

ONE MEMPHIS

200 Jefferson Ave. Memphis, TN 38103 Managed and Leased by:





Situated on two and a half blocks, One Memphis Place has stood for over 30 years as a prominent location in Downtown Memphis for all types of businesses. Adjacent to the Shelby County Courthouse and within short walking distance to city, county, state and federal offices, One Memphis Place serves as the most desirable location for businesses, firms, and organizations who desire to be in the heart of the Memphis community.

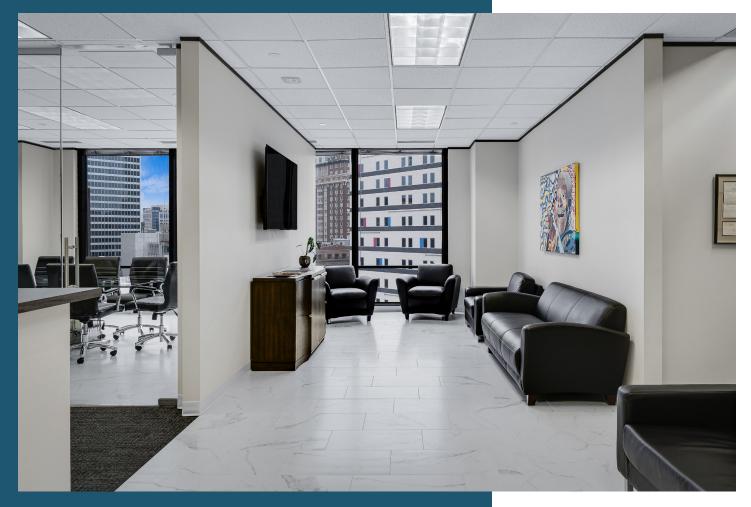
With stunning views, 24/7 security, covered and secured parking featuring a connecting sky-bridge, and a private park adjacent, it is no wonder that tenants of One Memphis Place have been calling the building their home for an average of 20 years.

Now, with new ownership for the first time since 1998, this beautiful and modern glass structure will get a new breath of life. Planned improvements include updated and modernized common area lobby, enhancement of the public outdoor space, and upgraded outdoor and indoor lighting. This, combined with improvements to neighboring properties, including three new hotels within a 2 block radius, provides for a vibrant and amenity-rich environment to work.

With spaces from 900 sq. ft. to 14,000 sq. ft., One Memphis Place offers an opportunity for office users of any size to succeed and thrive.

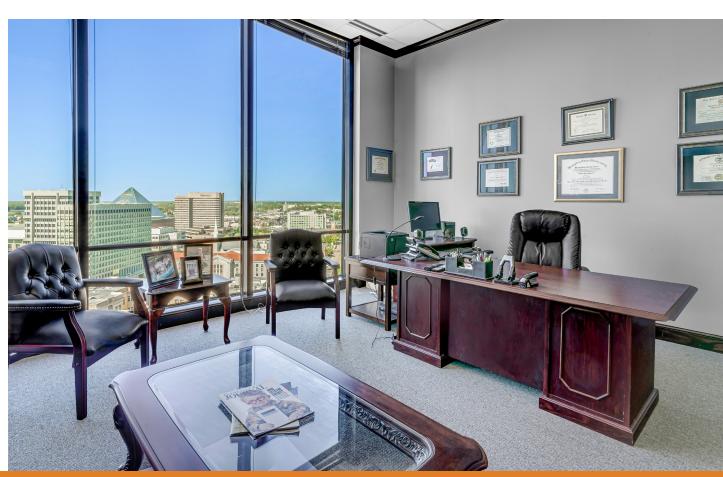
MINUTES FROM I-240, I-40 AND I-55

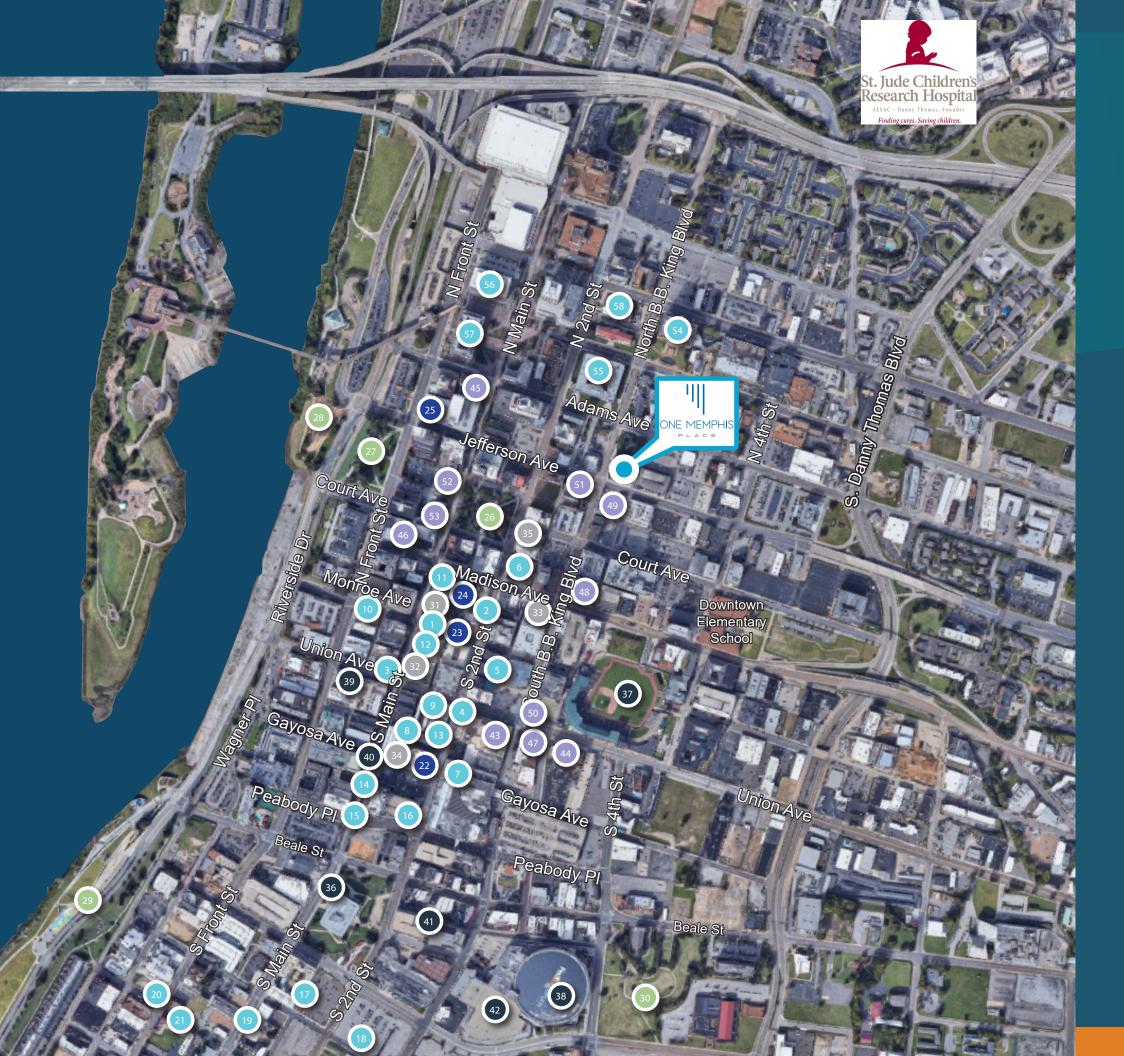
24/7 SECURITY











# ONE MEMPHIS PLACE AMENITIES WITHIN A 7 MINUTE WALK

### DINING

- 1. Flight Restaurant
- 2. McEwens on Monroe
- 3. Mesquite Chop House
- 4. Capriccio Grill
- 5. The Rendezvous
- 6. The Brass Door
- 7. Texas de Brazil
- 8. Aldo's Pizza
- 9. Huey's
- 10. Bardog
- 11. Felicia Suzanne's
- 12. Maciel's
- 13. Kooky Canuck
- 14. The Majestic Grille
- 15. Lenny's
- 16. Flying Saucer
- 17. Catherine & Mary's
- 18. Pontotoc Lounge
- 19. Pearl's Oyster House
- 20. The Gray Canary
- 21. Gus's World Famous
  Fried Chicken
- 22. Tamp and Tap
- 23. Starbucks
- 24. Cafe Keough
- 25. Qahwa

## OUTDOOR

- 26. Court Square
- 27. Memphis Park
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- 28. Mississippi River Park29. Beale Street Landing
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- 30. Robert E. Church Park

### ANKS

- 31. Truist Bank
- 32. Regions Bank
- 33. First Horizon Bank
- 34. Bank of America
- 35. Bank Tennessee

### ENTERTAINMENT

- 36. Orpheum Theatre
- AutoZone Park Memphis Redbirds Baseball and
   901 FC Soccer
- 38. The FedEx Forum
- 39. The Cotton Museum
- 40. Belz Museum of Asian and Judaic Art
- 41. BB King's Blues Club
- 42. Memphis Rock n' Soul

# **HOTELS**

- 43. The Peabody
- 44. Hilton Garden Inn
- 45. Courtyard by Marriott
- 46. Hu Hotel
- 47. Double Tree by Hilton
- 48. Hotel Napoleon
- 49. Hotel Indigo
- 50. Canopy by Hilton
- 51. Marriot Aloft
- 52. MOXY Memphis
- 53. SpringHill Suites by Marriott

# NEARBY GOVERNMENT BUILDING

- 54. Shelby County Justice Center
- 55. Shelby County Courthouse
- 56. Odell Horton Federal Buidling57. Memphis City Hall
- 58. Shelby County Buildilng



PLACE



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