

# 5384 POPLAR

5,000 - 15,148 RSF GROUND FLOOR AVAILABLE ON POPLAR AVENUE



WITH BANK BRANCH

# Rare ground floor opportunity on Poplar Avenue.

## HIGHLIGHTS

- 5,000 - 15,148 SF on the ground floor
- Prominent entrance off of elevator lobby
- Floor to ceiling windows
- Fantastic visibility and accessibility on Poplar Avenue, with access to the stoplight at Valleybrook Drive.
- Covered and connected parking
- Building signage opportunities with average traffic counts of over 48,000 vehicles per day

## ADDITIONAL OPPORTUNITY



Existing bank branch complete with:

- Retail banking area
- Access to drive-through for teller and ATM
- Vault and safe deposit box

## RECENT PROPERTY IMPROVEMENTS



Newly renovated common area corridors and restrooms



New exterior paint and front entry doors



Parking lot and garage upgrades



New LED lighting in the parking areas



# Existing Bank Branch Opportunity



## SPACE FEATURES

- Vault
- Safe deposit box room
- Night deposit box
- Teller windows
- 5 offices
- Open area
- Break area

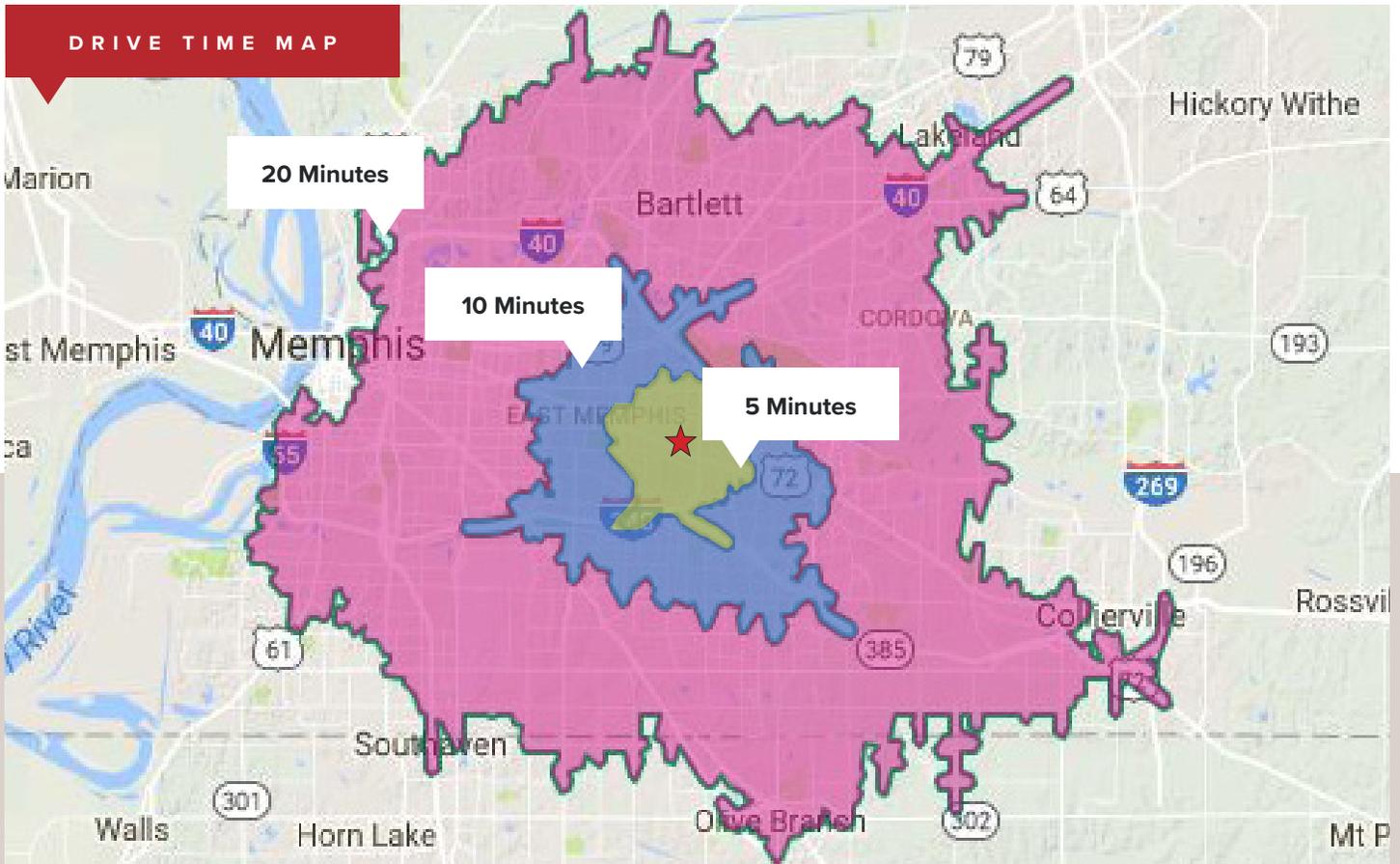
## HIGHLIGHTS

- 5,005 sq. ft. on ground floor
- Access to 3 lane drive-through with ATM and infrastructure in place, with access to traffic light on corner of Poplar Avenue and Valleybrook Drive
- Prominent signage on Poplar Avenue as well as on drive through structure



# One of the most convenient & accessible office properties in all of Memphis.

The Hobson Building is located in the heart of East Memphis on Poplar Avenue, less than a mile inside the I-240 Loop. With such close proximity to the interstate, it is only a 20 minute drive from almost anywhere in the Memphis and North Mississippi area, including Germantown, Collierville, Bartlett, Lakeland, Southaven and Olive Branch. Hobson is only minutes from some of Memphis' most sought out restaurants and the adjacent traffic light allows Tenants easy ingress & egress to the city.





The offered office space features a functional layout with a welcoming reception area, 23 private offices, a conference room that can seat as many as 40 people, an open area for workstations, large work room, file and storage room, and an eat-in break room.

Welcoming reception off of main elevator lobby features two built-in reception desks.



Spacious conference room with an abundance of natural light

Large executive office.





Corridor with **private offices**

Centrally located **breakroom** serves as the ideal gathering spot for employees during the work day.



**Open Area** workstations

Large work room, allowing for **project collaboration and office hoteling.**



OFFICE OPTIONS

OPTION A: 7,000 RSF - 3,000 RSF

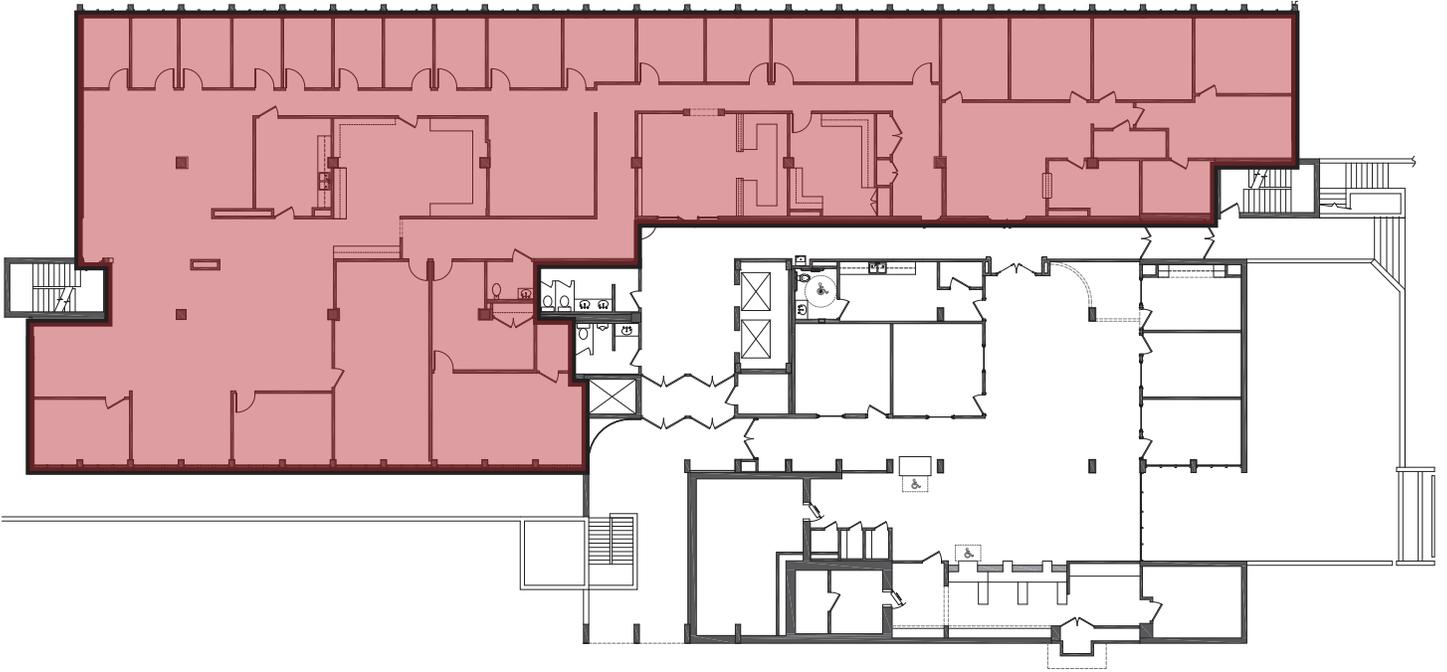


OPTION B: 8,251 RSF

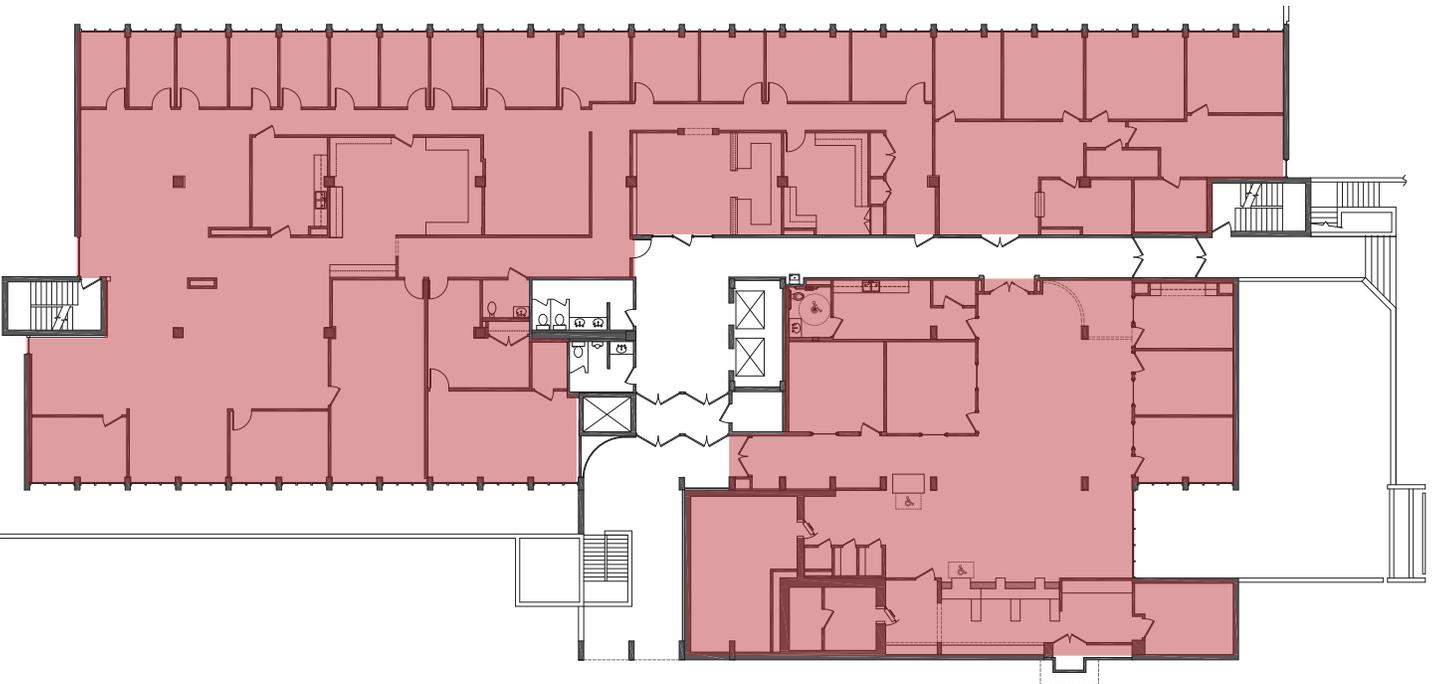


OFFICE OPTIONS CONTINUED

OPTION C: 10,143 RSF



OPTION D: UP TO 15,148 RSF





# 5384 POPLAR

FOR LEASING INFORMATION

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PMStudio\_November2022

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