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Lennox Hearth Products Chooses Holladay Properties' Ameriplex at Elm Hill as New Home

Leading fireplace manufacturer's Nashville headquarters to be housed in Middle Tennessee's first industrial LEED facility

Nashville, Tenn. – Lennox Hearth Products (LHP) has chosen Holladay Properties' new LEED-constructed Ameriplex at Elm Hill development, located at 1508 Elm Hill Pike, as the site of the company's new headquarters, according to officials at Holladay.

The news comes after LHP announced last week its intention to move the company's headquarters, as well as its research and development operations, to Nashville from Orange, California. The fireplace manufacturer will occupy approximately 23,000 sq. ft. of the recently constructed 1508 Elm Hill building in the Ameriplex at Elm Hill complex, which was built using several environmentally-friendly methods, and is the first of its kind in the region. LHP plans to move into the new building during the first quarter of 2010. Approximately 60 employees will occupy the space.

“Not only does Holladay Properties welcome LHP to Nashville, but we are proud that they have chosen our new state-of-the-art facility, Ameriplex at Elm Hill, as their home” said Tom Gibson, senior vice president and partner of Holladay Properties. “At Ameriplex, which is Nashville's first LEED-designed industrial project, both LHP and Holladay are committed to engineering practical solutions for a cleaner environment.”

Lennox Hearth Products, a subsidiary of Lennox International, Inc., makes fireplaces, stoves, and other hearth products and accessories for the residential new construction and remodeling

markets. The company's commitment to eco-intelligent products is evident in its Burn Smart™ lines, which are designed to burn cleaner and more efficiently.

Ronnie Wenzler and John Ward of Colliers Turley Martin Tucker brokered the lease agreement. The Colliers team worked closely with LHP and the Nashville Area Chamber of Commerce in facilitating the company's relocation and determining an appropriate facility. Ward represented LHP in the Ameriplex transaction, while Wenzler worked on behalf of Holladay Properties.

"Ameriplex's central location, gated access and high quality of construction appealed to LHP," said Wenzler. "Ameriplex at Elm Hill is being built with efficiency and environmental responsibility in mind and that is a match with LHP because they embrace those same principles."

Ameriplex includes sustainable features designed to lower tenant's total occupancy cost while maintaining respect for the development's natural surroundings. A reflective standing seam metal roof, daylighting, dimmable lighting, solar lights, rainwater capture irrigation and energy-efficient HVAC significantly reduce the facility's energy consumption and lower total each tenant's total occupancy costs. Located within minutes of I-24, I-40, I-65, I-440, Briley Parkway and the Nashville International Airport, its central location will also lower costs associated with distribution. When all phases of the Ameriplex at Elm Hill complex are complete, the facility will accommodate over 300,000 sq. ft. of office warehouse industrial space.

About Lennox Hearth Products

Lennox Hearth Products is a leading manufacturer of indoor and outdoor fireplaces, fireplace inserts, free-standing stoves, gas log sets, accessories and venting products for the specialty retail, residential new construction and industrial markets. Based in Orange, California, Lennox Hearth Products is a subsidiary of Lennox International Inc., which operates in over 100 countries and is a global leader in the heating, ventilation, air conditioning and refrigeration markets. For more information about Lennox Hearth Products, visit www.lennox.com

About Holladay Properties

Established in 1952, Holladay Properties has grown and diversified from construction of single-family tract housing to one of the largest privately held developers, design/build firms, and fully integrated real estate companies in the eastern half of the United States. For more than 20

years, its Nashville office has established itself as a national leader in healthcare-related real estate development, and property and asset management. Holladay Properties has built projects ranging from \$750,000 to over \$75 million in over 15 states, with a total project valuation of over \$2 billion. With more than 160 full-time associates and offices in six major metropolitan areas, Holladay Properties has completed a comprehensive array of projects throughout the country. Their latest projects in Tennessee include the Ameriplex at Elm Hill Pike, Gibson Custom Guitar facility located at 1612 Elm Hill Pike and 660 Massman Drive, occupied by Standard Candy Company. Please visit www.holladayproperties.com for more information.