

# 60 S Front St

Memphis, TN 38103

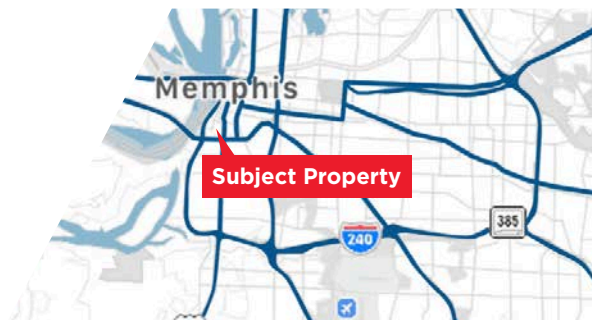
OFFICE SUITE OPPORTUNITY



## +/- 13,068 SF OFFICE AND RETAIL SPACE

### PROPERTY HIGHLIGHTS

- Directly across from the new \$180MM Memphis Museum of Art which expects 360,000 visitors per year
- Newly renovated office suite with rooftop patio with view of the Mississippi River
- Elevator access to all floors
- Two-story office with internal staircase: 6,446+/- sf
- Conditioned Basement: 3,399+/- sf
- Ground floor retail in shell condition: 3,223+/- sf



**Matt Weathersby, CCIM SIOR Dual Designation**  
Vice Chairman & Principal  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President & Principal  
901 362 4313  
luke.jensen@commadv.com

**Larry Jensen**  
Principal  
901 336 0797  
ljensen@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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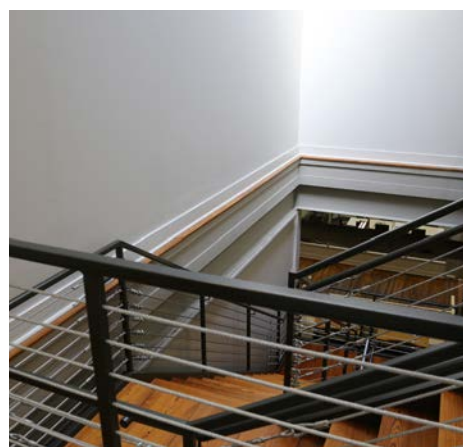
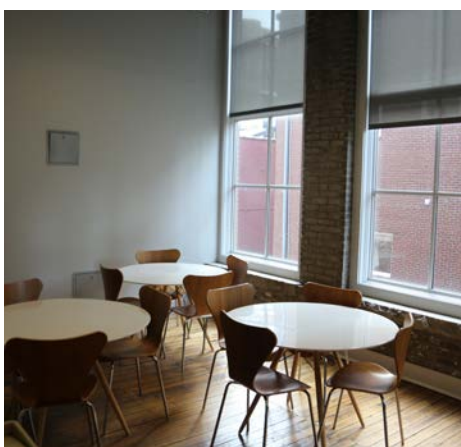
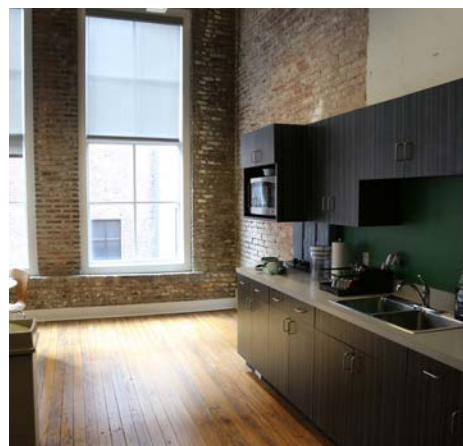
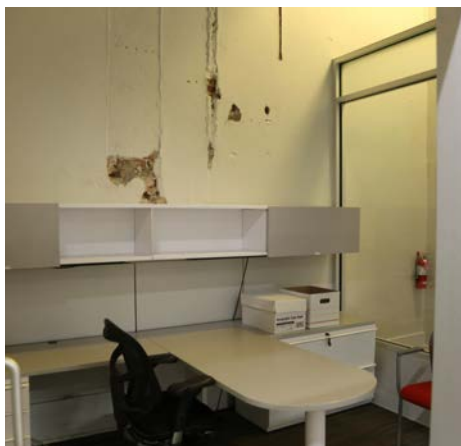
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## PROPERTY PHOTOS - OFFICE



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## PROPERTY PHOTOS - ROOFTOP



## PROPERTY PHOTOS - BASEMENT



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## PROPERTY PHOTOS - RETAIL SPACE



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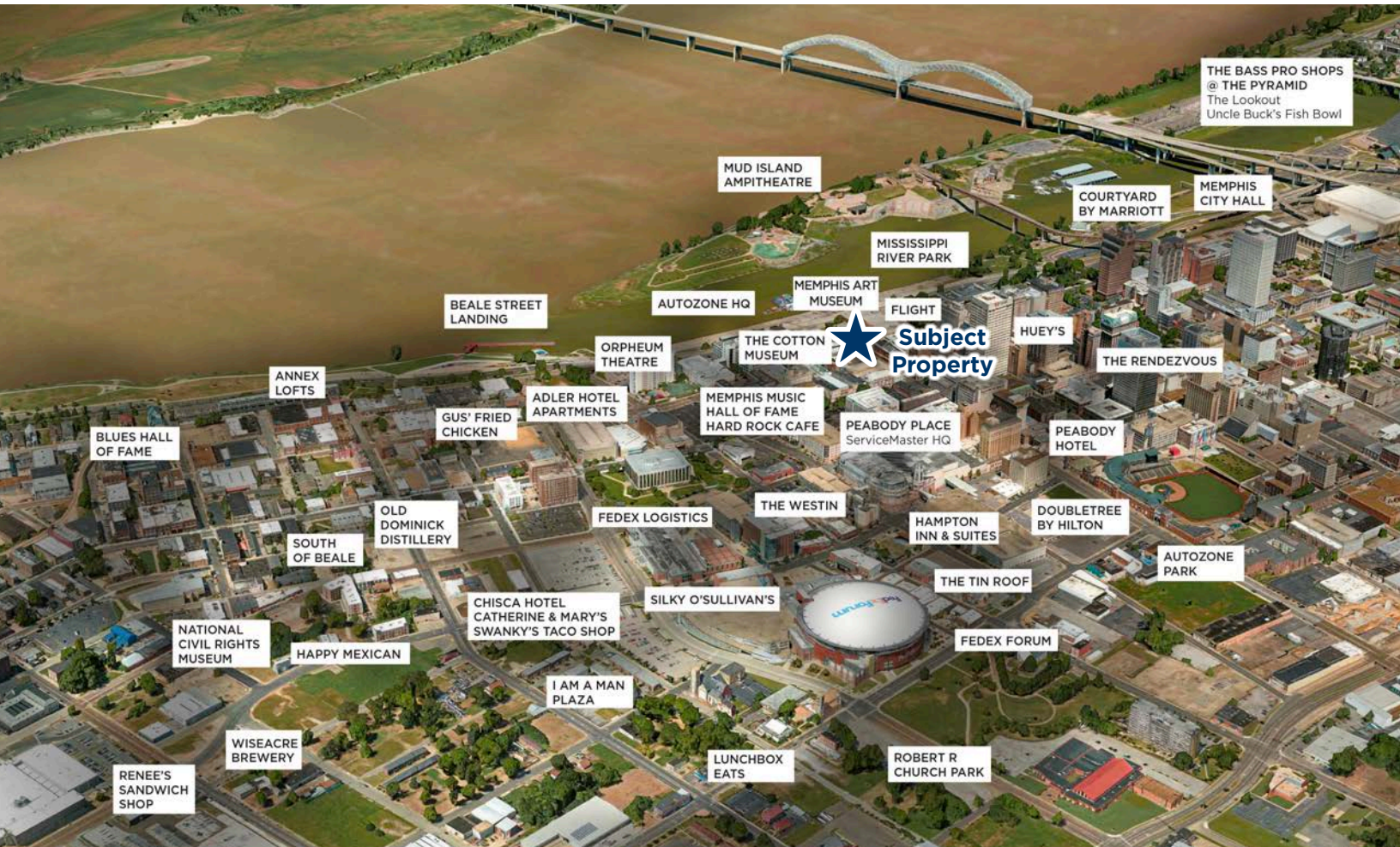
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## OFFICE SUITE OPPORTUNITY



## AMENITIES MAP



## DEMOGRAPHICS

YEAR 2025	1 MILE	3 MILE	5 MILE
Population	13,690	65,435	173,270
Median Age	37.2	38.4	37.7
Average Household Income	\$97,761	\$75,185	\$73,424
Per Capita Income	\$60,672	\$37,859	\$33,796
Total Businesses	1,578	4,066	8,247
Total Employees	29,437	71,081	124,426

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