

## **SunTrust Bank Commits to Eakin Building**

Eakin Partners is pleased to announce the development of SunTrust Plaza. The 338,000 rentable square foot, thirteen-story building is scheduled for ground breaking June 2005 and completion December 2007. Anchor tenants include SunTrust Bank who will occupy 150,000 square feet and the law firm of Stites & Harbison, PLLC who will occupy 38,000 square feet. The building is 56% leased and construction has not started. The building will be owned by a partnership of local investors organized by Eakin. John Eakin stated, "We are ecstatic about the opportunity to deliver a new Class A office building to the Central Business District (CBD.) We are very pleased to have a building anchored by one of the top banks in the country and are also pleased to have one of the leading law firms in the south to commit to the building at a very early stage." Tom Harwell and Chad Bottorff, who will be responsible for leasing and construction of the remaining 150,000 square feet, stated, "leasing interest in the remaining space is strong." Eakin's partner Barry Smith noted that when this building opens it will have been 20 years since a multi-tenant office building of this size has been built in the CBD. "Nashville deserves a new building downtown and it will hopefully attract new businesses from outside Nashville." Eakin Partners will team with Brasfield & Gorrie as the contractor and Nashville based architect Hastings Architecture; the same team that developed Roundabout Plaza which opened October 2004. Stuart Campbell, a member of Stites & Harbison which has 250 lawyers in the southeast and Washington, D.C., stated, "Our firm always has been committed to downtown Nashville, and we are excited to be an initial tenant at SunTrust Plaza."

Located between 4<sup>th</sup> and 5<sup>th</sup> Avenues on Commerce Street, SunTrust Plaza will be easily identifiable, as it will be positioned one block off Broadway next to the Historic Ryman Auditorium. Eakin Partners has worked diligently with the City of Nashville, the Metro Planning Commission, and Metropolitan Development and Housing Authority to develop a building that will complement the Ryman and still possess all the modern efficiencies of a new office building. Tenants will benefit from increased efficiencies due to the large 28,000 square foot floor plates, Energy Management Systems, and five levels of underground parking. The 485 parking spaces will not only serve as an amenity to the tenants within the building, but also serve as an after-hour parking garage for downtown Nashville. The Ryman Auditorium, the Gaylord Entertainment Center, as well as Second Avenue businesses will greatly benefit from the conveniently located SunTrust Plaza Parking Garage.

The post-tension concrete structure will have an exterior skin of granite, energy efficient glass, and polished aluminum panels. Lavish landscaping, an artistic water feature, and large plazas are added benefits to downtown Nashville and tenants of the building. Eakin noted "this is a private development with no public assistance from Tax Increment Financing (TIF) or other sources. The city will benefit greatly from the jobs created during construction and the increase in the tax base, as well as providing downtown with a new multi-tenant office building to attract new tenants to downtown Nashville."

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