



Property highlights

- 11,197 sf of Class A office space located in the core of Downtown Memphis
- Space can be demised to approximately 6,000 sf
- Parking available at attached parking garage
- Fitness center on-site
- Steps away from Main Street and located across the street from the Peabody Hotel
- Hundreds of restaurants, shops and entertainment in the immediate area
- Ideally suited for advertising, marketing, branding or corporate back-office
- Sublease through 12/31/2030 but Landlord may be willing to go direct

For more information, please contact:

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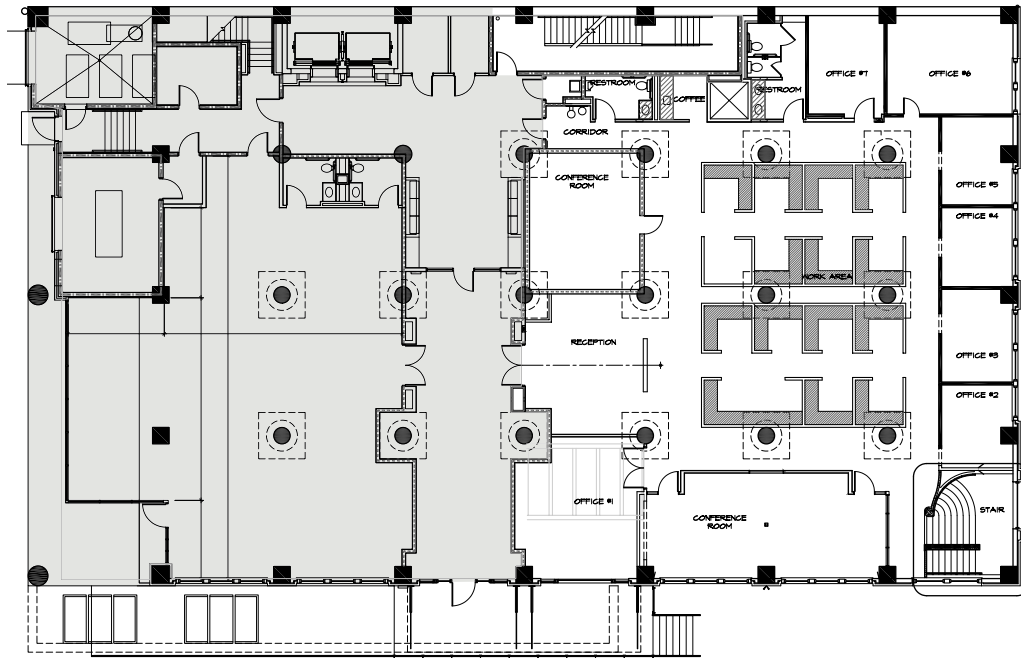
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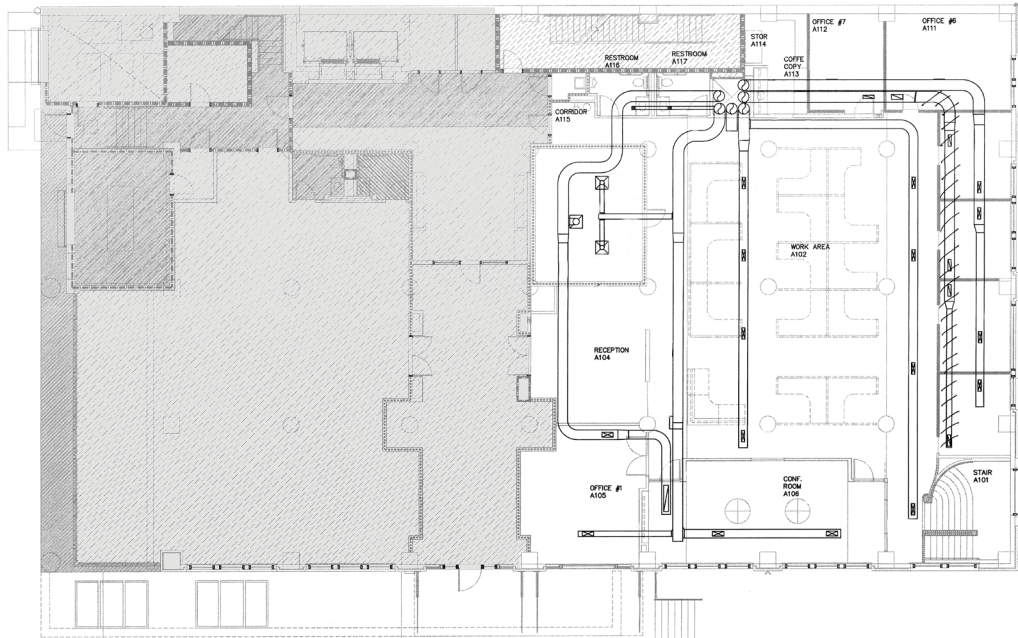
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1st Floor



Ground Floor



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AMENITIES

- DINING**
 1. Mesquite Chop House
 2. Maciel's Tortas & Tacos
 3. Flight Restaurant
 4. McEwens on Monroe
 5. The Rendezvous
 6. Capriccio Grill
 7. Huey's
 8. Aldo's Pizza
 9. Kooky Canuck
 10. Texas de Brazil
 11. Bardog
 12. Sage
 13. The Brass Door
 14. The Majestic Grille
 15. Lenny's Grill & Subs
 16. Flying Saucer
 17. Catherine & Mary's
 18. Blues City Cafe
 19. Blind Bear
 20. Local On Main Street
 21. Gus's World Famous Fried Chicken
- COFFEE**
 22. Tamp and Tap
 23. Starbucks
 24. Cafe Keough
 25. Qahwa
- PARKS**
 26. Court Square
 27. Fourth Bluff Park
 28. Mississippi River Park
 29. Beale Street Landing
 30. Robert E. Church Park
 31. Tom Lee Park
- BANKS**
 32. Regions Bank
 33. Truist Bank
 34. First Horizon Bank
 35. Bank Tennessee
- ATTRACTIONS**
 36. The Cotton Museum
 37. Autozone Park - Memphis Redbirds Baseball and 901 FC Soccer
 38. Belz Museum of Asian and Judaic Art
 39. Orpheum Theater
 40. Beale Street Entertainment Distict
 41. Memphis Rock n' Soul Museum
 42. FedEx Forum
 43. Renasant Convention Center
- ACCOMMODATIONS**
 44. The Peabody Hotel
 45. Double Tree by Hilton
 46. Canopy by Hilton
 47. Hilton Garden Inn
 48. Hu Hotel
 49. SpringHill Suites by Marriott
 50. MOXY Memphis
 51. One Beale Hotels
 52. Holiday Inn Memphis Downtown
 53. Hotel Indigo
 54. Hotel Napoleon
- GOVERNMENT BUILDINGS**
 55. Memphis City Hall
 56. Odell Horton Federal Building
 57. Shelby County Courthouse
 58. Shelby County Government
 59. Shelby County Justice Center



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