

THOUSAND OAKS

Business Center



Conveniently located in the
Heart of the Memphis Metropolitan Area



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

CBRE

BUILDING DESCRIPTION

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



The buildings, which were built between 1986 and 1990 provide modern building systems and flexible floor plates with typical column spacing at 34 and 38 feet. Thousand Oaks is professionally managed by CBRE, Inc. with a full on-site management staff, including building engineers and mechanics to promptly respond to all tenant needs.

LOCATION

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

PROPERTY TYPE

Class B Multi-Tenant Office

RENOVATION

Bldg. I (2650): 2003 | Bldg. III (2620): 2008 | Bldg. II (2600): 2016

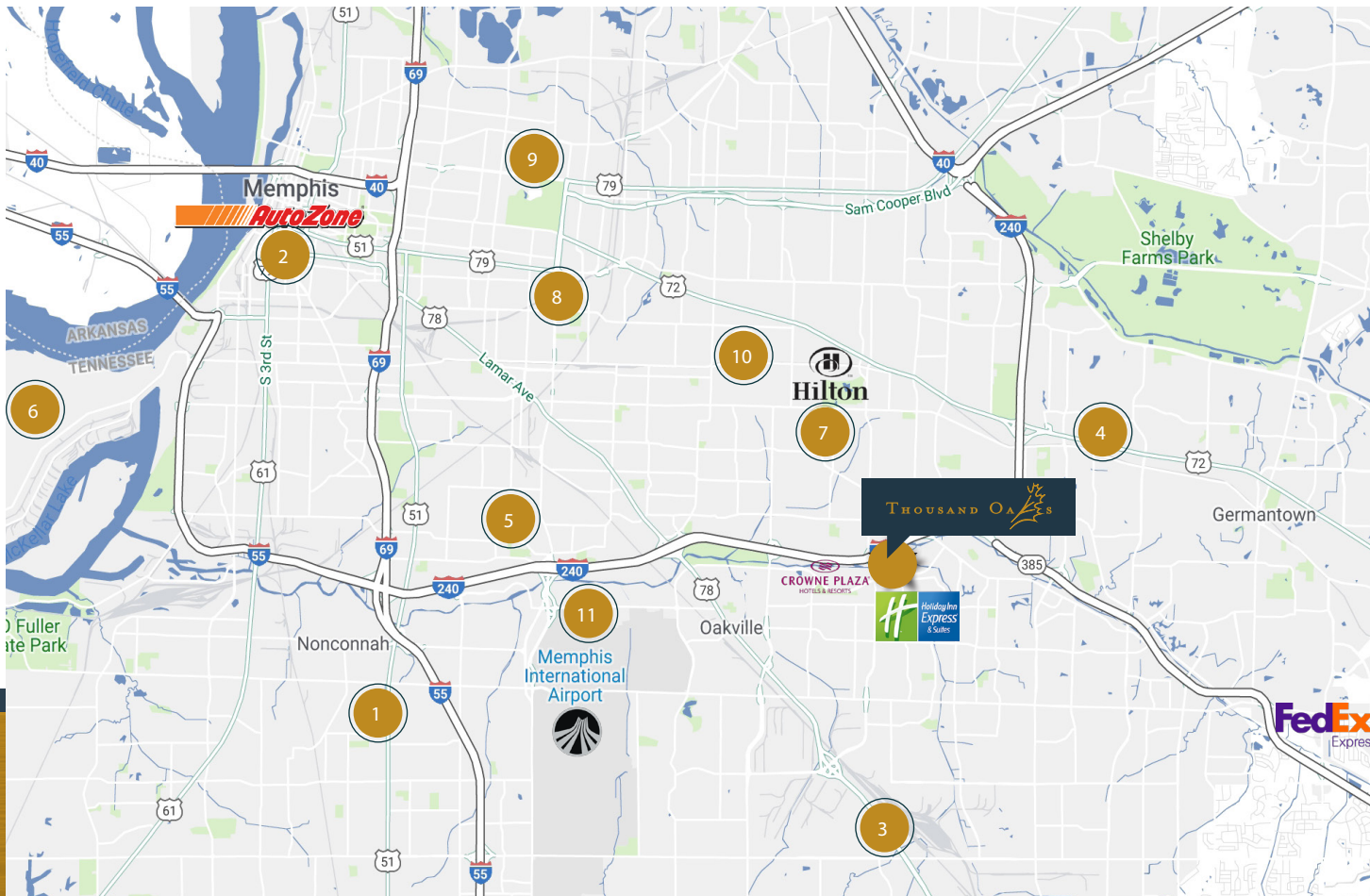
NUMBER OF FLOORS

Each building has 4 (four) stories

PARKING

1963 secured surface spaces, providing a parking ratio of 4.67 / 1,000 RSF

LOCATION



- 1 Graceland
- 2 FedEx Forum
- 3 BNSF Intermodal Facility
- 4 International Paper HQ
- 5 Memphis Depot Industrial Park
- 6 President's Island
- 7 Wright Medical HQ
- 8 Christian Brothers
- 9 Rhodes College
- 10 University of Memphis
- 11 Medtronic

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, Buckeye Technologies, FedEx, First Horizon National, 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



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



On-site deli
in Building I



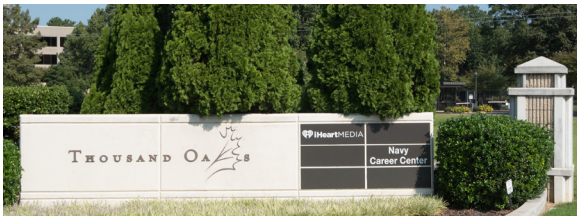
Professional on-site
property management team



Tenant monument
signage opportunities



Wrought-iron fenced campus with
controlled access entry gates



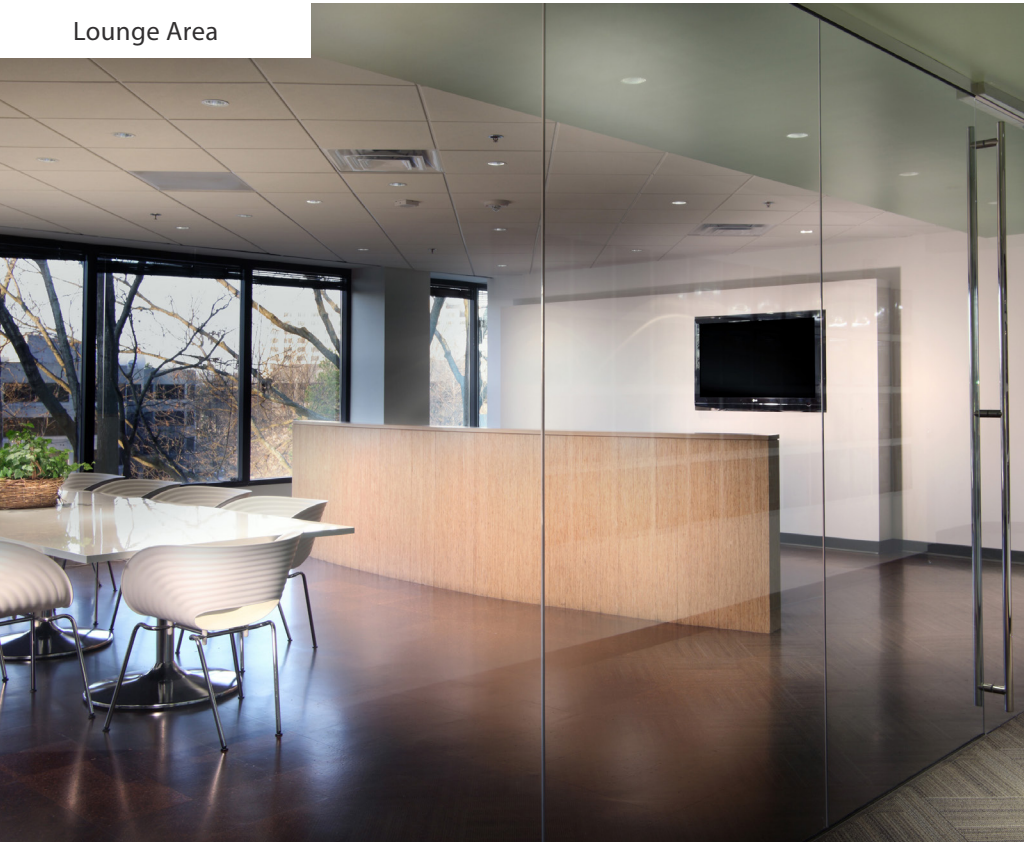


Thousand Oaks Business Center will see continued capital improvements under the property's new ownership.

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. Common conference center completed in 2020.

SUITE SPOTLIGHT

Lounge Area



Entryway Hall

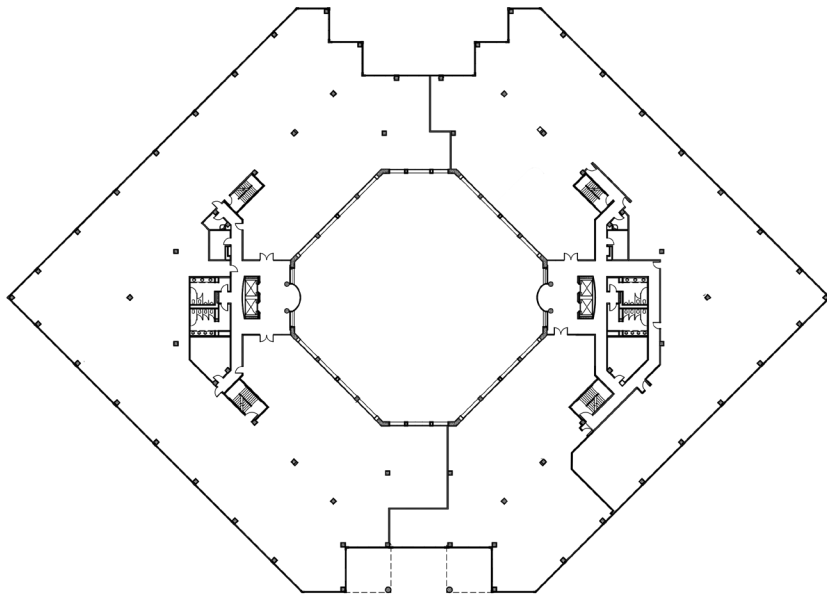


2620 Thousand Oaks Building provides a single-tenant opportunity of 120,000 RSF and is one of the largest blocks of contiguous office space

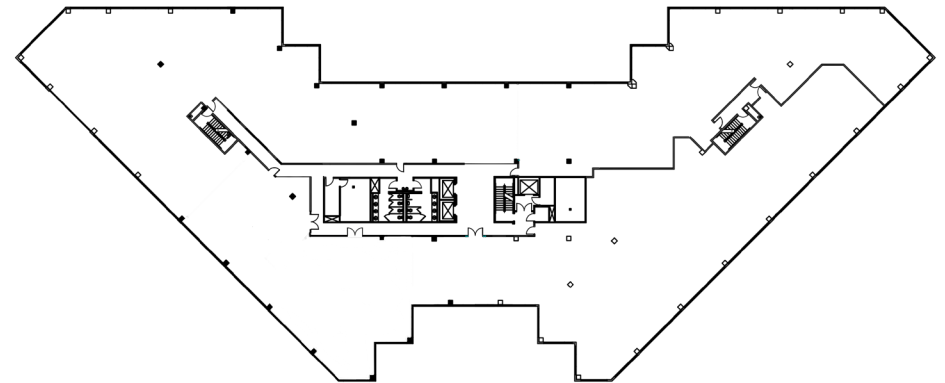
The large open work area and the employee breakroom both provide great views of the Thousand Oaks park-like setting.

Thousand Oaks can accommodate a wide variety of size requirements from 1,000 - 120,000 SF.

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



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



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