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Southeast Venture preps new home

Also: AB to take more space at One Nashville Place; Tennessean building demo looms

AUTHORS Staff Reports

Nashville-based commercial real estate firm Southeast Venture has obtained a building permit to allow for construction of a small office building that will be the firm's future new home in the Armory Oaks office park.

SEV is designing the one-story building and developing the site in partnership with H.G. Hill Realty Co., according to a release. A late 2019 completion is eyed.

The address will be **4030 Armory Oaks Drive**. Crain Construction is the general contractor for the project, with ground having been broken this week. SEV did not disclose the cost to undertake the project in the release.

The future building will be 15,000 square feet and its exterior design — which is being overseen by SEV design director Nathan Narwold — will feature “a simple and clean material palette of contrasting brick tones, punched storefront windows, architectural steel and aluminum composite panels,” the release notes. It will incorporate an outdoor space with a putting green, bocce ball, cornhole and grill.

“We are very fortunate to have the culture that has been created at Southeast Venture,” Narwold said in the release. “Our people genuinely enjoy spending time with one another, so we wanted to provide a space that continues to foster this interaction.”

SEV Director of Interior Design Ginny Caldwell will oversee work related to the interior of the building, which will offer exposed ceilings and accents of the company’s red brand color.

AB to take additional One Nashville space

AllianceBernstein is leasing additional downtown office at One Nashville Place as it preps for its future main presence at Fifth + Broadway, *Nashville Business Journal* reports.

Jen Will, an AllianceBernstein spokeswoman, told *NBJ* the additional space will accommodate as many as 800 employees. CFO John Weisenseel **last month** said his team's work on relocating from New York City was ahead of schedule and that the company was looking for more space in Nashville before moving to Fifth + Broadway.

AB now works in One Nashville Place via space at WeWork. The company's future 51,000 square feet of additional space is not part of WeWork.

AllianceBernstein plans to bring more than 1,000 jobs to Nashville and will take 205,000 square feet of space (floors 18 to 25) of the Fifth + Broadway office building rising at 501 Commerce St. The tower construction is expected to be finished by mid-2020.

Demo of *Tennessean* building looms

The local office of Raleigh-based commercial real estate development company Highwoods Properties has applied for a permit to demolish the **1100 Broadway** downtown building home to *The Tennessean*.

Highwoods has not announced a replacement building for the site once it’s cleared, and sources have told the *Post* the company likely will not redevelop it for a few years.

Highwoods owns the nine-parcel site via Highwoods Realty LP. Metro records are unclear as to what Highwoods paid for the site and a nearby property on which a building to eventually house Asurion’s headquarters will be located. Previous media reports had the acquisition price at more than \$55 million. However, Metro records suggest Highwoods paid \$44.7 million for all the properties.

Gannett Co. Inc., *The Tennessean's* Virginia-based parent company, previously owned the properties. The daily's offices are slated to move soon to the former Palmer Plaza in Midtown.

Highwoods, which operates in Nashville at a West End corridor office building it owns, developed the SoBro site home to the Bridgestone Americas' corporate headquarters tower. The company also owns The Pinnacle at Symphony Place office tower (also in SoBro).

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