air distributed via Variable Air Volume (VAV) boxes and Power Induction Units (PIU's). The system is computerized to allow remote control by management for after-hours building usage on any floor.

LEED® GOLD CERTIFICATION:

The city and state's first LEED-certified green skyscraper, The Pinnacle has earned enough LEED points to achieve GOLD certification. This means tenants and their customers enjoy a healthier and more productive environment with improved air quality, maximized day-lighting and greater thermal control. The Pinnacle's green design has garnered the 2010 ULI Excellence in Development Award and the 2010 NAIOP Office Development of the Year. Tenants support The Pinnacle's focus on sustainability and green practices – from zero-water-bottle policies to innovative health and wellness programs and even to hosting luncheons on the green roof. The Pinnacle is located in a walkable live/work/play neighborhood, with a walk score of 97. [Please see The Pinnacle LEED features fact sheet for additional details and energy savings.]

AMENITIES:

- On-site health and wellness center with locker room and showers
- Direct access to Shelby Street Pedestrian Bridge which connects to over 20 miles of greenway across the Cumberland River
- Pinnacle Financial bank branch
- On-site OSHi floral and gift shop
- Two restaurants are planned
 - White tablecloth restaurant
 - Café and sundries shop
- On-site shoeshine
- Fiber optics and cable television access on each floor
- One-acre "green" roof terrace garden with café tables and chairs, and custom tent for special events
- Concierge services

SECURITY:

- 24/7 manned security system
- Electronically controlled card-access system, with barrier-free optical turnstiles, ensures that tenants' employees and property are safeguarded
- Video monitoring throughout the building and garage
- Emergency communications system in all elevators

FIRE PROTECTION:

- Sprinkler protection throughout

