

## The Enclave

8304 Walnut Grove Road · Memphis, TN 38018



- Charmingly different office space
- Distinctive collection of individual addresses
- Landscaped and gated brick entrances
- One, two and three story structures

The Enclave Office Park is a distinctive collection of individual addresses with landscaped and gated brick entrances. The three buildings reflect the architecture of a small French village, offering one, two and three story structures of generous scale. Each building boasts an individual character with custom details like aged brick, copper gutters, wood windows, French doors and nine foot interior ceilings. The buildings are enhanced by generous landscaping, an illuminated parking court, providing generous front door parking and ground floor entrances for each tenant. The office spaces combine flexible and efficient modular office layouts with architecturally detailed common lobbies.

## 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 · NORTHEAST · OFFICE

The Eastern Boundary is the Shelby/Fayette County Line. The Northern/Western Boundary is Highway 79/Summer Avenue. The Southern Boundary roughly follows I-240 from Summer Avenue Southeast to Walnut Grove. It continues East on Walnut Grove to Germantown Parkway. It turns South on Germantown Parkway to the Wolf River and follows the Wolf River East to the Shelby/Fayette County Line.

