

News Release

For Immediate Release
May 12, 2022

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HINES UNVEILS T3 CREATIVE OFFICE AND MODERN MIXED-USE CAMPUS IN NASHVILLE'S WEDGEWOOD HOUSTON NEIGHBORHOOD

The Finery and T3 Wedgewood Houston will redefine the standard for the modern creative office, living in post-COVID world

(NASHVILLE, TENN.) – Hines, a global real estate firm, in partnership with [Cresset Real Estate Partners](#), announced details of [The Finery](#), a modern mixed-use campus in the Wedgewood Houston neighborhood in Nashville, Tennessee. The project includes T3 Wedgewood Houston, a 200,000-square-foot heavy timber office and retail building that will be one of the most environmentally friendly and sustainable developments in the greater Nashville area. Hines built the first heavy timber multi-tenant office building in the world in 2016, which launched its T3 brand (Timber. Talent. Technology). Hines has in excess of sixteen T3 buildings in various stages of completion and planning around the world. T3 projects have attracted world-class companies because the projects offer a combination of leading design and quality, exceptional amenities, and distinctive neighborhood locations.

The Finery, located just minutes from downtown Nashville, will have more than 700,000 square feet of mixed-use program when fully developed. In addition to 383 multifamily units, the campus will include creative office space and a curated program of retail, entertainment, and hospitality uses. Amenities will include restaurants, cafes, retail services, fitness options, and outdoor gathering spaces. The Finery will create a neighborhood village square for Wedgewood Houston's residents, businesses, visitors and larger community.

“The Finery will help transform the Wedgewood Houston neighborhood with its innovative office, living, and entertainment options,” said David Lawrence, Managing Director at Hines. “As one of the most unique office properties in the city, T3 Wedgewood Houston is tailored for firms seeking engaging environments for their employees and will continue to expand on Hines' commitment to sustainable development. The campus is designed to provide tenants, residents, and visitors with an inspiring experience with thoughtfully curated retail and gathering places that serve as a launching point for enjoying the Wedgewood Houston neighborhood.”

“Cresset Real Estate Partners is excited to partner with Hines on The Finery and its newest T3 development. This new creative campus, with modern officing, retail and residential opportunities, is responding to the changing needs of this flourishing Nashville region,” said Larry Levy, Co-Founder of Cresset Real Estate Partners.

T3 is a Hines proprietary mass-timber creative office product, developed in response to evolving tenant requirements. Upon completion, the building will provide best-in-class office space that is future-proofed for modern teams. Common tenant amenities will include private tenant outdoor balconies; shared conference space with advanced AV systems; a premium fitness center; bike storage and end-of-trip facilities; and enhanced Wi-Fi connectivity throughout. Additionally, the building's systems are technology-rich, minimizing physical building touch points and complete with the latest HVAC systems for enhanced indoor air quality and air filtration systems, all aimed at elevating the standards for office space in a post-COVID world.

The Finery and T3 Wedgewood Houston commenced construction in July 2021 and are expected to be completed in the second quarter of 2023.

About Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 285 cities in 28 countries. Hines oversees investment assets under management totaling approximately \$90.3 billion¹. In addition, Hines provides third-party property-level services to 373 properties totaling 114.2 million square feet. Historically, Hines has developed, redeveloped or acquired approximately 1,530 properties, totaling over 511 million square feet. The firm currently has more than 198 developments underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a foundational commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world. Visit <http://www.hines.com> for more information.

¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2021.

About Cresset Real Estate Partners

In 2021, Cresset Partners and Diversified Real Estate Capital formalized their long-standing partnership to create Cresset Real Estate Partners. Founded by a team of nationally recognized real estate entrepreneurs, Cresset Real Estate Partners manages a rapidly growing real estate portfolio—currently valued at over \$3 billion—on behalf of institutional and family office investors. Cresset leverages extensive real estate experience with a deep team of operational, tax, legal and fund management professionals to provide investors a comprehensive solution for their real estate investments. Visit <https://cressetpartners.com/real-estate> for more information.