



*The*  
**FREEMAN WEBB**  
BUILDING

A Greener Green Hills

# REACHING THE GOLD STANDARD

INTRODUCING THE FREEMAN WEBB BUILDING – A UNIQUE AND DYNAMIC NEW COMMERCIAL PROPERTY SET IN THE HEART OF THE THRIVING GREEN HILLS COMMUNITY.



IAN STEWART '07 ©



## THE FREEMAN WEBB BUILDING.

### **A progressive new commercial property**

designed to minimize its effect on the environment and maximize the lifestyle experience for corporate executives and their companies.

### **Minimum Environmental Impact.**

Designed using environmentally sensitive construction practices, Freeman Webb's new headquarters is Tennessee's first Gold LEED certified building - a designation awarded by the US Green Building Council to properties that meet its rigorous standards.

### **Maximum Corporate Services.**


Located in the heart of Nashville's thriving Green Hill commercial district, the Freeman Webb building is ideally suited to forward-thinking businesses seeking distinguished corporate offices. Its Bedford Avenue location offers 60,000 square feet of class-A office space with options such as corner balconies, a green roof that serves as a tranquil gathering area, superb views, two levels of underground parking and elevators that transport tenants from garage to office to rooftop without unnecessary stops in between. Given its myriad amenities and environmentally friendly design, the Freeman Webb building will dramatically enhance the well-being of its tenants.

High efficiency elevators take passengers directly from garage to green roof – and to all floors in between.

Green roofs dramatically reduce the amount of heat a building attracts. It's not uncommon for a typical urban black roof to reach 160 degrees. By contrast, a green roof is usually 40% cooler, requiring less power to keep the building comfortable.

Native plants will help offset the need for excessive watering, reducing demand for domestic water.



An architectural rendering of a modern building with a green roof and balconies. The building features large glass windows and a prominent glass wall system on the balconies. The green roof is lush with various plants and flowers. Several people are shown on the balconies, some sitting on chairs and others standing. The sky is a clear, bright blue.

Private balconies available for taking a moment to relax and enjoy a breath of fresh air featuring the elegant and retractable NanaWall operable glass wall System.  
*(See inside flap)*

# HIGH STYLE LOW IMPACT

THE FREEMAN WEBB BUILDING, THE ESSENCE OF INTELLIGENTLY PLANNED, SUSTAINABLE DEVELOPMENT IS THE **FIRST GOLD LEED CERTIFIED BUILDING IN TENNESSEE.**

The inviting green roof, which offers an ideal setting for entertaining colleagues and guests, will filter storm water and reduce the building's cooling costs.

Innovative technologies will also benefit the bottom line for corporate tenants, and benefit the environment in which they work and relax.

*Other sustainable features include:*

- Using 25% less energy and 30% less water than a typical building of this size
- Interior and exterior constructed of materials high in recycled content
- Floor-to-ceiling windows to provide increased daylight, reducing energy costs
- Paints, adhesives and caulks with low VOCs (volatile organic compounds) for better air quality
- An energy efficient HVAC system housed within the building to reduce noise on the roof, and an air quality monitoring and metering system that will improve ventilation and comfort for tenants and guests

Office lights designed to reduce energy consumption by using occupant detection sensors to turn on and off automatically

Preferred parking for hybrid vehicles and carpoolers; public bike racks available for tenants and guests

# INVITE THE OUTDOORS INSIDE

## NANAWALL OPERABLE GLASS WALL SYSTEM

All corner balconies will feature an elegant, precision-engineered Nanawall retractable wall system that provides open air access and brings daylight and natural ventilation inside. The award-winning NanaWall operable wall system is Energy Star rated for energy efficiency and weather-tight to protect the building from the elements.





# IN STEP WITH THE NEIGHBORHOOD

LOCATED WEST OF HILLSBORO ROAD IN THE HEART OF GREEN HILLS, THE FREEMAN WEBB BUILDING is in close proximity to the shops, restaurants, schools and service establishments that flourish in one of Nashville's most vibrant commercial districts. Closely adhering to the guidelines of the Bedford Avenue Urban Design Overlay, the Freeman Webb Building will blend seamlessly with the avenue's main-street mix of boutiques and businesses. Whether walking, driving or taking public transportation, corporate tenants of the Freeman Webb building will enjoy roaming their bustling neighborhood and exploring its many delights.



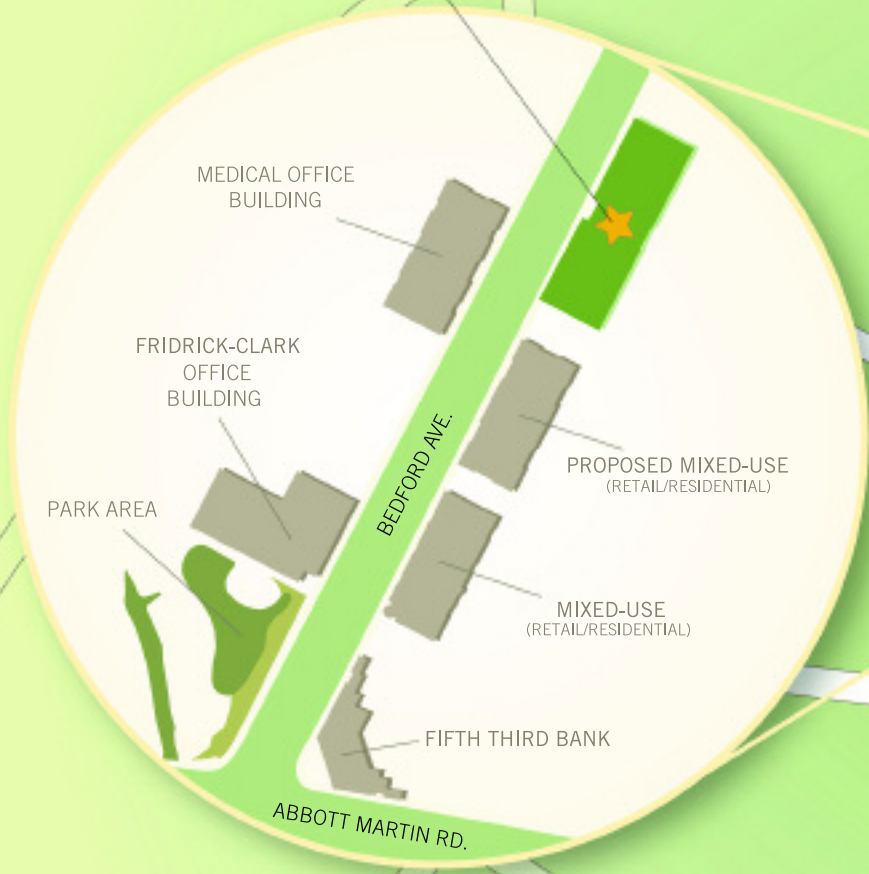
- Green Hills Mall:  
*Tiffany's, Louis Vuitton, Macy's, Cheesecake Factory*
- Green Hills YMCA
- Boutique Retail within the Bedford Commons
- Whole Foods
- Anthropologie
- California Pizza Kitchen
- Zoe's Kitchen
- Posh
- Pei Wei Asian Diner
- Johnston & Murphy
- Davis Kidd
- West Elm



**Downtown** ▲



**Airport** ►

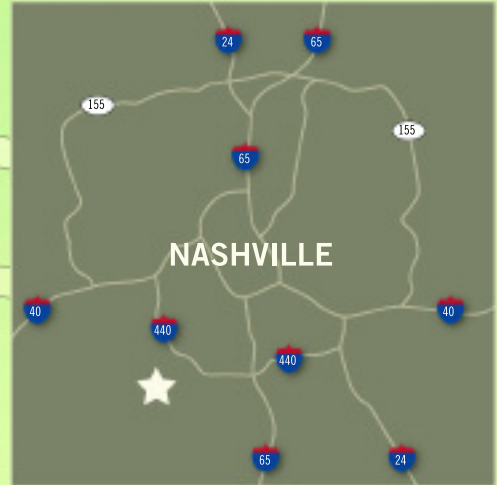


**Green Hills**

**THE MALL AT GREEN HILLS**

- Proximity**
- 800 ft from the Green Hills Mall
  - 1400 ft from the new Hill Center
  - 1.2 miles from I-440
  - 2.2 miles from Belle Meade Blvd.
  - 3.8 miles from Nashville's Central Business District
  - 10.7 miles from Nashville International Airport

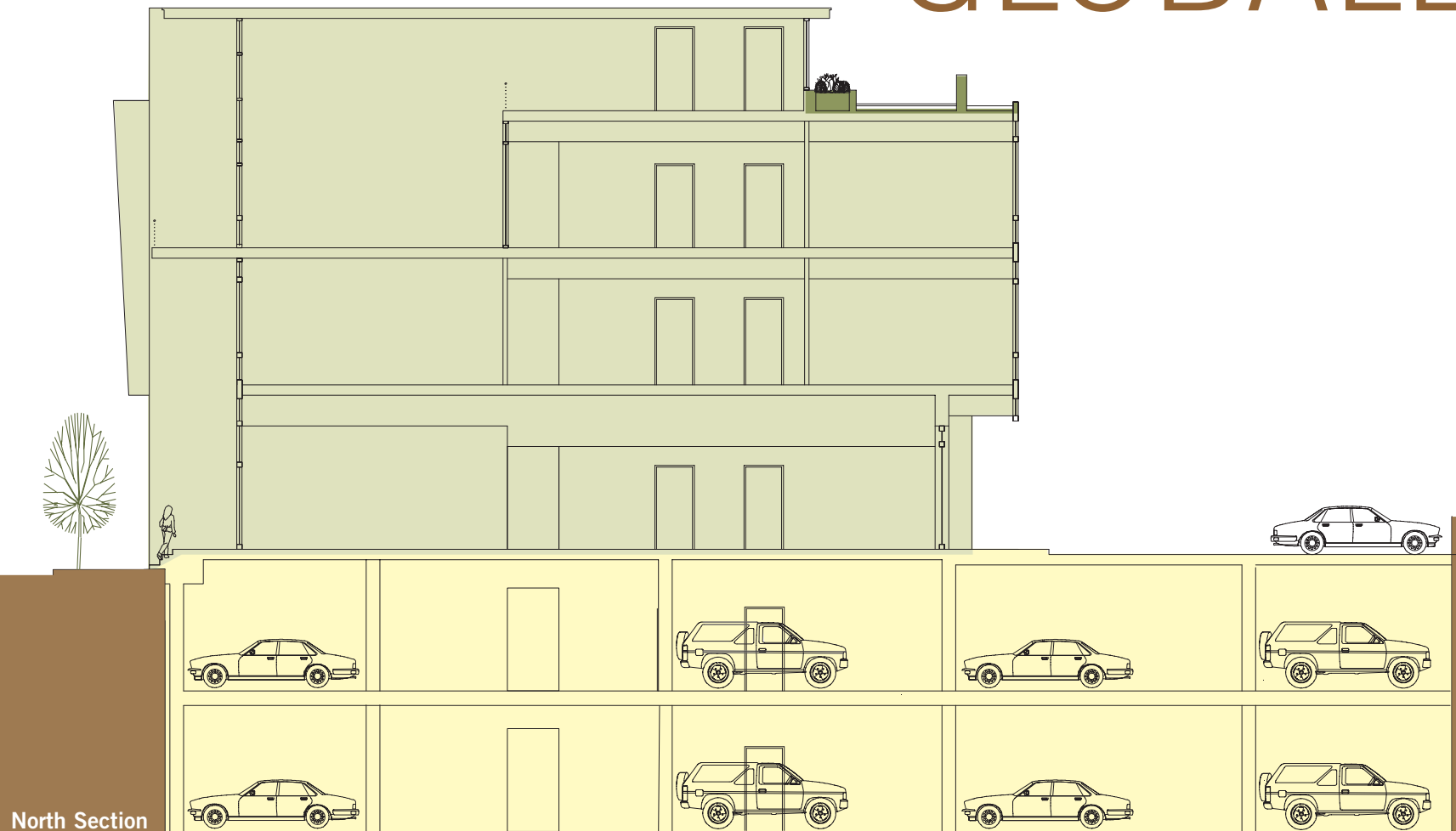
**Belle Meade**



WEST END AVE.  
BOWLING AVE.  
WOODMONT BLVD.  
BROOK RD.  
VALLEY  
CRESTMOR RD.  
CROSS CREEK RD.  
BEDFORD AVE.  
CLEGHORN AVE.  
ABBOTT MARTIN RD.  
HILLSBORO PK.  
HOBBS RD.  
HARDING PL.  
BELLE MEADE BLVD.



# THINK GLOBALLY



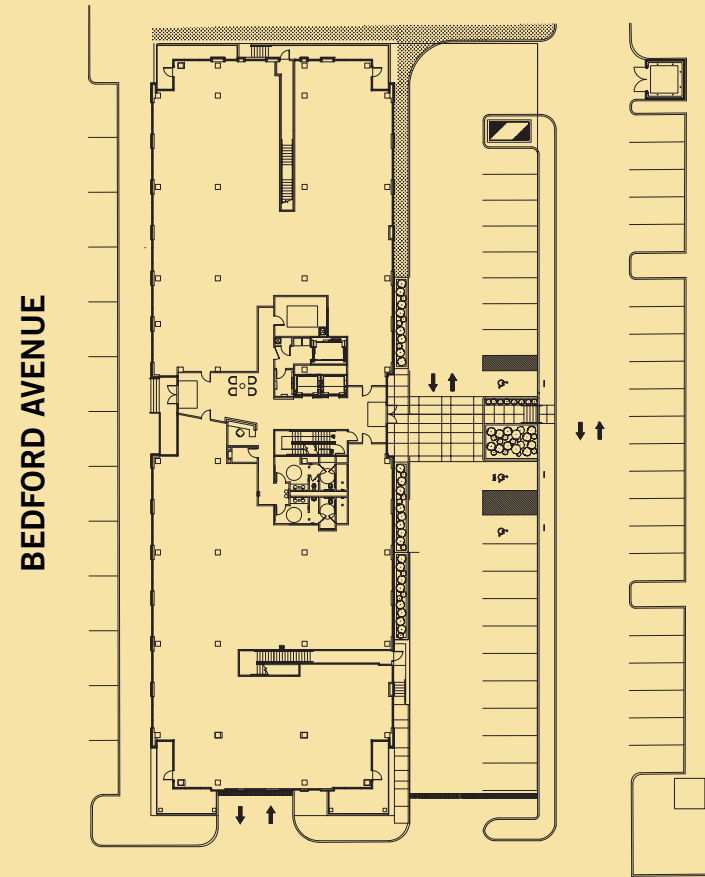
North Section

# PARK LOCALLY

THE FREEMAN WEBB BUILDING. PROVIDING TWO LEVELS OF UNDERGROUND PARKING in addition to surface parking along Bedford Avenue. A convenience common to downtown developments, the building's underground parking structure is unique in Green Hills. The garage will offer a controlled access environment, three separate elevators with access to all floors and preferred parking for hybrid vehicles and carpoolers. Tenants and guests will always be just a few steps away from the lobby, their office destination and the green roof top.



Site Plan





## ABOUT FREEMAN WEBB

FOUNDED IN 1979 BY BILL FREEMAN AND JIMMY WEBB, Freeman Webb Company is a full-service real estate investment and management firm. With over 300 employees and more than 11,000,000 square feet of multi-family, office, and retail space, Freeman Webb owns and/or manages the largest apartment portfolio in Middle and East Tennessee. Freeman Webb specializes in acquiring, managing and rehabilitating multi-family residential and commercial properties for the benefit of its investors, clients and residents. In addition, Freeman Webb provides both residential brokerage and mortgage services.

For more leasing information, contact Kent Burns at 615.271.2725 or visit [www.freemanwebb.com](http://www.freemanwebb.com)



William H. Freeman



James A. Webb, III

Architect: **Hastings Architecture Associates**  
Contractor: **Wieck Construction**

This brochure is printed on recycled paper with soy-based ink.

FREEMANWEBB.COM | 615.271.2700