

Belz

**Park Avenue Professional Building**

930 S White Station Rd · Memphis, TN 38117



- 14,000 SqFt Professional Building
- Centrally located to shopping, restaurants and hotels
- Adjacent to the Eastgate Shopping Center
- 10 Minutes from Memphis International Airport

A signature building in prime east Memphis location, the Park Avenue Professional Building offers office space with the look and feel you want in exactly the place you want it. Shopping, restaurants, services, hotels, and medical facilities are just across the street, down the block and around the corner... and we'll build your space to suit to make sure it suits your image.

## Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

### MEMPHIS





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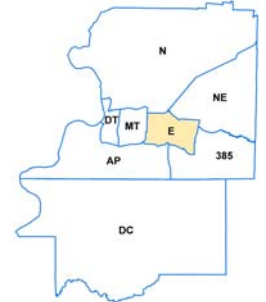
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### SubMarket Information

MEMPHIS · EAST · OFFICE

Contains all properties East of South Highland and West of Germantown Parkway. The Southern boundary is American Way East to Mt. Moriah, Mt. Moriah Southeast to Nonconnah Parkway, and Southeast on Nonconnah Parkway to Germantown Parkway. The Northern Boundary is Highway 70 East to I-240, I-240 Southeast to Walnut Grove, and Walnut Grove East to Germantown Parkway.



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