

OFFICE PARK INVESTMENT OPPORTUNITY NEARBY MEMPHIS INTERNATIONAL AIRPORT & PROMINENT THOROUGHFARES

# FOX PLAZA OFFICE PARK

MEMPHIS, TN | 385 CORRIDOR

5395 & 5405 FOX PLAZA DRIVE

5405



# FOX PLAZA OFFICE PARK

**Marcus and Millichap is pleased to exclusively offer to qualified investors the opportunity to acquire Fox Plaza Office Park (the “Property” or “Asset”), a two-property value-add office park investment located in the active 385 Corridor submarket of Memphis, Tennessee.** The 385 Corridor is ideally positioned near Memphis International Airport, home to FedEx World Hub, generating +\$10.7 billion in annual economic output, and supporting more than 67,000 jobs. The Turner Joint Venture is currently leading the completion of a \$700 million terminal modernization project for the airport. Fox Plaza is minutes away from State Route 385, an active corridor with 140,677 AADT providing easy access and infrastructure for firms based in supply chain management and logistics.

The Property is positioned as executive suites and leased to a diversified roll of small business owners. The 385 Corridor office market boasts a 90% occupancy rate, with limited to no new construction across the Memphis Trade Area. Current ownership has allocated \$100,000 for property improvements, and is open to staying on board in a management capacity for buyers looking to employ an “Executive Suites Business Model”.

**Fox Plaza provides investors with the opportunity to create significant and immediate value via renovations and lease-up, as well as a seamless transition by partnering with current management.**

## VALUE-ADD OFFICE PARK INVESTMENT WITH UPSIDE POTENTIAL

### **\$1.2 Billion Project “The Walk on Union”**

A major revitalization project in downtown Memphis creating +700 apartments, office space, retail, and green space

### **\$700 Million in Terminal Upgrades**

commencing at Memphis International Airport

### **\$659 Million Data Center Cluster Delivered**

xAI super computers, Colossus 1 & 2, recently delivered in Memphis, driving AI infrastructure development in the region

### **90% Occupancy Rate for 385 Corridor Office Assets**

High tenant demand for entrepreneurs & small business owners with acquisition requirements in Memphis submarket

### **Stagnant Office Construction Pipeline**

Promoting scarcity for office executive suites or commercial office space for business owners & users in south east Memphis

### **Fox Plaza Positioned for Value-add Business Plan**

Asset is positioned for value-add investment plan to help move the needle on rents, or, reletting to long-term single tenant(s)

### **Greater Memphis Region Open for Business**

Numerous economic development projects underway with strategic plan Prosper Memphis 2030

*Data Sources: M&M Research, CoStar Research, Turner Construction Co., Tennessee Association of Air Carrier Airports (TAACA), TDOT Traffic Data*

# Fox Plaza Office Park: Executive Office Suites in Memphis 385 Corridor

HIGHLIGHTS

- Value-add investment opportunity with ability to lease-up remaining spaces and push rents, or, reposition asset to attract long-term users
- Currently operated as collaborative space for small business owners with flexibility in lease terms, creating competitive environment for space use and opportunities for capturing long term single-tenants, such as medical, tech, or automotive firms
- High demand for office space in southeast Memphis with 90% occupancy rate for 385 Corridor Office Assets\*
- Finish the Business Plan: Current owner allocated \$100,000 to the property, completing landscaping, exterior renovations, signage upgrades, and parking surface patching and re-striping (in process)
- Property management is open to staying on board to provide a seamless transition for buyers seeking to use the “Executive Suites Business Model”

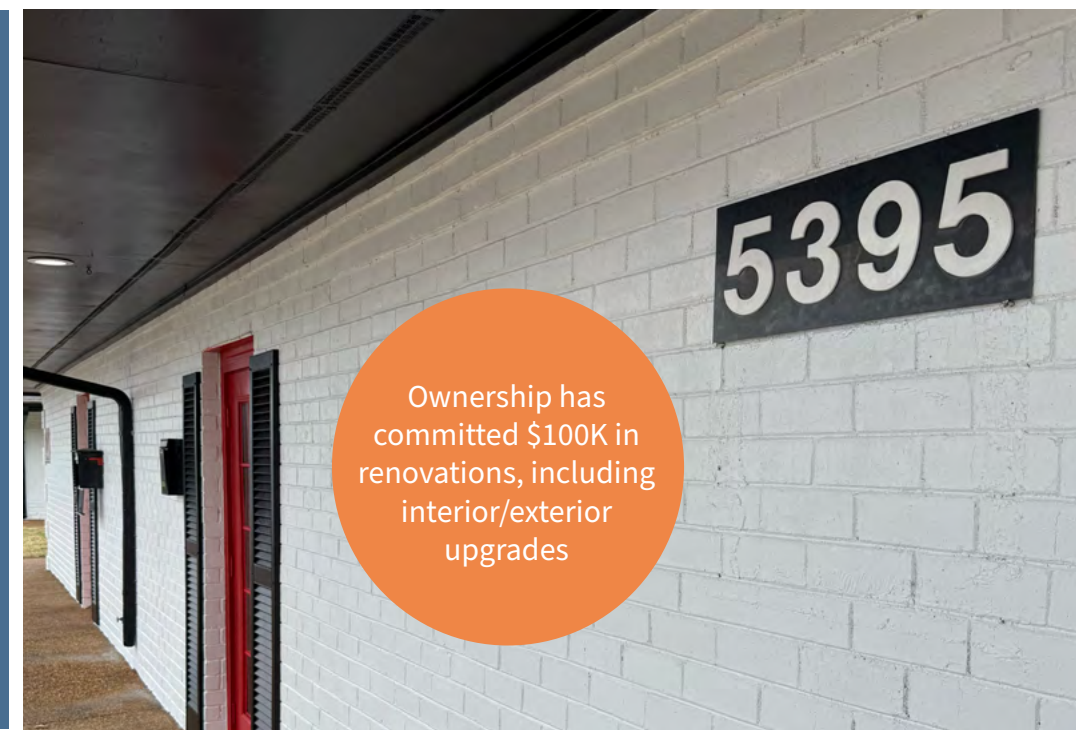


**Address:** 5395 & 5405 Fox Plaza Drive, Memphis, Tennessee 38115  
**Property Type:** Office  
**Rentable Square Feet:** 14,468



## Executive Suites Model Ideal for Capturing Today's Tenant Demand

- Model caters to large entrepreneurial tenant base experiencing growth in a business-friendly area
- Diversified rent roll with wide array of business sectors mitigates downside risk
- Minimal improvements needed for re-leasing



Ownership has committed \$100K in renovations, including interior/exterior upgrades

\*Note: M&M Research & CoStar Research

## Recent Economic Development Activity Positioning Memphis as the Next Frontier for Business & Investment

### **\$1.2 BILLION PROJECT THE WALK ON UNION**

set to be amongst the largest multi-phased mixed-use developments in the southeast, including top-of-the-line residential, flexible office space and retail offerings in Downtown Memphis. Below are a few details surrounding phase one of the project:

- **702** Amenitized Residential Units
- **142,279 SF** of Class A+ Office
- **349** Hotel Keys
- **57,574 SF** of Retail
- **3.7 Acres** of Green Space



Data Sources: M&M Research, Memphis Chamber of Commerce, MemphisWalk.com, x.AI/Memphis, Corporate.Ford.com, Reuters

## MEMPHIS IS HOME TO \$659 MILLION “COLOSSUS 1&2” XAI’S STATE-OF-THE-ART SUPERCOMPUTERS

Pictured: xAI Data Center

xAI is a leading company in artificial intelligence (AI) dedicated to accelerating human scientific discovery. The firm recently merged with SpaceX, a leading American aerospace manufacturer and space transport company who is currently seeking a public offering at a \$1.75 Trillion valuation, the largest stock market listing in global history.

**With the new Colossus facility, xAI has pledged to create new opportunities, revitalize the industrial footprint, and help position Memphis as a national hub for advanced manufacturing and high-performance infrastructure.**

### **Memphis Medical District Rapidly Expanding**

With 40,000+ employees and students and 10,000+ residents, the Memphis Medical District is poised for growth, expansion, and opportunity. The district sits between Downtown and Midtown Memphis, and is home to large medical facilities, educational institutions, and small businesses.

- **+3.2 Million** in Grants Dispersed
- **+60,000** Hospitality Engagements
- **+500** Hire Local Resident Participation
- **+300 Businesses** Receiving Technical Assistance
- **+60** New Businesses Opened in the District
- **35** Streetscape & Landscape Improvement Projects

### **Fords New Tennessee Truck Plant**

- This new plant, approximately 30-40 mins from the Memphis core, is set to create approximately 2,300 new jobs across West Tennessee
- Ford changed plans from building electric F-150s to producing "Built Ford Tough" gas-powered trucks, citing lower EV demand and rising costs

# Greater Memphis Area Presents First Mover Advantage for Value-Add or Opportunistic Investors

## Prosper Memphis 30 is the Blueprint of the Future

This economic development plan represents the first strategic growth initiative in more than 20 years for the region. The data driven plan involves three major goals for the Greater Memphis Area which includes:

The Creation of **700** Advanced Industry Businesses

Producing **50,000** High-quality Jobs (minority goal of 50%)

Awarding **20,000** STEM degrees and credentials annually

## Prosper Memphis 30 Builds on the Established Logistical Success of the Region

- Memphis has the busiest cargo airport in the U.S. and second busiest in the world
- The third busiest trucking corridor in the nation
- The fifth largest inland port
- Contains five “Class 1 railroads”



**Simmons Bank Liberty Stadium** in Memphis is currently undergoing a major \$220M+ renovation, scheduled for completion in 2026

**Memphis Medical District** includes Regional One Health (site of the Level 1 Trauma Center), Methodist University Hospital (academic partner with UTHSC), and St. Jude Children’s Research Hospital

**Memphis International Airport**, home of the FedEx World Hub, with close proximity to FedEx’s Global HQ



*Pictured: Beale Street (Downtown Memphis)*



*Pictured: xAi Colossus*



*Pictured: FedEx World Hub*

## Memphis Has Strong Commitments to Cultural, Economic, Workforce, and Market Growth



*Pictured: St. Jude Children's Research Hospital*



*Pictured: FedEx Forum*

### Q1 2026 Office Market Summary\*

	385 Corridor	Downtown Memphis	East Memphis
<b>INVENTORY</b>	8.4M SF	12.2M SF	15.4M SF
<b>% LEASED</b>	90.2%	84.8%	87.6%
<b>ASKING RENT</b>	\$22.67	\$24.60	\$25.90
<b>U/C</b>	0 SF	0 SF	0 SF
<b>NET ABSORPTION</b>	(64K SF)	(64.1K SF)	(194K SF)

*\*Note: M&M Research, CoStar Research - Top 3 City of Memphis Submarkets based on Total Office Inventory*

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