



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



- Full service office leases and retail spaces available
- Part of Peabody Place historic District
- High-speed broadband available from Memphis Networx
- One block from Peabody Place Entertainment and Retail Center

Now you can live, work and play downtown in the heart of Memphis' shopping and entertainment district at Peabody Place. Historic Pembroke Square offers luxury office, retail and living space outfitted with the latest operating systems. One block from historic Beale Street and the Orpheum Theatre. Within walking distance of FedEx Forum, Autozone Park and the Mississippi riverfront. Join great retailers such as Circa, the Belz Museum of Asian and Judaic Art, and the Center for Southern Folklore at Pembroke Square.

## 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

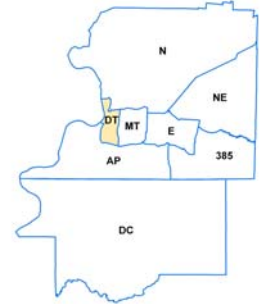




### SubMarket Information

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>
119 S. Main Street	A170	5,207 ( SF )	RETAIL
119 S. Main Street	A110	1,084 ( SF )	RETAIL
119 S. Main Street	A160	778 ( SF )	RETAIL
119 S. Main Street	0150	1,400 ( SF )	OFFICE
119 S. Main Street	0200	16,255 ( SF )	OFFICE
119 S. Main Street	0275	7,659 ( SF )	OFFICE
119 S. Main Street	0400	5,934 ( SF )	OFFICE
119 S. Main Street	0425	2,064 ( SF )	OFFICE
119 S. Main Street	0475	8,158 ( SF )	OFFICE
119 S. Main Street	0600	7,413 ( SF )	OFFICE
119 S. Main Street	0140	219 ( SF )	OFFICE
119 S. Main Street	0250	4,976 ( SF )	OFFICE
119 S. Main Street	0280	5,627 ( SF )	OFFICE



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** A170

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 5,207 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 8' 10"

drop

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** A110

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 1,084 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 11'

drop

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** A160

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 778 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 9'

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0150

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 1,400 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 13'

tile

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0200

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 16,255 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 13' 10"

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services





## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0275

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 7,659 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 13' 1"

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0400

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 5,934 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 8' 10"

drop

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0425

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 2,064 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 12'

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0475

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 8,158 Square Feet Available

#### ● **Exterior Walls:**

Min. Height: 86'

Material: Brick & Plaster

#### ● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

#### ● **Floors:**

Available from Asset Management Services

#### ● **Clear Heights:**

Min. Heights: 9' 7"

drop; tile

#### ● **Fire Suppression:**

Type: Wet

Sprinkler

#### ● **Column Spacing:**

Spacing: 22' 2" x 16' 3"

#### ● **HVAC:**

Type: AHU

50 ton Carrier water source

#### ● **Roofing System:**

Material: Asphalt

Built up

#### ● **Lighting:**

Type: Fluorescent

#### ● **Parking Area:**

Available from Asset Management Services

#### ● **Electrical:**

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0600

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 7,413 Square Feet Available

#### ● Exterior Walls:

Min. Height: 126'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 12' 1"

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0140

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 219 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 8'

tile

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0250

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 4,976 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 13' 10"

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services



## Peabody Place Pembroke

119 S. Main Street · Memphis, TN 38103



### UNIT INFORMATION

**Unit ID:** 0280

**Address:** 119 S. Main Street Memphis, TN 38103

**Unit Area:** 5,627 Square Feet Available

#### ● Exterior Walls:

Min. Height: 86'

Material: Brick & Plaster

#### ● Loading:

Available from Asset Management Services

Available from Asset Management Services

#### ● Floors:

Available from Asset Management Services

#### ● Clear Heights:

Min. Heights: 13' 9"

open

#### ● Fire Suppression:

Type: Wet

Sprinkler

#### ● Column Spacing:

Spacing: 22' 2" x 16' 3"

#### ● HVAC:

Type: AHU

50 ton Carrier water source

#### ● Roofing System:

Material: Asphalt

Built up

#### ● Lighting:

Type: Fluorescent and Incandescent

#### ● Parking Area:

Available from Asset Management Services

#### ● Electrical:

Available from Asset Management Services