



Peabody Place Office Tower

100 Peabody Place · Memphis, TN 38103



- Full service office leases and retail spaces available
- Great views of the Mississippi River
- High-speed broadband available from Memphis Networx
- One block from Peabody Place Entertainment and Retail Center

Downtown's most prominent business address, with 15 stories including 8 levels of Class A Luxury office space, retail and commercial space and 6 levels of covered parking. One block from historic Beale Street and the Orpheum Theatre. Nearby the FedEx Forum, Autozone Park and the Mississippi riverfront.

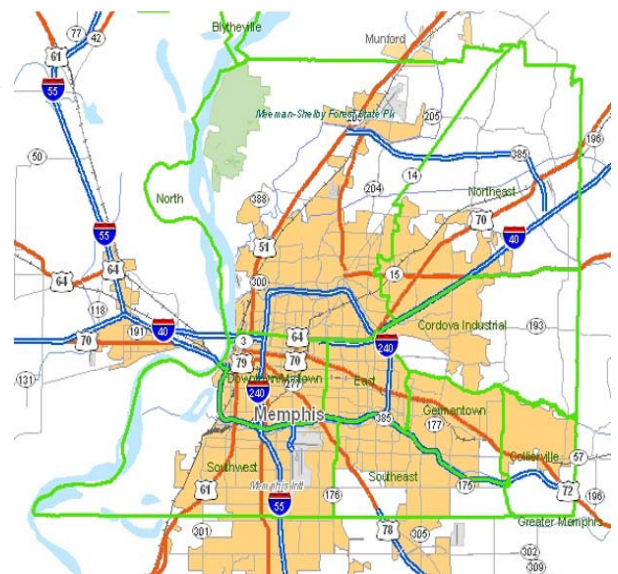
Market Information

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





SubMarket Information

MEMPHIS · DOWNTOWN/MIDTOWN · RETAIL

Contains all properties located East of the Mississippi River, West of Prescott, North of I-55 & Southern portion of I-240 and South of Summer/North Parkway.



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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
100 Peabody Place	1100	8,206 (SF)	OFFICE
100 Peabody Place	1325	6,796 (SF)	OFFICE
100 Peabody Place	0175	1,960 (SF)	OFFICE



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UNIT INFORMATION

Unit ID: 1100

Address: 100 Peabody Place Memphis, TN 38103

Unit Area: 8,206 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Peabody Place Office Tower

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UNIT INFORMATION

Unit ID: 1325

Address: 100 Peabody Place Memphis, TN 38103

Unit Area: 6,796 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: 0175

Address: 100 Peabody Place Memphis, TN 38103

Unit Area: 1,960 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services