

**INNOVATIVE “BIG BOX” RENOVATION ON ARMORY DRIVE
ALREADY FULLY LEASED**

**H.G. Hill Realty Company’s The Gateway at Armory Oaks Will Become
New Home to Nashville School of Law, Two Other Tenants**

Nashville, Tenn. (February 17, 2005) – A \$4.3 million renovation by H.G. Hill Realty Company to its property at 4011 Armory Drive is transforming the former Magellan’s Furniture store location into The Gateway at Armory Oaks – and new home for the Nashville School of Law, Cenwood Appliance, and Southeast Venture.

The 80,000 square foot one-story building, originally constructed by H.G. Hill Realty in 2000, is being significantly modified to a mixed use facility and will feature a new 55-foot-wide 7,500 square foot central courtyard being cut into the center of the existing structure.

The courtyard has been designed to provide a natural separation of uses and unique entry points into the newly created tenant spaces according to H.G. Hill Realty CEO Jimmy Granbery. “Those familiar with this property are going to see dramatic changes,” he notes, “from the new glass façade out front to the landscaping, outdoor seating, dining areas and glass exteriors within the courtyard. We’re completely renovating this space into a unique and adaptive reuse of a big box.”

The Nashville School of Law, which will occupy 34,000 square feet, will more than double the size of its current facilities on Sidco Drive. An educational wing, five classrooms with tiered seating, two court rooms, four seminar rooms, an expanded library and computer lab as well as a spacious commons area set within a two-story atrium are among the improvements being constructed for the school.

Cenwood Appliance, a Memphis-based high-end kitchen appliance distributor will occupy 31,000 square feet and is constructing a state-of-the-art showroom along with office and warehouse facilities.



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The Centre at Armory Hill

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Southeast Venture LLC, a Nashville-based full-service commercial real estate company, will occupy 12,500 square feet of office and meeting space.

All are scheduled to move into the building this summer.

Contractor for the renovation project is J.E. Crain. Southeast Venture is providing architecture and interior design services.

With completion of The Gateway at Armory Oaks, Nashville-based H.G. Hill Realty will own over 529,000 square feet of office, warehouse, retail and restaurant space in the 45 acre Armory Oaks Park in the immediate Armory Drive area just east of Interstate 65. Since 1895, the company has built a legacy of service and stewardship in Middle Tennessee as owner of one of the largest privately held real estate portfolios in the Southeast.

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