

PREMIUM

FINANCE

Exclusive photos of AllianceBernstein's new Nashville headquarters, which features an outdoor, wrap-around deck and 250 meeting spaces.

ALYSON VELATI and REED ALEXANDER

- AllianceBernstein announced it would be moving its NYC global headquarters to Nashville in 2018.
- The company has more than 1,000 employees in its Nashville office and is aiming for 1,250.
- Insider got an exclusive look at the new space, which features an outdoor deck and 250 meeting spaces.

Since the pandemic, it's become routine for financial services companies to relocate or expand their presence in parts of the country like Florida and Texas. But in May 2018, AllianceBernstein shocked Wall Street when it announced plans to relocate its Midtown Manhattan headquarters to Tennessee.

Now, with the pandemic in the rear-view mirror, the asset-manager, which was rebranded as AB in 2015, is showing off the space for the first time, including its wrap-around deck and high tech conference rooms.

AB has invested \$11.4 million in the new Nashville headquarters, where it's leasing 221,000 square feet across eight floors at an office tower at 501 Commerce, Fifth + Broadway.

The company has moved 1,000 of its targeted 1,250 employees to the new location. But the move hasn't always been easy due to the spread of the coronavirus.

During the fall, AB attempted a soft open for its employees to come in and set up their desks.

"Covid was still underway," said Kate Burke, chief operating officer of AB. "We had started trying to get people back in and the Omicron hit and slowed it all back down."

So it wasn't until the middle of February, following the Omicron scare, that people started to make their way into the new space, she told Insider. The company now expects to wrap up its relocation by the end of 2024.

Employees of the Nashville headquarters have a hybrid work schedule: three days in the office and two days remote.

"We're really trying to continue to listen to the employees and their experience and what's working and what's not," Burke said.

Burke moved her family to Nashville from New York City, a place that holds sentimental value for her, during the height of the pandemic. She spent most of her adult life working in New York and all of her children were born in the city.

"It was definitely a very significant change, with a pandemic, adding another level of complexity that was not in our original plan," she



AB

AllianceBernstein's lobby in its new Nashville headquarters.

said. "But that being said, we've really embraced what Nashville has had to offer."

In particular, Nashville's arts, music, food scene, and easier access to the outdoors have been Burke's favorite highlights.

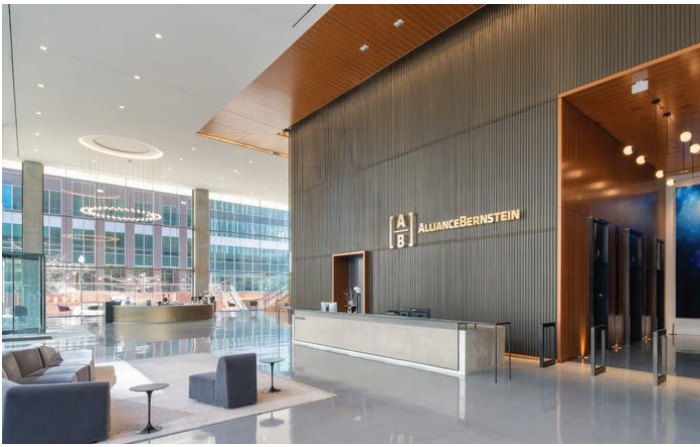
So far, employees within the company's technology departments and corporate functions are housed in the Nashville office, along with an increasing number of investment personnel. It also has a new office for its private wealth channel.

The move to Nashville has also allowed AB to recruit from universities they wouldn't have historically looked at in the past, including Middle Tennessee State University, Tennessee State University, Vanderbilt University, and Georgia Institute of Technology, Burke said.

She said she's most excited for the people AB has hired in Nashville to return to the office.

"They get to experience the things that make AB great, which is the people and the culture and the work that we do for our clients in-person," she said.

Here's a peek at AB's new office, where employees have access to panoramic views of Nashville's Central Business District and the Cumberland River, access to a gym and meditation rooms, and food from local Nashville businesses.



AB

AB is the core tenant at 501 Commerce, Fifth + Broadway's Class A office tower, operating on floors 17 to 24.

In May 2018, AB announced it would be moving its New York City headquarters down to Nashville, Tennessee. Here's a look at exclusive photos of the space.

The asset manager expects the relocation process to wrap up by the end of 2021. That will include 1,250 jobs across the firm's corporate functions, including finance, IT, operations, legal, compliance, internal audit, human capital, marketing, and sales teams, including private wealth and its client group, which houses its institutional and retail businesses. AB also has members of its equity and fixed income trading and investment teams relocate from New York to its new Nashville office.

AB's new global headquarters is located near landmarks, like the National Museum of African American Music, which also calls Fifth + Broadway home, the historic Ryman Auditorium next to its headquarters, and Bridgestone Arena and Nashville's Broadway thoroughfare across the street.



AB

From the lobby, AB employees can access Elixir Coffee Bar and Assembly Food Hall, which features over 30 eateries.

AB employees have access to a myriad of food vendors.

Employees have access to a variety of restaurants within the Assembly Food Hall and the retail offerings throughout the Fifth + Broadway complex.

AB's catering department hosts events for employees and clients and has built strong partnerships with local vendors across the region, including coffee, bread, and baked goods from Frothy Monkey, pastries from D'Andrews Bakery, bagels from H&S Bagels, donuts and breakfast sandwiches from Rise Biscuits & Chicken, macarons and gourmet chocolates

from Le Macaron Nashville.

AB also uses local catering firms to provide food for larger events including local businesses like Hattie B's Hot Chicken, Califormia and Chef's Market.

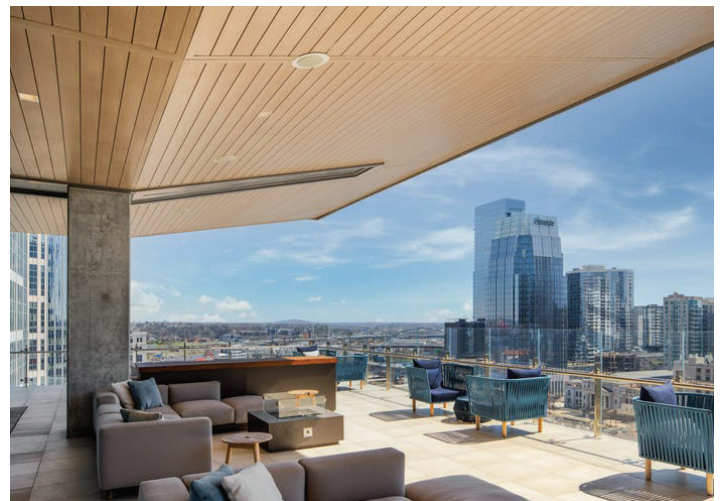


AB

Two cafés are located on every floor, providing coffee, tea, and healthy snacks for employees to enjoy on a break.

There's no shortage of snacks and coffee.

The new office also includes two featured beers on tap are Homestyle IPA from Bearded Iris out of Nashville and Tiny Bomb Pilsner from Wise-acre in Memphis, for after work hour events. AB also rotates local beer from Tennessee breweries like Blackberry Farms, Yeehaw, Yazoo, and Jackalope.



AB/BROOKFIELD PROPERTIES

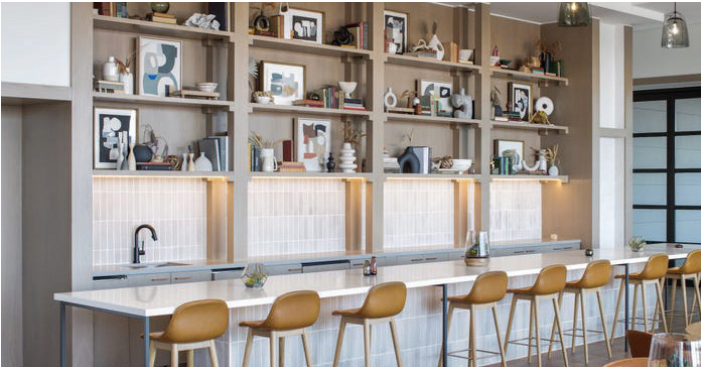
The deck offers a combination of work spaces as well as outdoor couches to lounge and enjoy the sun.

Employees enjoy sweeping views of Nashville's entertainment district on the outdoor deck.

Each floor has 360-degree views of the Central Business District, Lower Broadway, and the Cumberland River.

AB is working to place over 65% of its employees in greener workspaces and more environmentally friendly buildings by 2025. The building is LEED Silver certified.

The firm has also pursued a Fitwel certification, which is a commercial building rating system that provides guidelines on how to design and operate buildings.



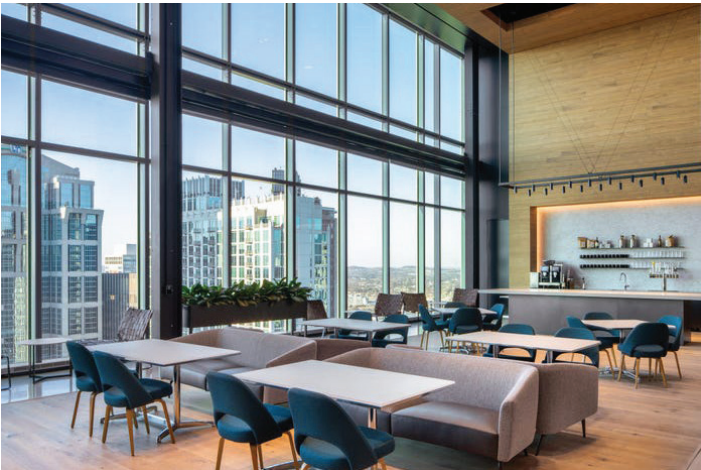
AB/BROOKFIELD PROPERTIES

The tenant lounge, located on the building's 11th floor, features additional meeting and resting space for AB employees, who are back to the office three days a week.

The tenant lounge is a flexible meeting space where employees can work or eat lunch.

In addition to the tenant lounge on the 11th floor, which is operated by Brookfield Properties, employees will have access to the building's fitness center, which is complimentary and also offers spin and yoga classes. There's also more meeting spaces, wellness and meditation rooms, and a tenant lounge with an outdoor wrap-around deck on the 11th floor.

Every single AB worker has a height-adjustable desk, a phone, headset, an extended computer monitor, and a laptop port, allowing them to move from meeting spaces to their desks.



AB

Employees can socialize and enjoy locally sourced food and drink options on the 24th floor café.

In addition to the lobby's food options, the 24th floor will also have its own layout of local refreshments.

On the 24th floor, employees get to enjoy even more amenities, which include food and drinks from these Nashville-based businesses: coffee and espresso from Frothy Monkey, tea from Firepot Nomadic Teas, kombucha from Walker Brothers, and sparkling water from Maypop.

The company also has a nursing mothers' area, with seven individual and private nursing rooms, desks, comfortable seating, and



AB

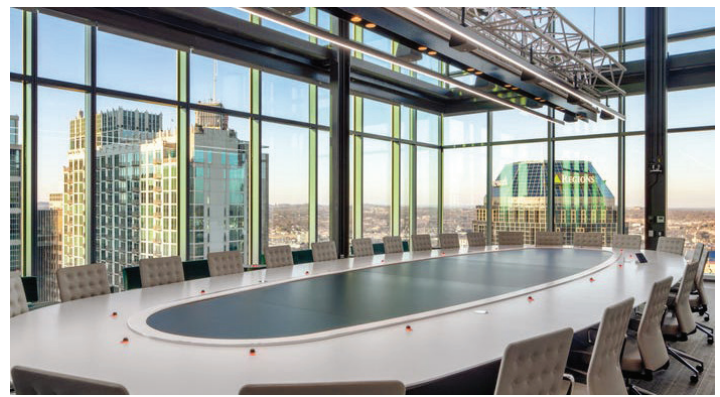
Clients can enjoy artwork from Nashville and New York artists.

lockers for storage.

The new office also includes event spaces for clients and employees, especially for events put on by AB's Employee Resource Groups, which help employees from traditionally underrepresented groups move up in the company.

AB is in the process of curating art from diverse artists across the country.

Back in February, AB's Black Employee Resource Group hosted a Black History Month panel event with Alisa Sikelianos-Carter, a New York City-based mixed-media painter. AB is slated to hang her art in its new headquarters.



AB

The 24th floor executive conference room includes state-of-the-art audio and visual capabilities.

The Nashville headquarters features 250 collaboration spaces.

Each floor has designated meeting rooms with Zoom displays, huddle rooms for smaller meetings, and conference rooms.

These rooms also include computers and phones to help employees plug in for meetings – either virtually or in-person with other colleagues. Other features include audio-visual equipment and white boards.