

HILL CENTER BELLE MEADE NEARLY 100% LEASED

E|Spaces, Seattle's Best Coffee Among the Final Office and Retail Tenants to Open in Mixed-Use Development

Nashville, Tenn. (March 15, 2010) – Just a little more than a year after Publix opened at **Hill Center Belle Meade** as its anchor tenant, the mixed-use development has leased 100% of its retail space and over 95% of available space in its office building.

Located on Harding Road next door to St. Thomas Hospital, the Hill Center Belle Meade project redeveloped the former H.G. Hill shopping center to include the 45,600 square foot Publix, a 59,645 square foot four-story retail and office building, a 9,822 square foot retail out-parcel building and a 63,850 square foot parking facility for 149 vehicles (in addition to surface parking for 325) as part of its first phase. A Pinnacle Bank branch office was also constructed on the site while another building, occupied by Picnic Café, remained open during the center's construction which began in December 2007.



“Our success in leasing this center so quickly, considering the economic environment we’ve faced during the past two years, reflects the combined attractiveness of Publix as our anchor tenant and the overall appeal of the Belle Meade neighborhood,” said H.G. Hill Realty CEO Jimmy Granbery. “We were very fortunate to have those two factors working in our favor in addition to our great development and leasing team.”

The last of the center's retail tenants, **Seattle's Best Coffee**, is scheduled to open in late spring. It will be the fourth Seattle's Best café location in Nashville.

A Nashville-based startup company, **E|Spaces, Inc.** plans to open its first location in the center's office building in June. The company's mission is to create comfortable, contemporary, technology-rich office and meeting spaces across the country that can be rented by the hour, day, week or more for work-at-home, mobile and telecommuting professionals that occasionally need a place to work or meet with clients.



In all, Hill Center Belle Meade now has 12 retail, restaurant and banking tenants and 10 office building tenants in addition to Publix.

Hill Center Belle Meade Retail Fully Leased

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The development was designed to be fully compliant with the City of Nashville's Harding Town Center Transportation Plan and Urban Design Overlay (UDO) adopted in May 2005.

"We worked closely with the City, its Planning Commission, and neighborhood residents and businesses to help create the best possible overlay, traffic improvements and pedestrian access for the area," says Granbery. "Our redevelopment accommodated all aspects of future road construction and planned amenities – even to the point of building a trailhead on our property to the new Richland Creek Greenway during the first phase."

Hill Center Belle Meade's second phase – adding even more office and retail space, and potentially some residential units – will begin after a new connector road between White Bridge and Harding Road is completed as detailed in the UDO. "We are optimistic that the City and State will push forward to build the new road which is important to the success of the UDO vision," Granbery says.

Architect for the Hill Center Belle Meade redevelopment was Southeast Venture, along with Barge Cauthen and Associates as the civil engineer and Hawkins Partners as landscape architect. The general contractor was JE Crain & Son. Leasing of the office space was handled by Tom Hooper with Eakin Partners, and Greg Coleman with Cassidy Turley leased the retail space.

Since 1895, H.G. Hill Realty has built a legacy of service and stewardship in Middle Tennessee.



In just over a year since Publix opened as the Hill Center Belle Meade anchor, the mixed-use development has an added 12 retail, restaurant and banking tenants and 10 office building tenants.

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