**GBT REALTY’S MARKET REDEFINING ONE22ONE OFFICE TOWER OPENS IN NASHVILLE’S GULCH**

*Principal work on strategically located, stunningly designed office tower is complete; will be headquarters to FirstBank, other top-flight companies*

**NASHVILLE, TENN. (August 18th, 2022) –** [GBT Realty](https://www.gbtrealty.com/) is announcing the completion of its market redefining 373,000 sf Class AA office tower known as [**ONE22ONE**](https://one22onebroadway.com/) in Nashville’s popular urban neighborhood The Gulch.

Said George Tomlin, President and CEO of GBT Realty, “We’re exceptionally proud of the work of our team and our project partners in completing ONE22ONE and delivering on our vision to create Nashville’s best office tower. The top tier tenant signings and continued high level interest is a testament to the work that went into ensuring it would be a destination corporate address and a model for the future of office. We’re excited to see it come to life.”

GBT Realty’s team for ONE22ONE was spearheaded by Jeff Pape, Fiona Haulter, and Olivia Dial while [Brasfield & Gorrie](https://www.brasfieldgorrie.com/) served as the general contractor. In the construction process, the company used 2,001,367 linear feet (379 miles) of post-tension cable and 6,734,000 pounds of rebar (equal to about 765 elephants).

“ONE22ONE is a striking addition to our city’s skyline, and the features it offers inside are every bit as modern as its exterior. Brasfield & Gorrie is honored to have played a role in bringing this impressive office building to Nashville,” said Brasfield & Gorrie Vice President and Division Manager David Gordon.

ONE22ONE had previously announced [FirstBank](https://www.firstbankonline.com/) as a tenant, which will lease 52,000 square feet on floors 13 and 14. This will include the headquarters of FB Financial Corporation (NYSE: FBK), the parent company of FirstBank.

In addition, soon-to-be announced tenants will be taking approximately 120,000 sf, leaving approximately 200,000 sf available for lease. [CBRE](https://www.cbre.us/) brokers marketing the office space include Frank Thomasson, Taylor Hillenmeyer, Janelle Gallagher, and Byran Fort.

The building will also be home to internationally acclaimed restaurant [**Chotto Matte**](https://chotto-matte.com/) who has leased 11,000 sf of its first and second floor retail. GBT’s Alan Lloyd is marketing the remaining 1,688 sf of retail space on the 1st floor and in discussion with multiple users.

Located at 1221 Broadway, GBT Realty’s 24-story tower was funded by major national organizations Mack Real Estate Credit Group along with Koch Real Estate Investments, GBT Realty’s limited partner.

ONE22ONE, completing design during the COVID-19 pandemic, features cutting edge, independent HVAC systems and near touchless experience including elevator dispatching and gateless parking technology.

GBT tasked ONE22ONE architect Gresham Smith to rewrite what is possible in the Nashville office market with its iconic design and premium amenities including a first-to-market grand porte cochere and an exterior faceted design that captures light from all angles, animating the façade, making it an unforgettable addition to the Nashville skyline. Interior amenities include spa-like fitness center with showers and lockers, tenant lounge with workspace and grab and go market, outdoor amenity deck overlooking downtown, wellness room, and state of the art conference facility.

Being in the heart of the Gulch at ONE22ONE provides distinct advantages to companies. The Gulch neighborhood, which is LEED Silver, has more than 490 available daily bus trips, 10,000+ jobs located with a half mile, and more than 20 restaurants within a 3-block walk. Additionally, a large-scale urban Whole Foods Market recently opened across the street, providing convenient options for office workers.

For more information on ONE22ONE, visit <https://one22onebroadway.com/>.

**ABOUT GBT REALTY CORPORATION**

Founded in 1987, **GBT Realty Corporation** develops virtually all types of retail and mixed-use developments throughout the United States from its headquarters in Brentwood, Tennessee, a suburban Nashville community.  Since inception, GBT has been involved with the development, construction, leasing and management of over $8 billion of real estate totaling 40 million square feet of grocery-anchored, neighborhood and single-tenant retail; regional power centers; and mixed-use developments in 30 states.  Currently, the company has $3 billion of commercial development in the pipeline or under construction by its shopping center, net lease, multifamily and diversified development platforms.

For more information visit [gbtrealty.com](http://www.gbtrealty.com/).

**About Brasfield & Gorrie**

Founded in 1964, Brasfield & Gorrie is one of the nation’s largest privately held construction firms, providing general contracting, design-build, and construction management services for a wide variety of markets. We're skilled in construction best practices including virtual design and construction, integrated project delivery, and Lean construction, but we're best known for our preconstruction and self-perform expertise and exceptional client service. Brasfield & Gorrie has 13 offices and more than 3,500 employees, and our 2021 revenue was $4.2 billion. Engineering News-Record ranks Brasfield & Gorrie 24th among the nation’s Top 400 Contractors for 2022.

###