

THOUSAND OAKS

Business Center



Conveniently located in the
Heart of the Memphis Metropolitan Area



2600, 2620, 2650 Thousand Oaks Boulevard, Memphis, TN 38118

CBRE

Thousand Oaks Business Center is a three-building office campus totaling 420,348 RSF spread over 31 acres in the heart of Memphis. The lavishly landscaped, park-like setting includes stocked lakes, impeccable landscaping, water features and walking trails.



LOCATION

East Memphis Submarket - The area's most popular and fastest growing submarket

SECURITY

Full perimeter fencing with dual secure entry points and staffed welcome center at the main entrance

RENOVATION

Full renovation in 2008 and again in 2016

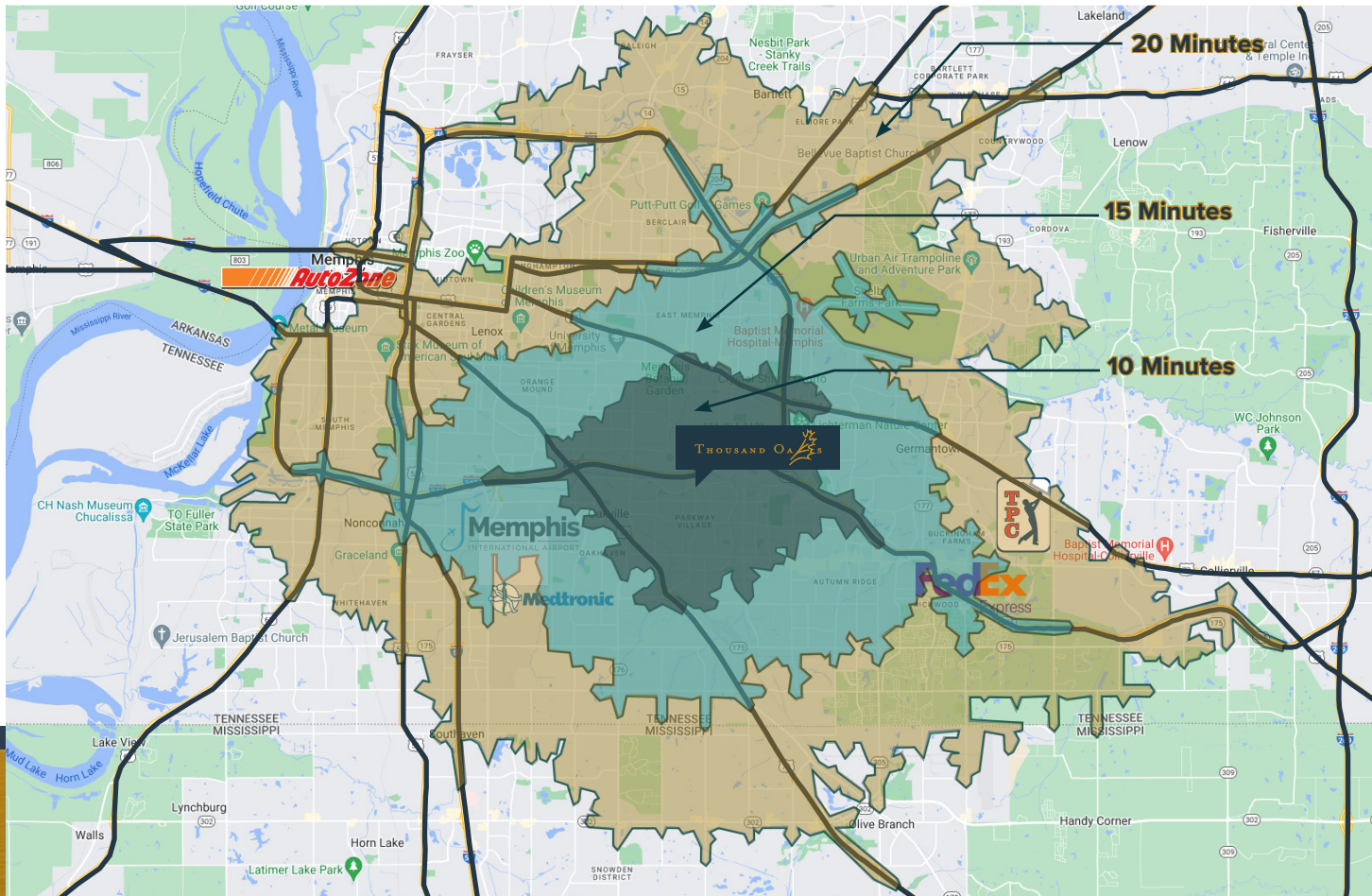
NUMBER OF FLOORS

Each building has four (4) stories

PARKING

1,963 secured surface spaces, providing a parking ratio of 4.67 / 1,000 RSF

THE PERFECT LOCATION FOR YOUR BUSINESS



Notable Businesses within a 10 mile Radius:



Thousand Oaks Business Center is located in the heart of the Memphis metropolitan area. Situated just off Interstate 240 at Perkins Road, Thousand Oaks has a prominent location in the East Memphis submarket, Memphis' premier office submarket.

The East Memphis submarket is centered at Poplar and I-240 and is considered the economic hub of the city. Memphis is home to several publicly traded companies including

AutoZone, FedEx, First Horizon, International Paper, Mid-America Apartments (MAA), Mueller Industries, Wright Medical Technology and Medtronic.

With excellent access to the I-240 interstate system, Thousand Oaks is only minutes away from Downtown Memphis, the Memphis International Airport, the Poplar Corridor, North Mississippi, Eastern Arkansas, and the TN-385 Corridor.

CAMPUS AMENITIES



Beautifully landscaped park-like setting with a 1 mile walking trail



Newly remodeled fitness center with men's & women's locker rooms



Shared Conference facility



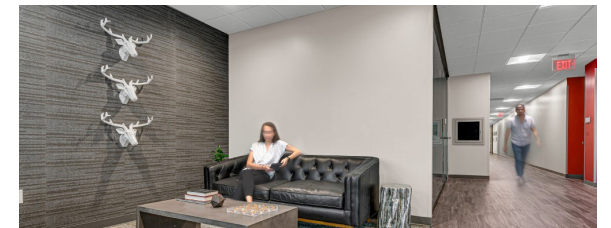
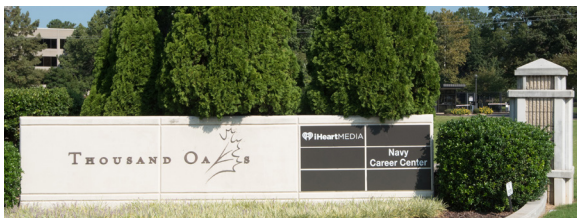
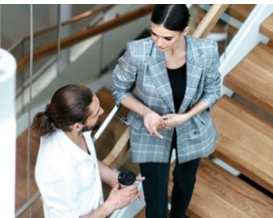
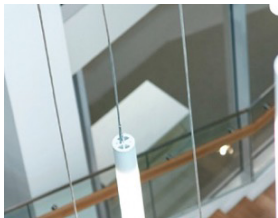
Professional on-site property management team



Tenant monument signage opportunities



Full fenced campus with controlled access entry gates





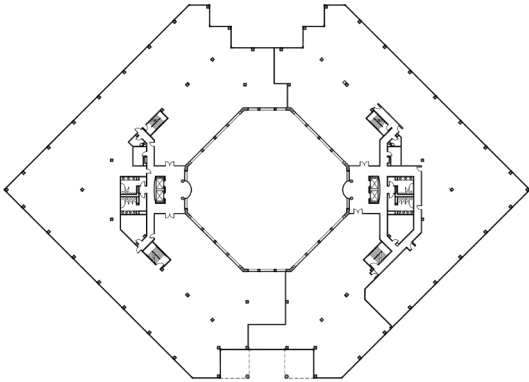
Thousand Oaks Business Center will see continued enhancements and upgrades under the property's new ownership.

Current and recent projects include a complete lobby renovation in Building II consisting of modern new flooring, updated lighting fixtures and elevators finishes, as well as glass suite entries and updated tenant directory. Shared conference center completed in 2020.

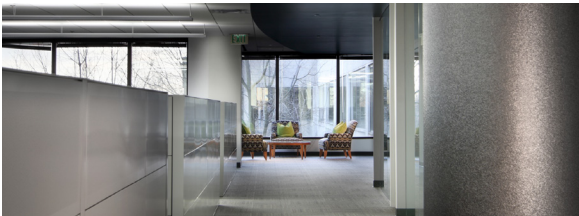
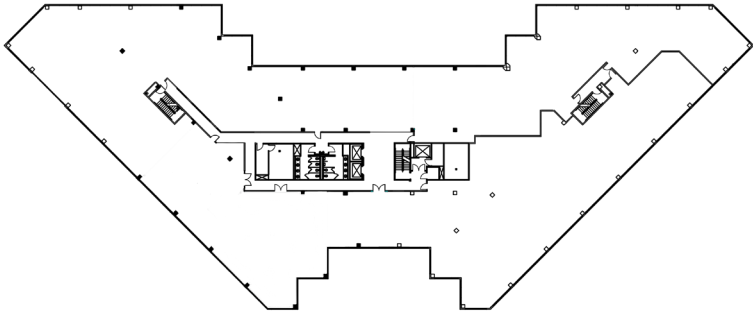
SUITE SPOTLIGHT

2620 Thousand Oaks Building provides a single-tenant opportunity of 120,000 RSF and is one of the largest blocks of contiguous office space available in East Memphis.

2650 Thousand Oaks Typical Floor Plate (Approximately 50,000 SF)



2600 & 2620 Thousand Oaks Typical Floor Plate (Approximately 30,000 SF)



Welcome To

THOUSAND OAS
Business Center



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