

149 Union Avenue · Memphis, TN 38103



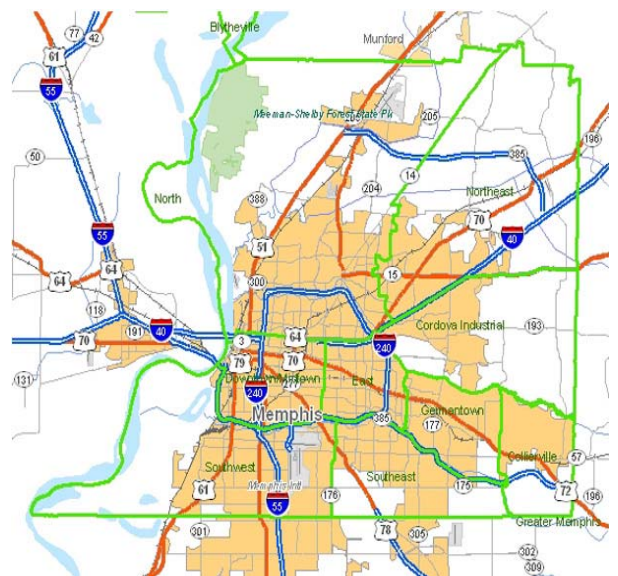
- In the heart of "The Music City" you'll find The Peabody Memphis, an exclusive AAA Four Diamond downtown Memphis hotel. This historic icon of the city, home of the world-famous Peabody Ducks, opened its doors in 1925 and is listed on the National Register of Historic Places. Having recently completed an expansive guestroom restoration, The Peabody Memphis continues to carry the distinction as "the South's Grand Hotel." Our convenient location in the heart of downtown allows easy access by foot or by trolley to nearby attractions, including Peabody Place Entertainment and Retail Center, AutoZone Park, Beale Street, the Memphis Rock 'n' Soul Museum, The Orpheum Theatre, Gibson Guitar Factory and FedEx Forum. Join great retailers such as Gould's Day Spa, Lansky Brothers, and Capricio

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

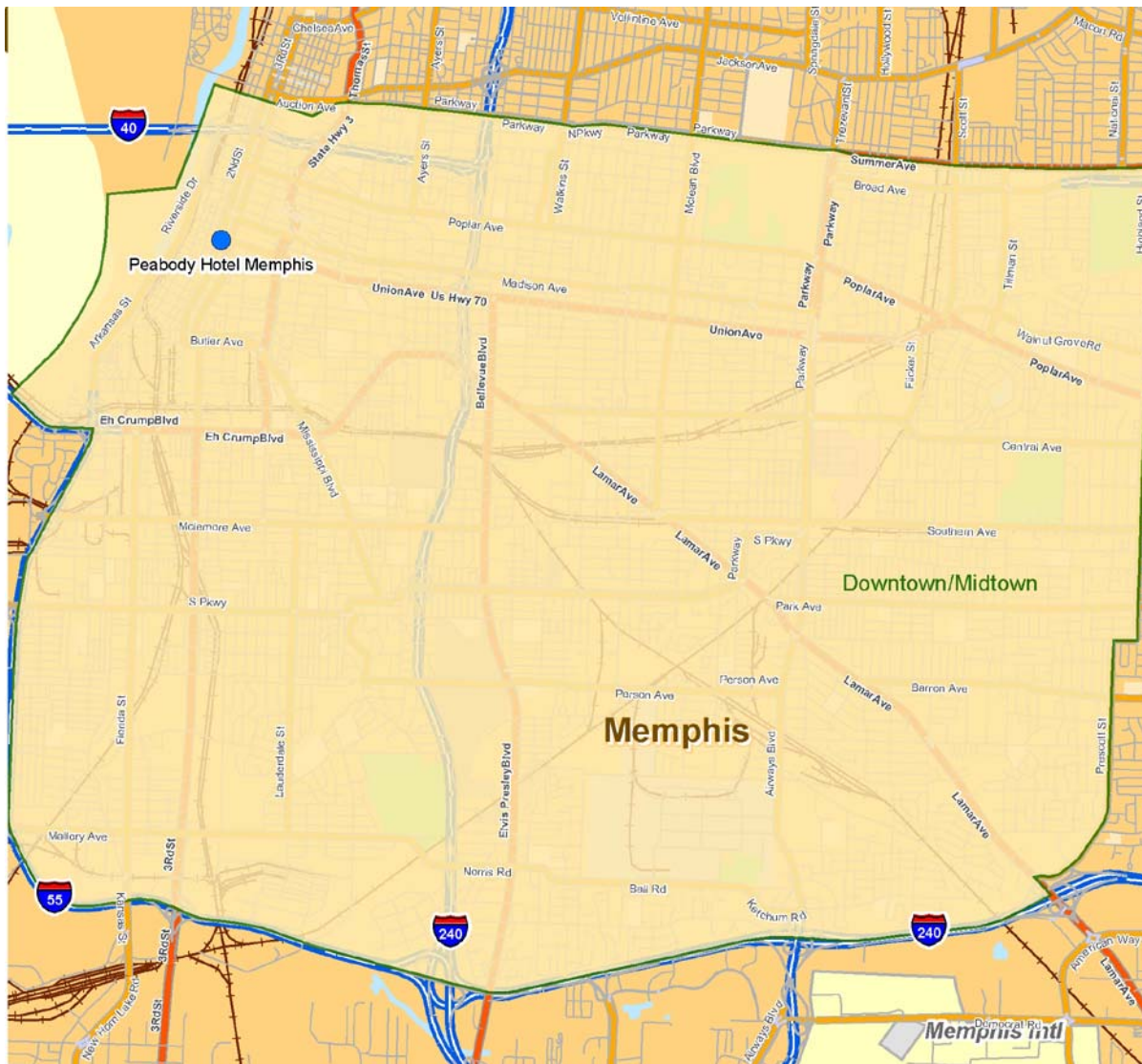




SubMarket Information

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.





Peabody Hotel Memphis

149 Union Avenue · Memphis, TN 38103



Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
149 Union Avenue	B050	360 (SF)	RETAIL
149 Union Avenue	B210	4 (SF)	RETAIL
149 Union Avenue	B280	2 (SF)	RETAIL
149 Union Avenue	B295	2 (SF)	RETAIL
149 Union Avenue	B045	300 (SF)	RETAIL
149 Union Avenue	B220	4 (SF)	RETAIL
149 Union Avenue	B301	2 (SF)	RETAIL



Peabody Hotel Memphis

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UNIT INFORMATION

Unit ID: B050

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 360 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B210

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 4 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B280

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 2 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B295

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 2 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B045

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 300 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B220

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 4 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 Hotel Memphis

149 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: B301

Address: 149 Union Avenue Memphis, TN 38103

Unit Area: 2 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