



Accelerating success.



For lease

# Higginbotham Insurance Building

2670 Union Avenue Extended | Memphis, TN 38112

The Higginbotham Insurance Building is a 12-story high-rise strategically located between East Memphis and Downtown Memphis. The building offers a renovated lobby and elevators, on-site management, spacious common areas, and a common conference room. The property is surrounded by multiple amenities, including restaurants, banking and prime shopping.



Suite 1228:  
529 SF available  
for lease



Renovated  
lobby and  
elevators



On-site  
management



Surrounded  
by numerous  
amenities

Owned by:  
 In-Rel  
PROPERTIES

Suite 1228  
Square Footage:

# 529

[VIEW LISTING](#)

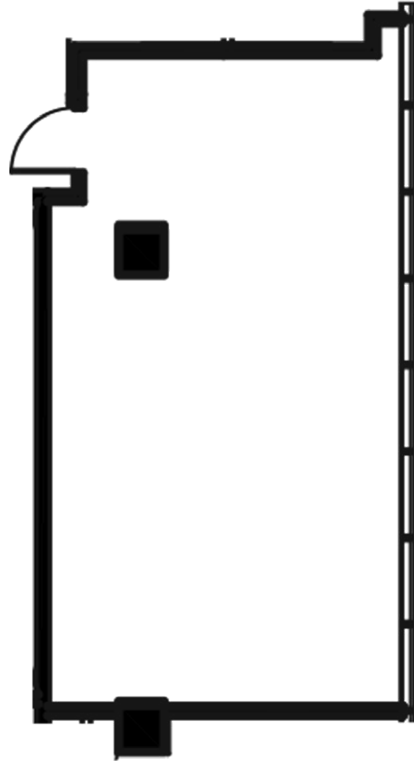
Contact us:

**Ron Riley**  
Senior Vice President  
+1 901 312 5787  
Memphis, TN  
ron.riley@colliers.com

**Laura P. Taylor**  
Vice President | Office  
+1 901 312 5772  
Memphis, TN  
laura.taylor@colliers.com

**Colliers**  
6363 Poplar Avenue, Suite 400  
Memphis, TN 38119  
P: +1 901 375 4800  
colliers.com/memphis

# Suite 1228 Profile



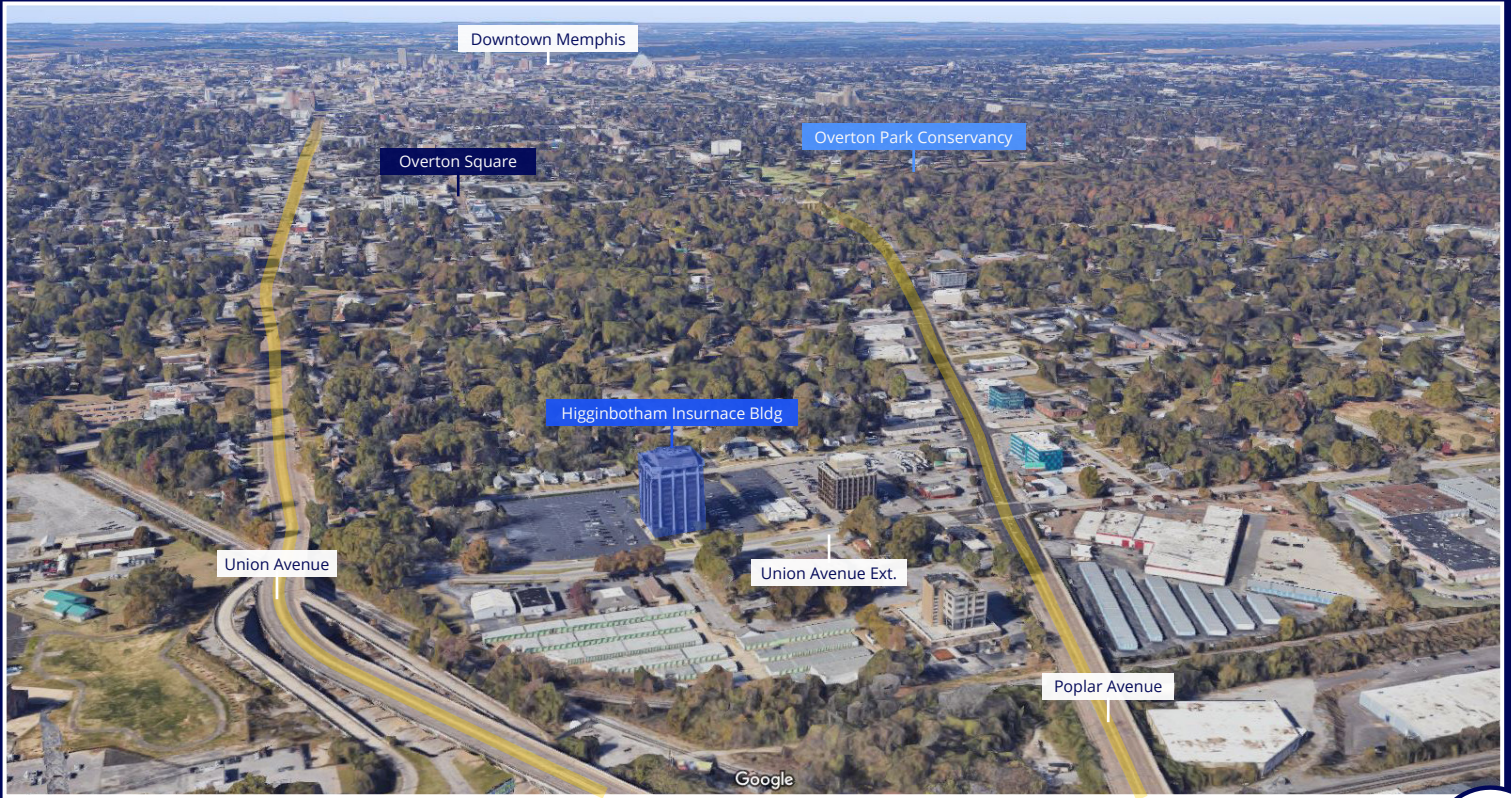
## Building Features:

- Suite 1228 – 529 SF available
- Renovated lobby and elevators within the building
- Digital directory in the building's lobby to assist tenants and guests
- On-site building manager
- Monument signage available
- Ample parking for tenants and clients throughout the property
- Located directly off of Poplar Avenue in Midtown Memphis
- Ideal for tenants who want to be close to East Memphis and Downtown Memphis
- Less than 10 minutes from Downtown Memphis
- Surrounded by multiple amenities, including restaurants, banking and prime shopping areas

## Photos:



# Amenities



## Overton Square Amenities

- |                          |                      |
|--------------------------|----------------------|
| 🍷 Babalu                 | 🍷 Lenny's            |
| 🎭 Ballet Memphis         | 🎨 Malco Studio       |
| 🍷 Bayou                  | 🏨 Memphain Hotel     |
| 🍷 Belly Acres            | 🍷 Memphis Pizza Cafe |
| 🍷 Blue Monkey            | 💰 Orion Federal Bank |
| 🍷 Boscos                 | 🍷 Porch & Parlor     |
| 🍷 Chef Kelly             | 💰 Regions Bank       |
| 🍷 Complicated Pilgrim    | 💰 Renasant Bank      |
| 💰 Commercial Bank        | 🍷 Robata Ramen       |
| 🧘 Delta Groove Yoga      | 🍷 Saltwater Crab     |
| 💰 First South            | 🍷 Second Line        |
| 🍷 Golden India           | 🍷 Side Street Grill  |
| ✂️ Gould's Salon Spa     | 🛒 Sweet Noshings     |
| 🍷 Huey's                 | 🍷 Tiger and Peacock  |
| 🎵 Lafayette's Music Room | 🍷 The Zebra Lounge   |

## Overton Park Conservancy

- 🌳 Overton Park
- 🏌️ Overton Park 9 Golf Course
- 🏛️ Memphis Brooks Museum of Art
- 🎵 Overton Park Shell
- 🐘 Memphis Zoo
- 🏛️ Rust Hall *(future home of Metal Museum)*

## Demographics (5 mile radius)

247,962  
2024 Population

106,686  
2024 Households

\$64,675  
Average Household Income

22,107  
Poplar Avenue Daily Traffic Count

View Online  
colliers.com/memphis



## Contact



**Ron Riley**  
Senior Vice President  
Memphis, TN  
+1 901 312 5787  
ron.riley@colliers.com



**Laura P. Taylor**  
Vice President | Office  
Memphis, TN  
+1 901 312 5772  
laura.taylor@colliers.com

## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



6363 Poplar Avenue, Suite 400  
Memphis, TN 38119  
P: +1 901 375 4800  
colliers.com/memphis

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.