

# Minglewood Hall

1555 Madison Ave, Memphis, TN 38104



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS



ASKING PRICE  
**\$4,250,000**

## BUILDING FOR SALE - 63,750 SF AVAILABLE

### PROPERTY HIGHLIGHTS

- 63,750+/- SF building
- Includes 1,138 seat venue space plus 400 capacity lounge
- Commercial kitchen
- Walk in cooler
- 2.59 acres with 125 dedicated parking spaces
- CMU-3 and CMU-1 zoning
- Three new 15-ton HVAC units serving the event space
- New 10-ton HVAC unit serving the backstage area
- Updated fire suppression system with new sprinkler heads and risers
- New emergency lighting



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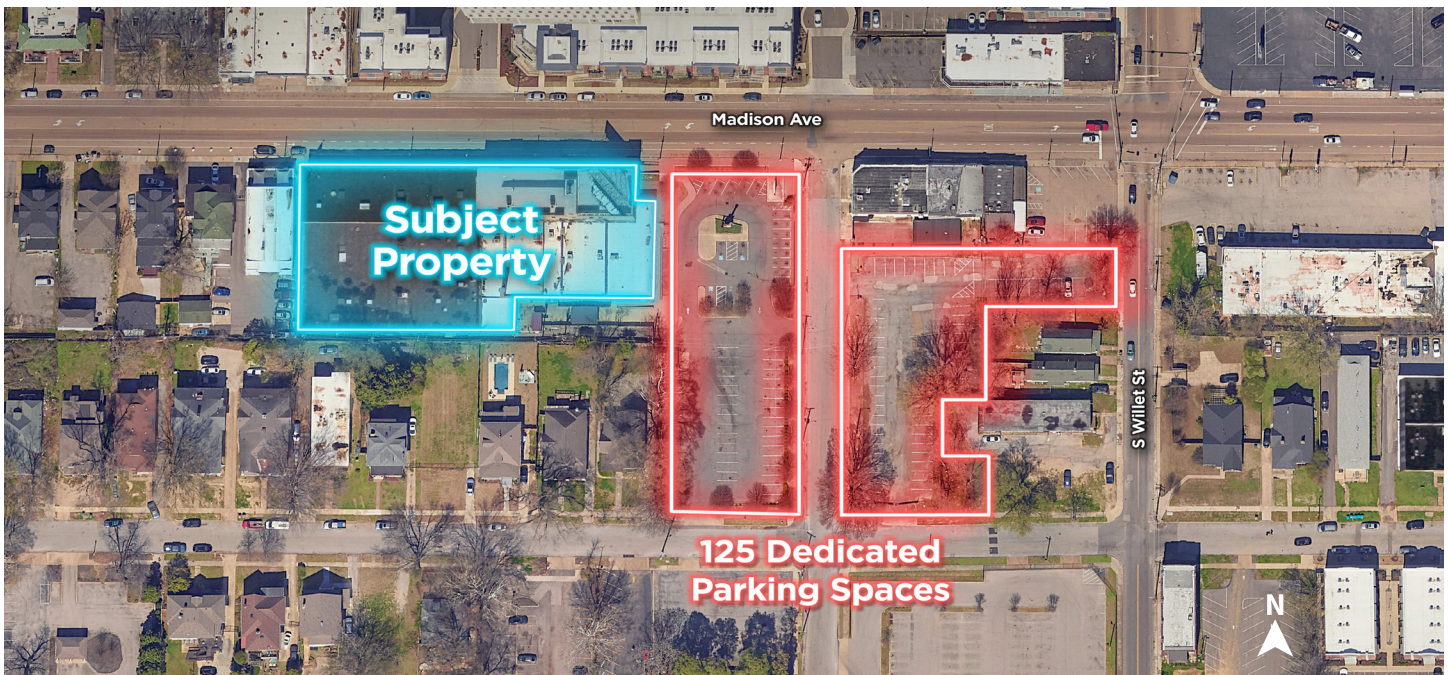
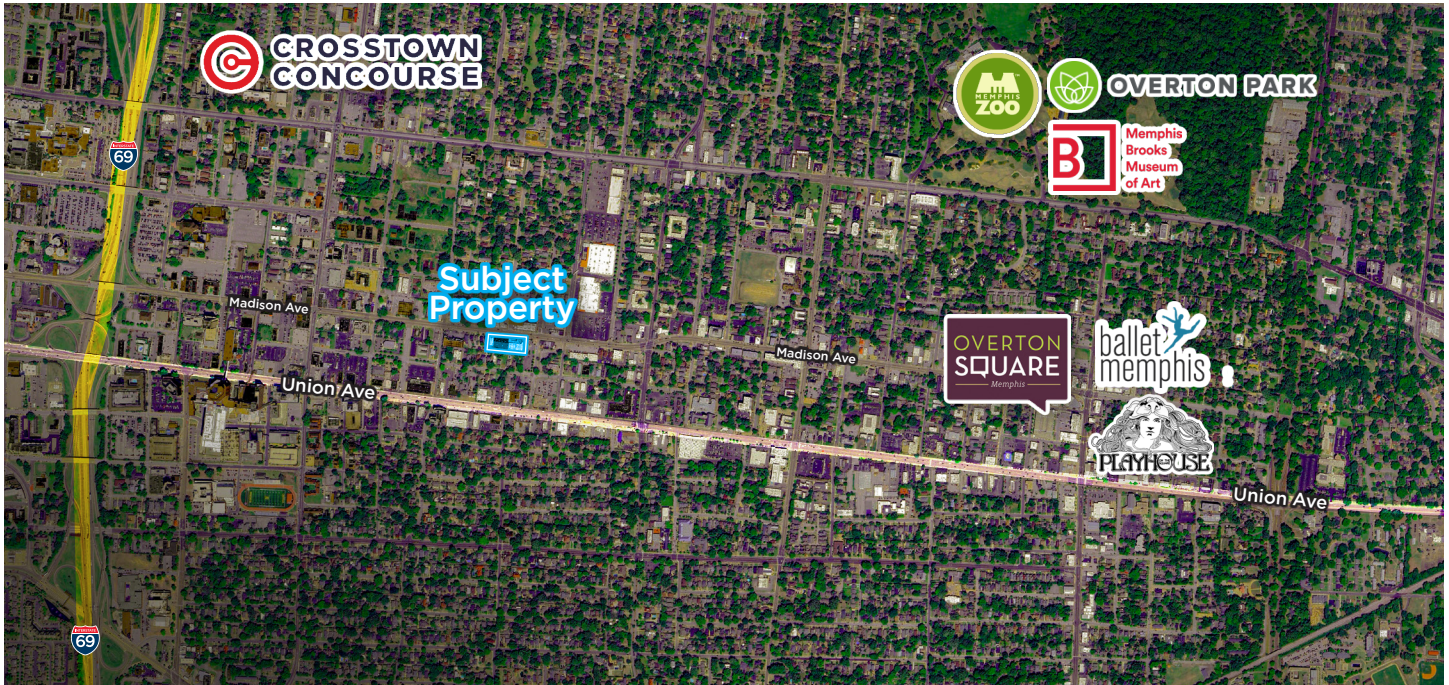


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## AMENITY MAP & PARKING AERIAL



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Architectural floor plan of the 1st floor. The plan includes the following labeled areas:

- BACK OFFICE 109
- STAGE 108
- GREEN ROOM 115
- GREEN ROOM 116
- GREEN ROOM 117
- OFFICE 121
- STAGING AREA 122
- RESTAURANT TENANT 123 (4,000 SF KITCHEN)
- OFFICE 105
- OFFICE 106
- T.O.S. 728 SF
- TENANT LEASE SPACE 107 (1800 SF)
- CORN 108
- STAIR 104
- MEN'S 103
- WOMEN'S 102
- UNOCCUPIED 4000 SF
- VESTIBULE 101
- UNOCCUPIED 100
- EXISTING TENANT 124 (4,000 SF)
- VESTIBULE 105
- PLANTER
- EXIST STAIR 111
- STAIR 112
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