

SPACE AVAILABLE

802 ROZELLE ST.

MEMPHIS, TN 38104

Two Flex/Office Spaces Available

→ **1st Floor | 5,400 SF**

→ **2nd Floor | 3,026 SF**

EXCLUSIVELY LISTED BY:

GILL
PROPERTIES

6815 Poplar Avenue, Suite 110
Germantown, TN 38138
901.758.1100



BROWN GILL
Vice President of Development
(C) 901-483-9974
brown@gillprop.com

PROPERTY HIGHLIGHTS

• THE BUILDING:

- ✓ Fully Renovated in 2017
- ✓ Natural Light and High Ceilings
- ✓ Exposed Architectural Elements
- ✓ Open Work-Spaces
- ✓ Exposed Brick Walls
- ✓ Concrete, Wood and Carpeted Floors

• MULTI-TENANT:

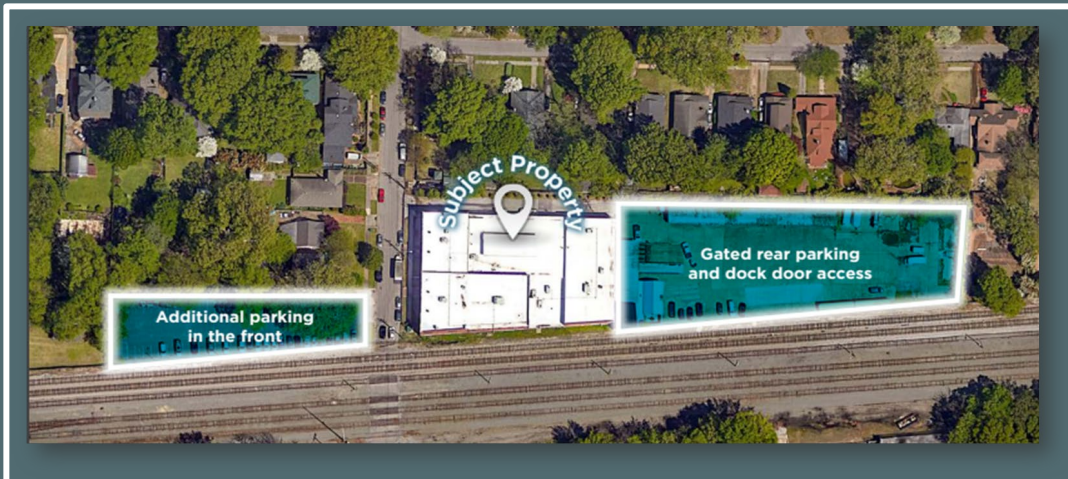
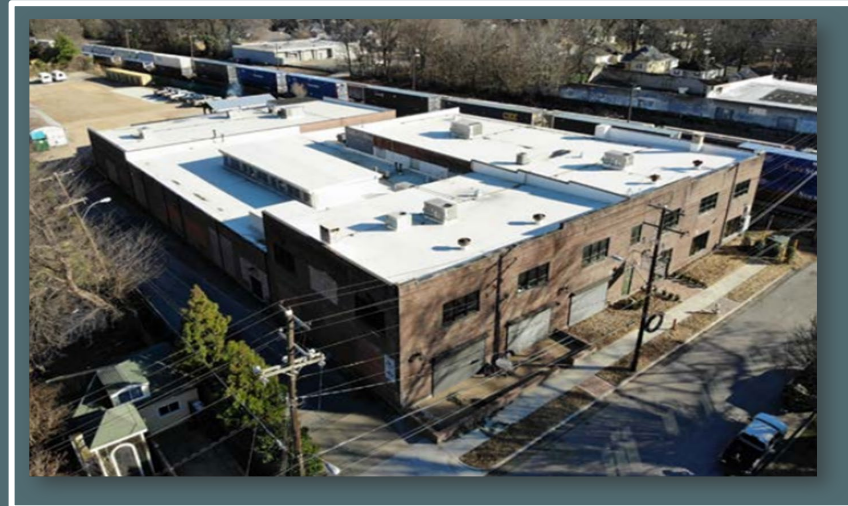
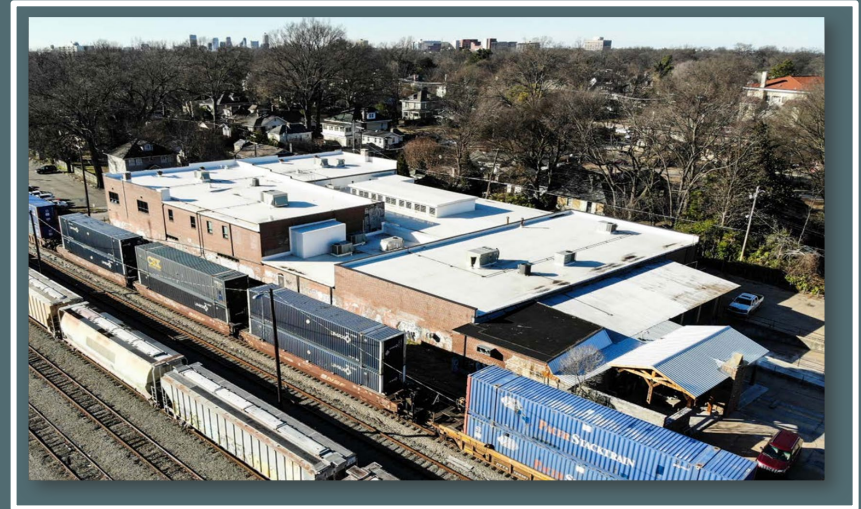
- ✓ McCabe Construction, Slingshot Memphis and Kemmons Wilson Family Foundation

• PARKING:

- ✓ Tenant Parking in front parking lot

• LOCATION:

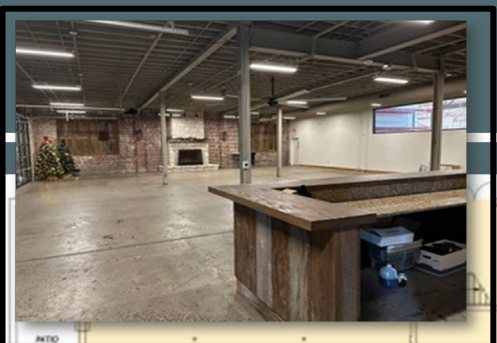
- ✓ 3 mi Downtown Memphis
- ✓ 2 mi to Overton Square, Cooper Young, Liberty Park, Universities



LEASE TERMS

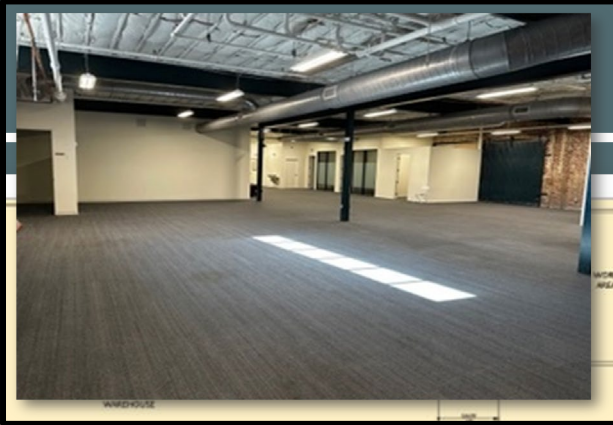
Minimum 3 to 5 Year Tenancy | \$20.00 PSF +
NNN \$5.00 PSF

First Floor | 5,400 SF

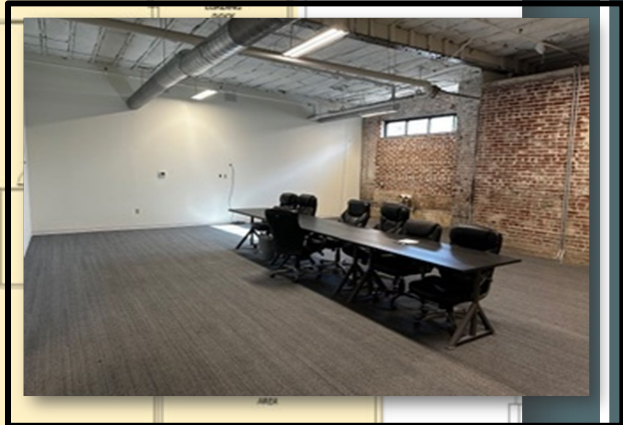
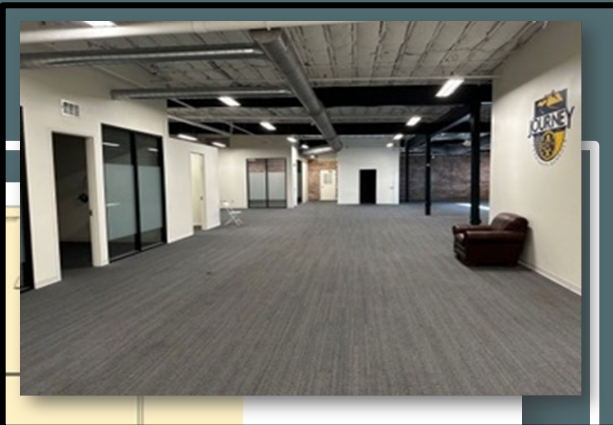


Banquet Room

Event Space Available to Tenants



WAREHOUSE



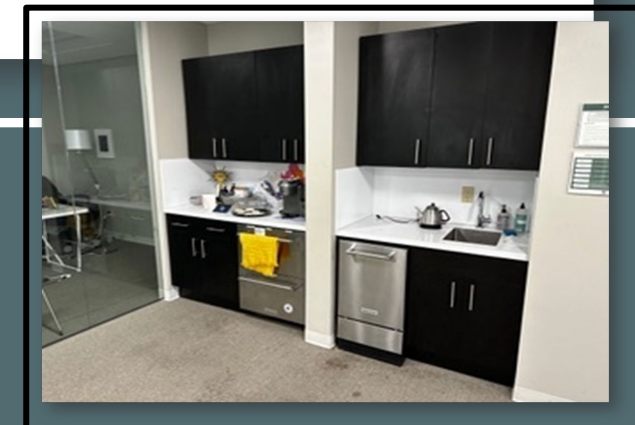
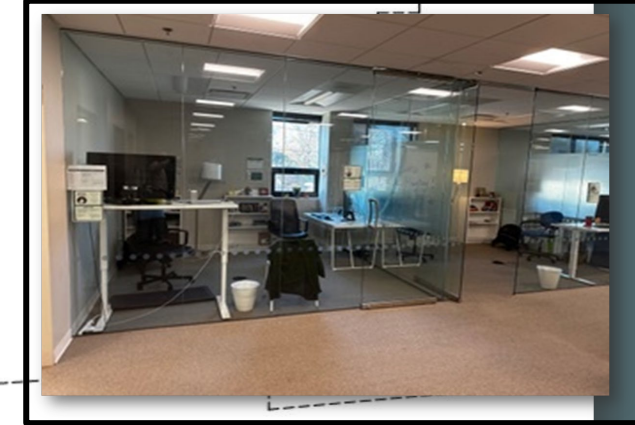
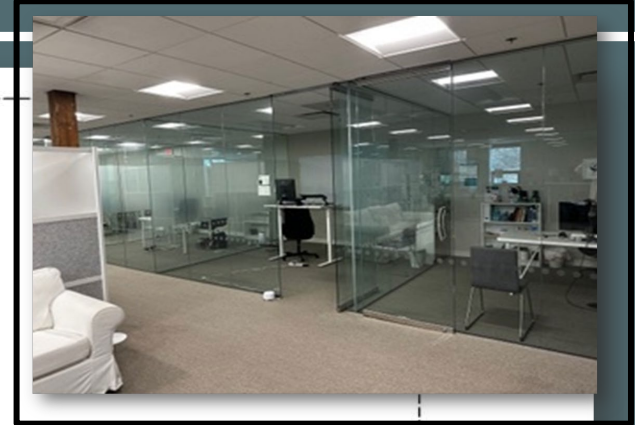
MEETING AREA



Open Work-Space Conference Room Two Private Offices Breakroom

AVAILABLE NOW

Second Floor | 3,026 SF



Multiple Private Offices Copy/Utility Room Two Conference Rooms
Flex Space Kitchenette

AVAILABLE MARCH 1, 2025

CREATIVE OFFICE STYLE

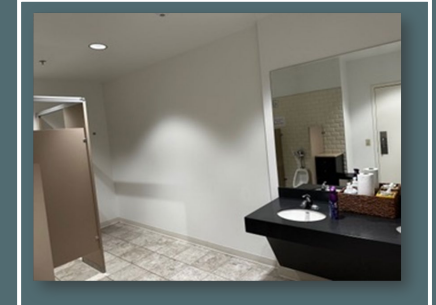
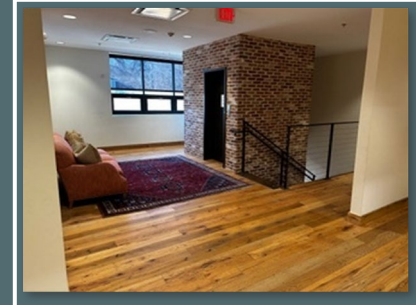
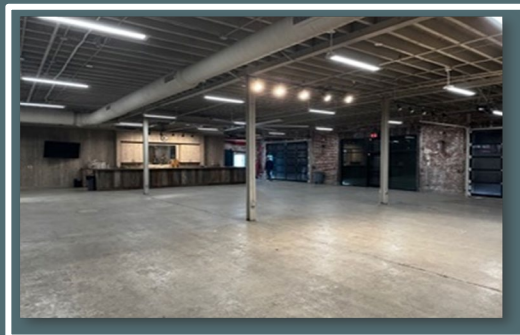
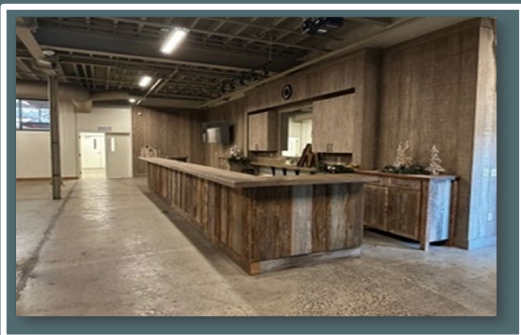
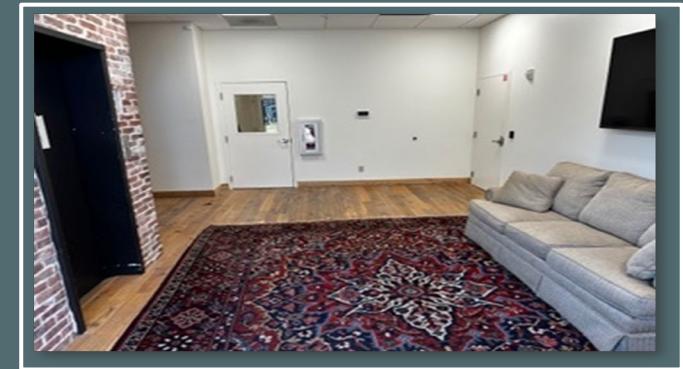
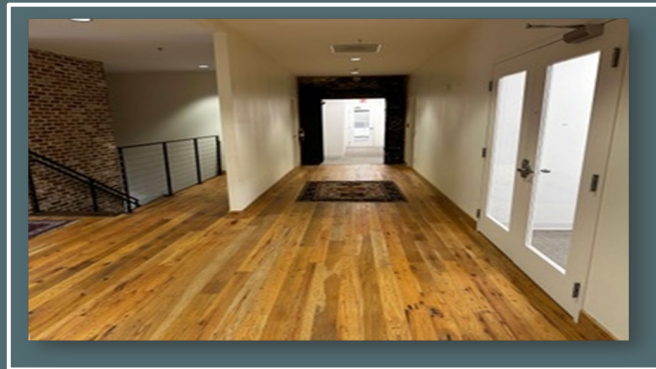
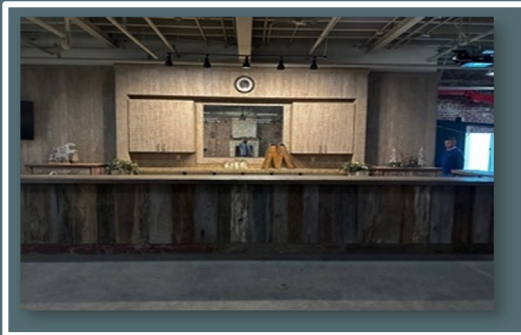
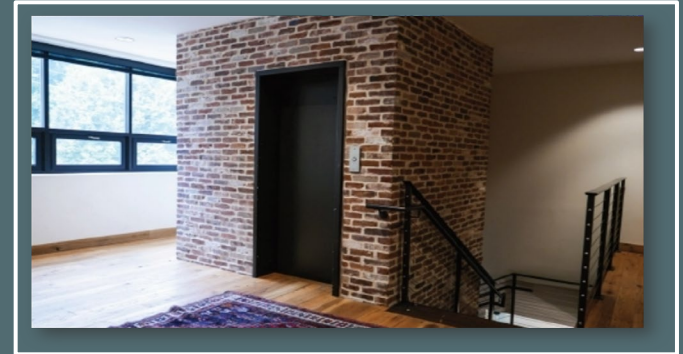
URBAN CHIC | ECLECTIC | CONTEMPORARY



McCabe Construction Company
(Owner/User)

Event Space

Inside 802 Rozelle Street



AERA OVERVIEW



DOWNTOWN MEMPHIS



OVERTON SQUARE



CHRISTIAN BROTHERS COLLEGE



LIBERTY PARK DEVELOPMENT



COOPER YOUNG



DEMOGRAPHICS

GILL
PROPERTIES

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	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	14,682	110,320	217,740
Households	7,122	49,730	96,660
HH Income	\$90,132	\$60,964	\$62,354