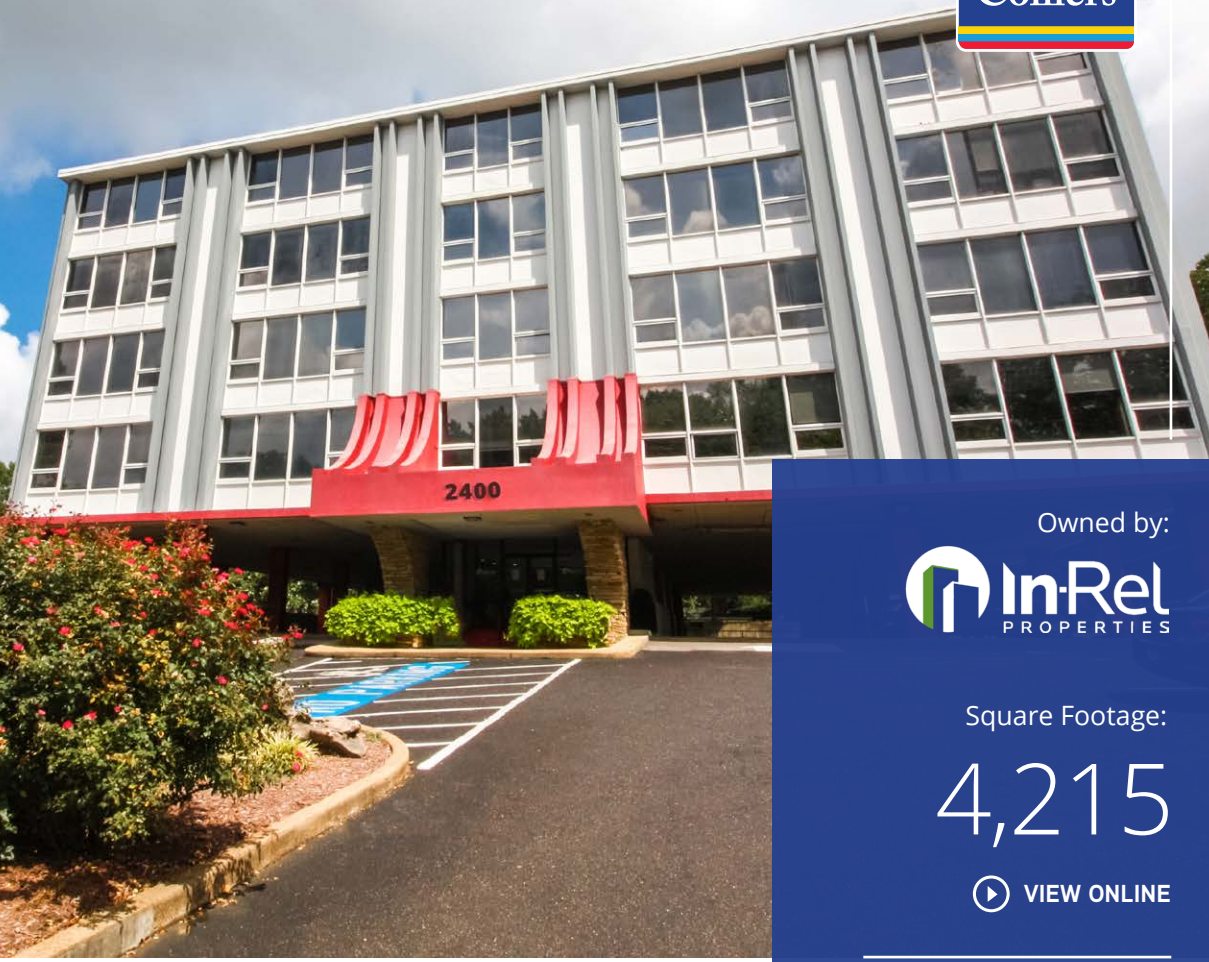


**NEWLY
AVAILABLE
SPACE!**



Owned by:



Square Footage:

4,215

[VIEW ONLINE](#)

For lease

2400 Poplar Avenue, Suites 435, 436 & 445 Memphis, TN 38119

Marquee Red immediately attracts the attention of more than 28,000 bypassers daily with its vivid red facade. Centrally located at East Parkway and Poplar Avenue, Marquee Red is ideal for tenants that need to be close to Downtown or East Memphis.

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



Suites
435, 436 & 445:
[Click here for
virtual tour!](#)



4,215 SF
NEWLY AVAILABLE!
(can be subdivided)



On-site security
& exterior
lighting

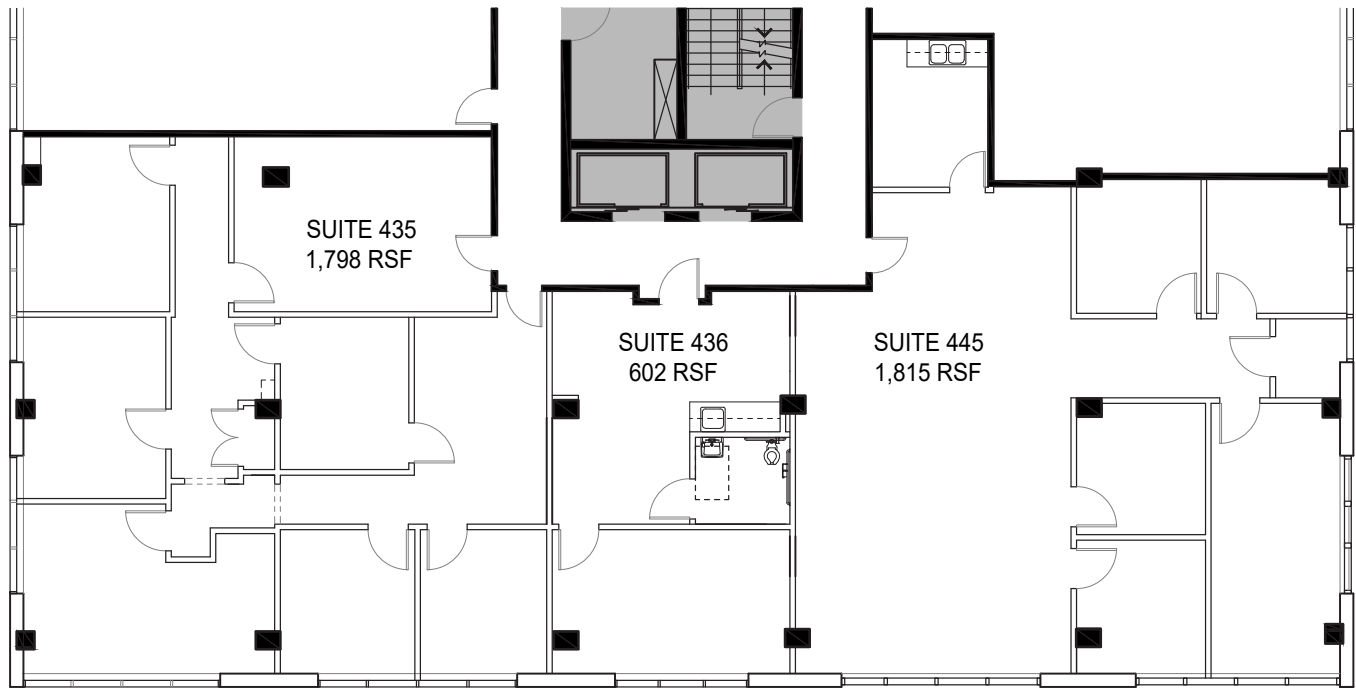


Surrounded
by numerous
amenities

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Colliers
6363 Poplar Avenue, Suite 400
Memphis, TN 38119
P: +1 901 375 4800
F: +1 901 312 5750

Suites 435, 436 & 445 Profile



FLOOR PLAN

SCALE: 1/8"=1'-0"
TOTAL COMBINED OFFICE AREA: 4,215 RSF
*PLAN NOT FOR CONSTRUCTION.
*PRINT ON 11X17 PAPER FOR CORRECT SCALE.

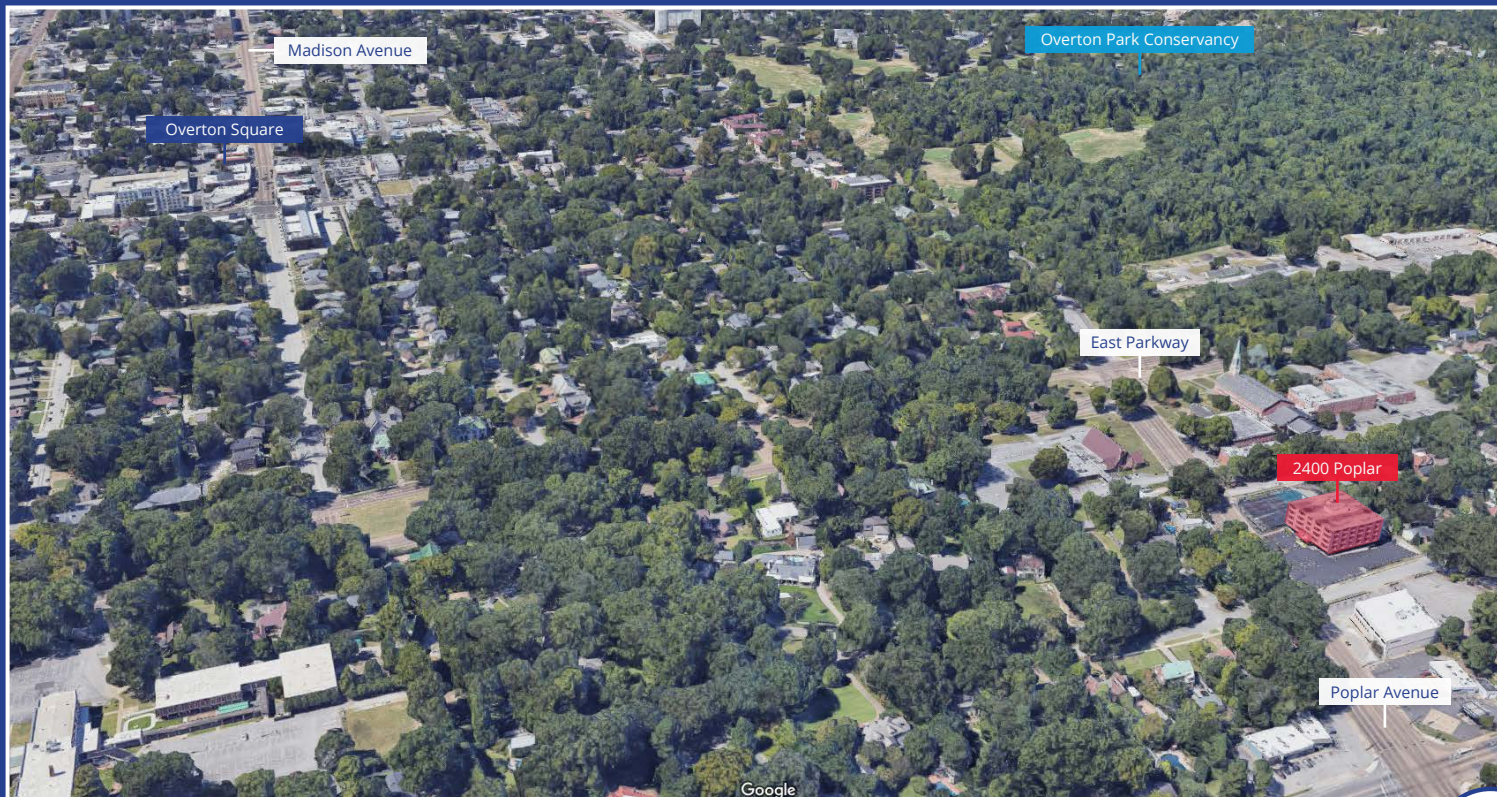


(4,215 SF of total space available - Able to subdivide as shown above)

Features

- **NEWLY AVAILABLE:** 4,215 SF of total office space available for lease
- Can accommodate the 4,215 SF contiguous space or subdivide as above
- Five-story office building that totals 43,528 square-feet
- Renovated lobby, digital directory, LED lighting & building facade
- Two levels of covered parking
- 24/7 Access with key card entry system
- On-site security guard positioned in lobby
- Exterior LED lighting for enhanced safety
- Monument signage available

Amenities



Overton Square Amenities

- Ψ 17 Berkshire
- Ψ Babalu
- 🎭 Ballet Memphis
- Ψ Bayou
- Ψ Belly Acres
- 🍸 Blue Monkey
- 🍸 Boscos
- Ψ Chef Kelly
- Ψ Complicated Pilgrim
- 💰 Commercial Bank
- 🌟 Delta Groove Yoga
- 💰 First South
- Ψ Golden India
- ✂️ Gould's Salon Spa
- Ψ Huey's
- 🎵 Lafayette's Music Room
- Ψ Lenny's
- 📺 Malco Studio
- 🏨 Memphain Hotel
- Ψ Memphis Pizza Cafe
- 💰 Orion Federal Bank
- Ψ Porch & Parlor
- 💰 Regions Bank
- 💰 Renasant Bank
- Ψ Robata Ramen
- Ψ Saltwater Crab
- Ψ Second Line
- Ψ Side Street Grill
- 🛒 Sweet Noshings
- 🍸 Tiger and Peacock
- 🍸 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)

247,234
2023 Population

101,583
2023 Households

\$63,154
Average Household
Income

27,646
Poplar Avenue
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
F: +1 901 312 5750

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and/or its licensor(s). ©2024. All rights reserved.