



88 Union Center

88 Union Avenue · Memphis, TN 38103



- 83,675 SF of Downtown Office Space
- Close to area attractions, restaurants and hotels.
- Convenient parking
- Fitness Center and Sauna Onsite

Located in Downtown Memphis, 88 Union Center has a prime location overlooking the Mississippi River and within walking distance of most downtown attractions. The building boasts an on-site fitness center as well as a sauna. Close to the FedEx Forum, the Orpheum Theatre, Beale street, Peabody Place Entertainment and Retail Center and area restaurants, this building is a great location for your office.

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

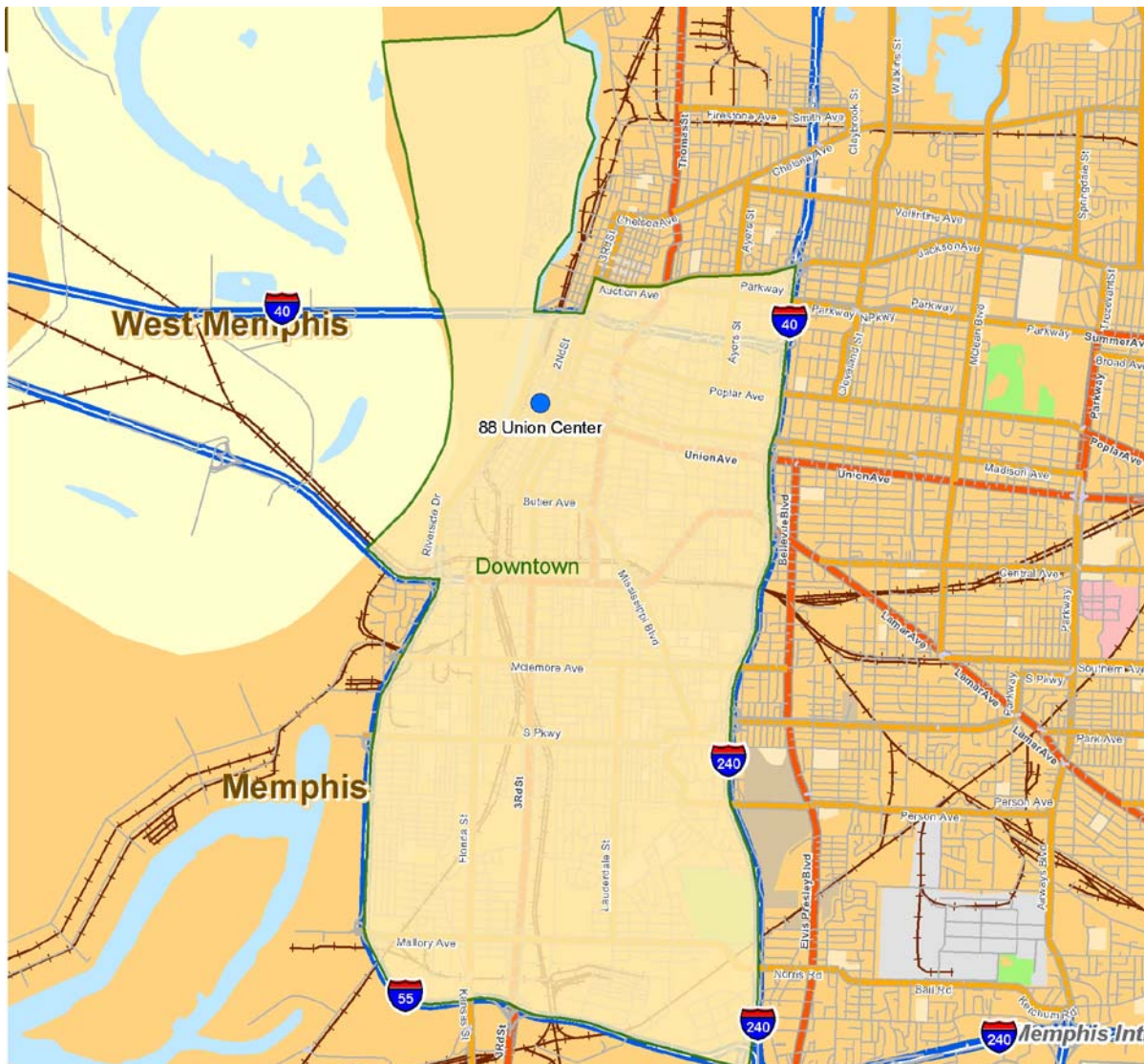
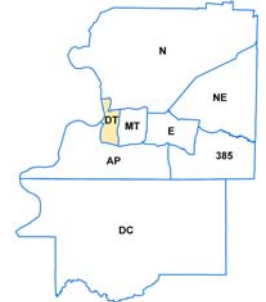




SubMarket Information

MEMPHIS · DOWNTOWN · OFFICE

The Eastern Boundary is I-240/I-40. The Southern Boundary is I-55. The Western Boundary is I-55/Riverside Drive. The Northern Boundary is Jackson Avenue.





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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
88 Union Avenue	0200	4,222 (SF)	OFFICE
88 Union Avenue	0201	3,327 (SF)	OFFICE
88 Union Avenue	0800	4,594 (SF)	OFFICE
88 Union Avenue	0001	4,586 (SF)	OFFICE
88 Union Avenue	0002	918 (SF)	OFFICE
88 Union Avenue	0003	2,700 (SF)	OFFICE
88 Union Avenue	1150	2,093 (SF)	OFFICE
88 Union Avenue	0005	153 (SF)	OFFICE



88 Union Center

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UNIT INFORMATION

Unit ID: 0200

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 4,222 Square Feet Available

● Exterior Walls:

Material: Masonry with Brick Veneer

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Thickness: 8"

● Clear Heights:

Min. Heights: 10'

10' clear high to ceiling

● Fire Suppression:

Available from Asset Management Services

● Column Spacing:

Spacing: 16' x 16'

● HVAC:

Type: Water source heat pumps

● Roofing System:

Material: EPDM

Built up

● Lighting:

Type: Fluorescent and Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



88 Union Center

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UNIT INFORMATION

Unit ID: 0201

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 3,327 Square Feet Available

● Exterior Walls:

Material: Masonry with Brick Veneer

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Thickness: 8"

● Clear Heights:

Min. Heights: 10'

10' clear high to ceiling

● Fire Suppression:

Available from Asset Management Services

● Column Spacing:

Spacing: 16' x 16'

● HVAC:

Type: Water source heat pumps

● Roofing System:

Material: EPDM

Built up

● Lighting:

Type: Fluorescent and Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



88 Union Center

88 Union Avenue · Memphis, TN 38103



UNIT INFORMATION

Unit ID: 0800

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 4,594 Square Feet Available

● **Exterior Walls:**

Material: Masonry with Brick Veneer

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Thickness: 8"

● **Clear Heights:**

Min. Heights: 10'

10' clear high to ceiling

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Spacing: 16' x 16'

● **HVAC:**

Type: Water source heat pumps

● **Roofing System:**

Material: EPDM

Built up

● **Lighting:**

Type: Fluorescent and Incandescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



88 Union Center

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UNIT INFORMATION

Unit ID: 0001

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 4,586 Square Feet Available

● Exterior Walls:

Material: Masonry with Brick Veneer

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Thickness: 8"

● Clear Heights:

Min. Heights: 10'

10' clear high to ceiling

● Fire Suppression:

Available from Asset Management Services

● Column Spacing:

Spacing: 16' x 16'

● HVAC:

Type: Water source heat pumps

● Roofing System:

Material: EPDM

Built up

● Lighting:

Type: Fluorescent and Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: 0002

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 918 Square Feet Available

● Exterior Walls:

Material: Masonry with Brick Veneer

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Thickness: 8"

● Clear Heights:

Min. Heights: 10'

10' clear high to ceiling

● Fire Suppression:

Available from Asset Management Services

● Column Spacing:

Spacing: 16' x 16'

● HVAC:

Type: Water source heat pumps

● Roofing System:

Material: EPDM

Built up

● Lighting:

Type: Fluorescent and Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: 0003

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 2,700 Square Feet Available

● **Exterior Walls:**

Material: Masonry with Brick Veneer

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Thickness: 8"

● **Clear Heights:**

Min. Heights: 10'

10' clear high to ceiling

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Spacing: 16' x 16'

● **HVAC:**

Type: Water source heat pumps

● **Roofing System:**

Material: EPDM

Built up

● **Lighting:**

Type: Fluorescent and Incandescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



88 Union Center

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UNIT INFORMATION

Unit ID: 1150

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 2,093 Square Feet Available

● **Exterior Walls:**

Material: Masonry with Brick Veneer

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Thickness: 8"

● **Clear Heights:**

Min. Heights: 10'

10' clear high to ceiling

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Spacing: 16' x 16'

● **HVAC:**

Type: Water source heat pumps

● **Roofing System:**

Material: EPDM

Built up

● **Lighting:**

Type: Fluorescent and Incandescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



88 Union Center

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UNIT INFORMATION

Unit ID: 0005

Address: 88 Union Avenue Memphis, TN 38103

Unit Area: 153 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