

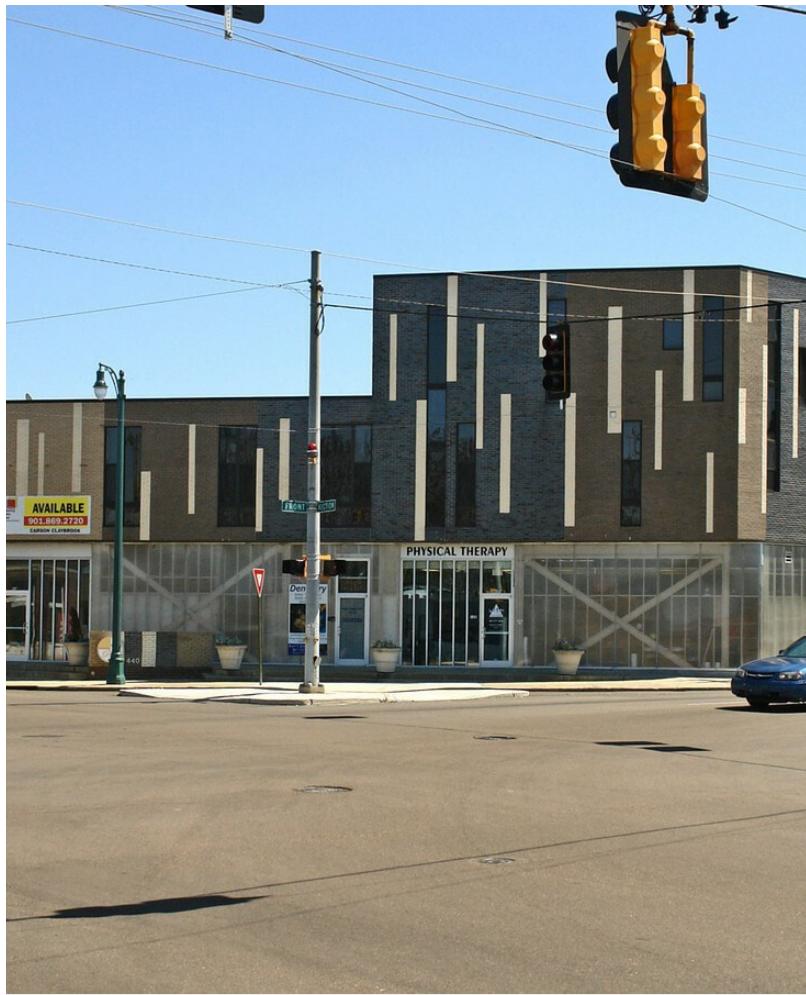


Turning Pointe

440 N Front St, Memphis, TN 38105

Kum McConnell

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Turning Pointe

Upon Request

Turning Pointe offers prime retail and office space for lease in the heart of downtown Memphis, Tennessee. This highly visible corner property at 440 North Front Street boasts 324 feet of frontage on North Front Street at a signalized intersection, offering excellent accessibility and exposure to over 16,000 vehicles daily. Prominent signage opportunities ensure maximum brand visibility for tenants seeking a high-traffic location. Turning Pointe features a multi-tenant layout,...

- Located on a corner lot, within a few blocks of Interstate 40, allowing access to both the greater Memphis area and West Memphis, AR.
- Positioned at a high-traffic intersection exposed to over 16,000 vehicles daily, for increased exposure and visibility, with ample parking available.
- Recently updated freestanding retail property offering a unique opportunity in the heart of Memphis' vibrant downtown district.
- Masonry construction multi-tenant building, zoned for mixed use, suitable for a variety of commercial tenants.



Rental Rate:	Upon Request
Min. Divisible:	1,110 SF
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	25,754 SF
Year Built:	2005
Walk Score ®:	71 (Very Walkable)
Transit Score ®:	57 (Good Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste 101

1

Space Available	1,110 SF
Rental Rate	Upon Request
Date Available	February 16, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

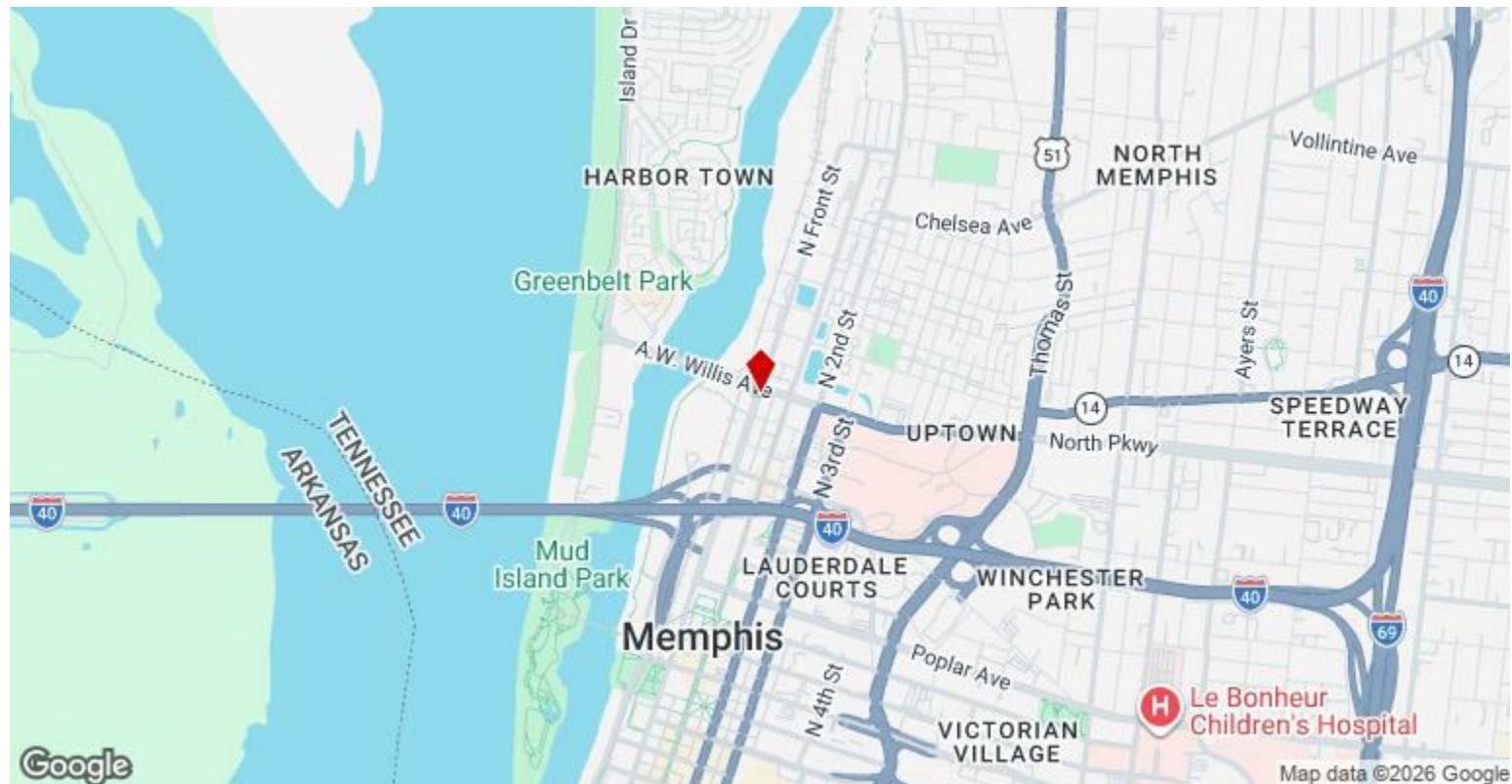
1st Floor Ste 104

2

Space Available	1,250 - 1,400 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dr. Bryan T. Schmidt, DDS	-	
Mary J. The Salon	-	
Memphis Physical Therpay	-	
S.V.R Nails	-	



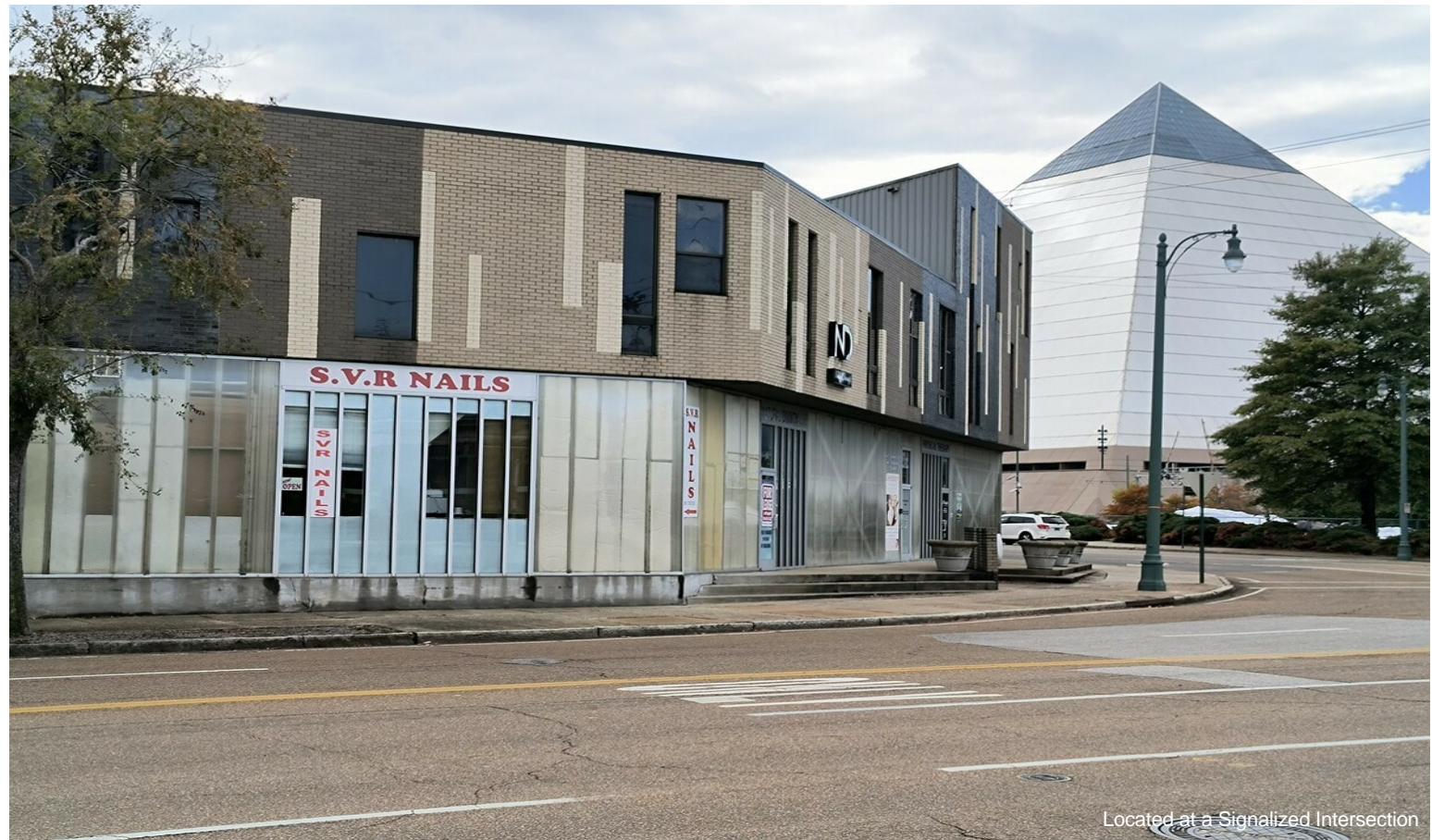
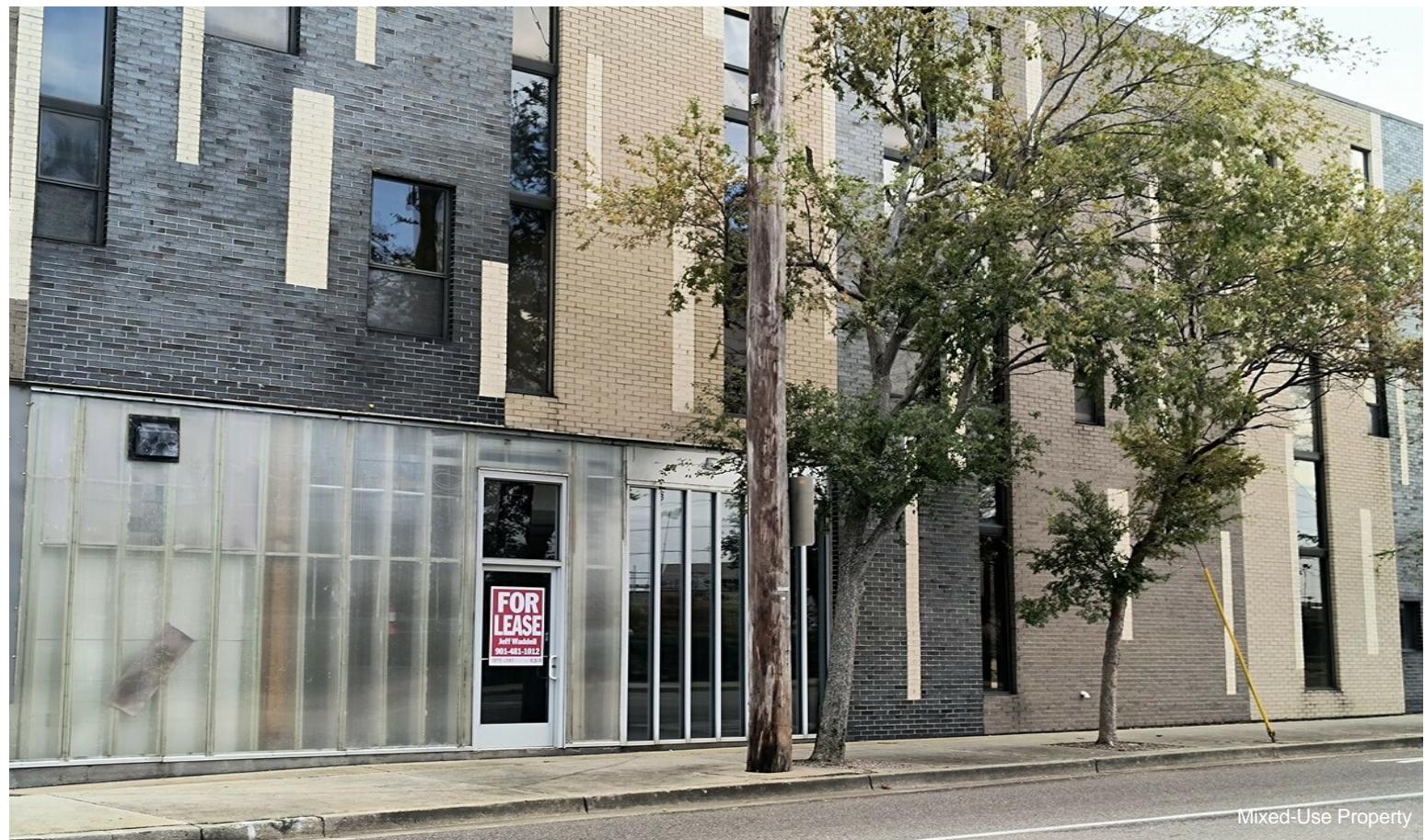
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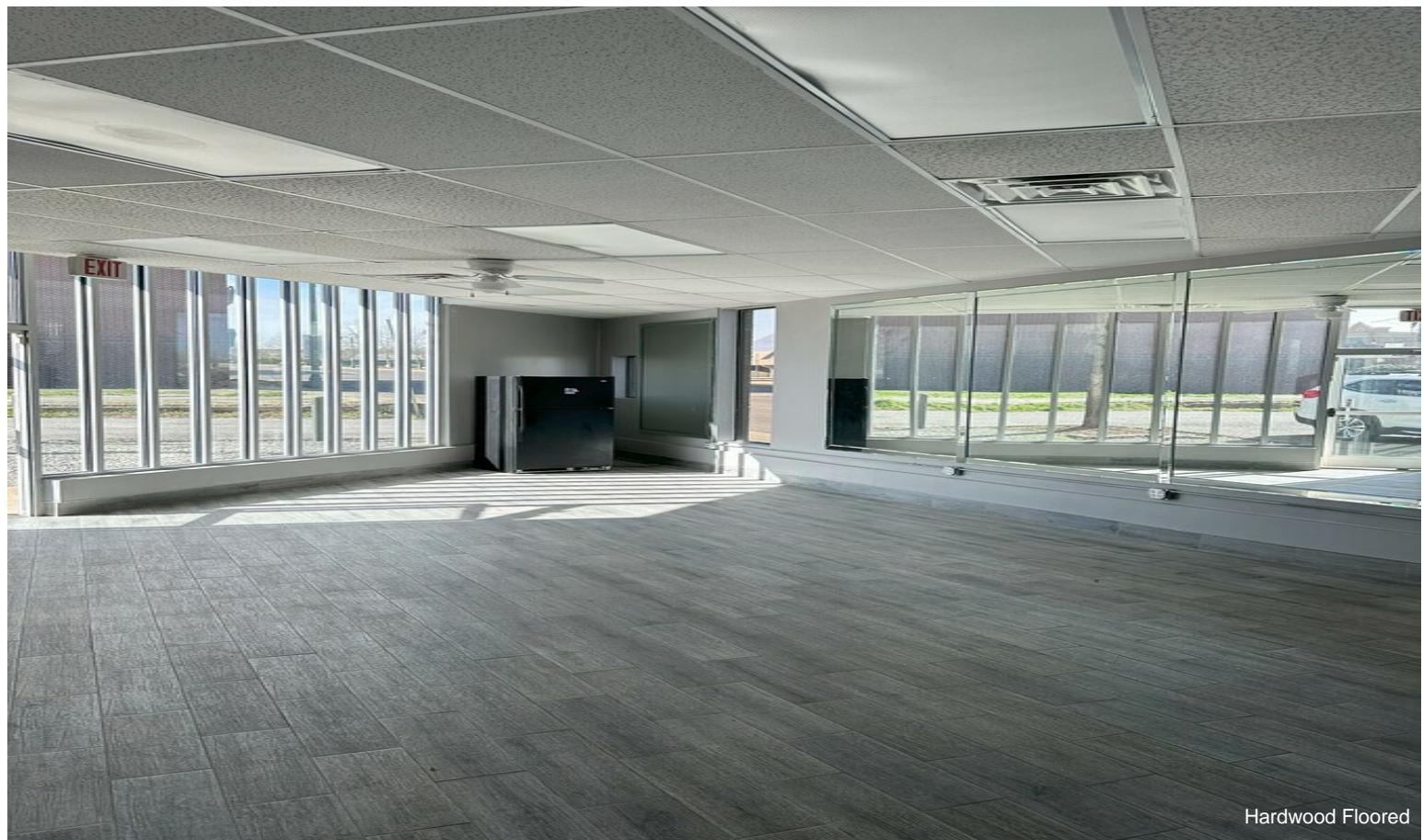
This mixed-use center features ground-floor retail and second-floor residential condominiums, providing a dynamic setting in Uptown Memphis. The available space ranges from 1,250 to 1,400 square feet, making it ideal for businesses seeking flexible lease options. Tenants enjoy amenities such as air conditioning, ample parking, and convenient access to public transportation, including bus lines and commuter rail. The property is just four minutes from Central Station and the MATA Trolley, 17 minutes from Memphis International Airport, and a few blocks from Interstate 40, ensuring ease of access for both local and visiting clients.

Located across the street from the Lookout at the Pyramid and within walking distance to St. Jude Children's Research Hospital and the Memphis Convention Center, this location is surrounded by major attractions and a dense consumer base. The area serves over 463,000 residents with more than \$4.3 billion in annual consumer spending, making it an ideal spot for businesses seeking growth and visibility. Nearby landmarks include Mud Island, Harbor Town, and the Beale Street Bridge, placing business at the center of Memphis's vibrant commercial district.

Property Photos



Property Photos



Hardwood Floored



Open Design

Property Photos



Private Office



Spacious Layout