

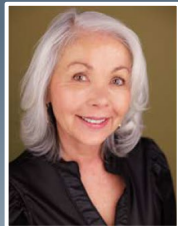
# SPACE FOR LEASE

THE ATRIUM 1 OFFICE BUILDING  
6800 POPLAR AVE, SUITE 208 | MEMPHIS, TN 38138

2,700 SF

SUB-LEASE | EXPIRES 10/31/29

**PATTY BULLOCK**  
patty@gillprop.com  
(901) 488-1008



**GILL**  
PROPERTIES



**JENNIFER STEWART**  
jennifer@gillprop.com  
(901) 652-3778

6815 POPLAR AVE, SUITE 110 | GERMANTOWN, TN 38138 | 901.758.1100

One of the most  
Beautiful Office  
Campuses in Memphis



## 6800 Poplar Ave

Atrium I is a well-located office building at 6800 Poplar Avenue in Memphis, Tennessee, positioned in the heart of the East Memphis submarket near the Poplar Avenue and Kirby Parkway intersection. The property contains approximately 42,124 square feet and offers strong visibility from Poplar Avenue, convenient access to I-240, and a professional setting surrounded by established neighborhoods, restaurants, hotels, banks, and retail.

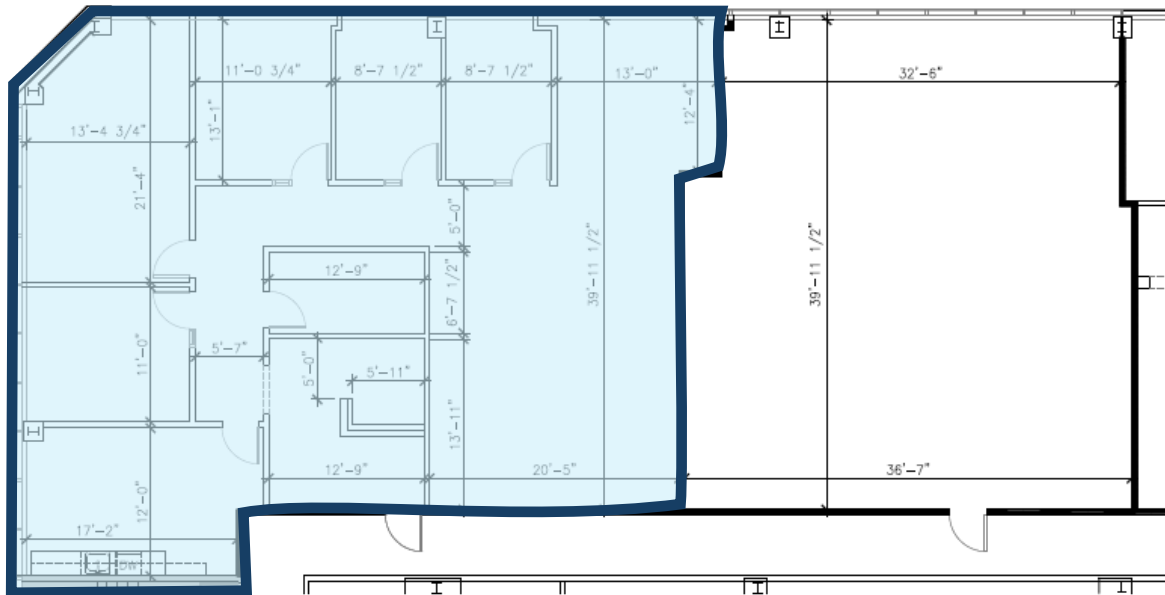
# The Highlights

**EXCEPTIONAL LOCATION:** Corner of Poplar Avenue and Kirby Parkway in Germantown, Tennessee. Convenient to East Memphis, Collierville, and the I-240 Loop

**AMPLE PARKING:** Clients and Employees have close proximity parking | 156 Surface Spaces

**MONUMENT SIGNAGE:** There are multiple monument signage available to bring business awareness.

**SECURITY & ACCESS:** 24/7 Access to the Building with FOB Card and Entrances are staffed with Security



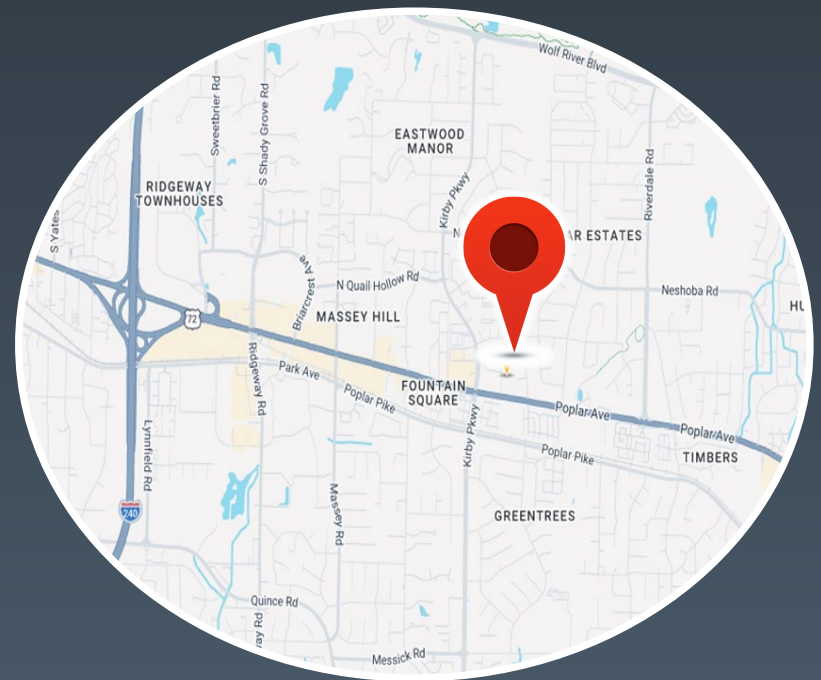
# The Floor Plan

- Large Kitchen | Breakroom Area
- Multiple Private Offices
- Picturesque Views
- One Large Open Space
- Two Story Building

**1 FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
COMBINED OFFICE AREA: 4,412 RSF  
\*PRINT ON 11X17 PAPER FOR CORRECT SCALE.

## Suite 208 | 2,700 SF

# The Space



# The Area

## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	9,415	58,540	203,467
Households	4,232	25,274	82,012
HH Income	\$104,024	\$89,603	\$79,296

## TRAFFIC

Poplar Avenue	40,424+
Kirby Parkway	17,817+

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PROPERTIES