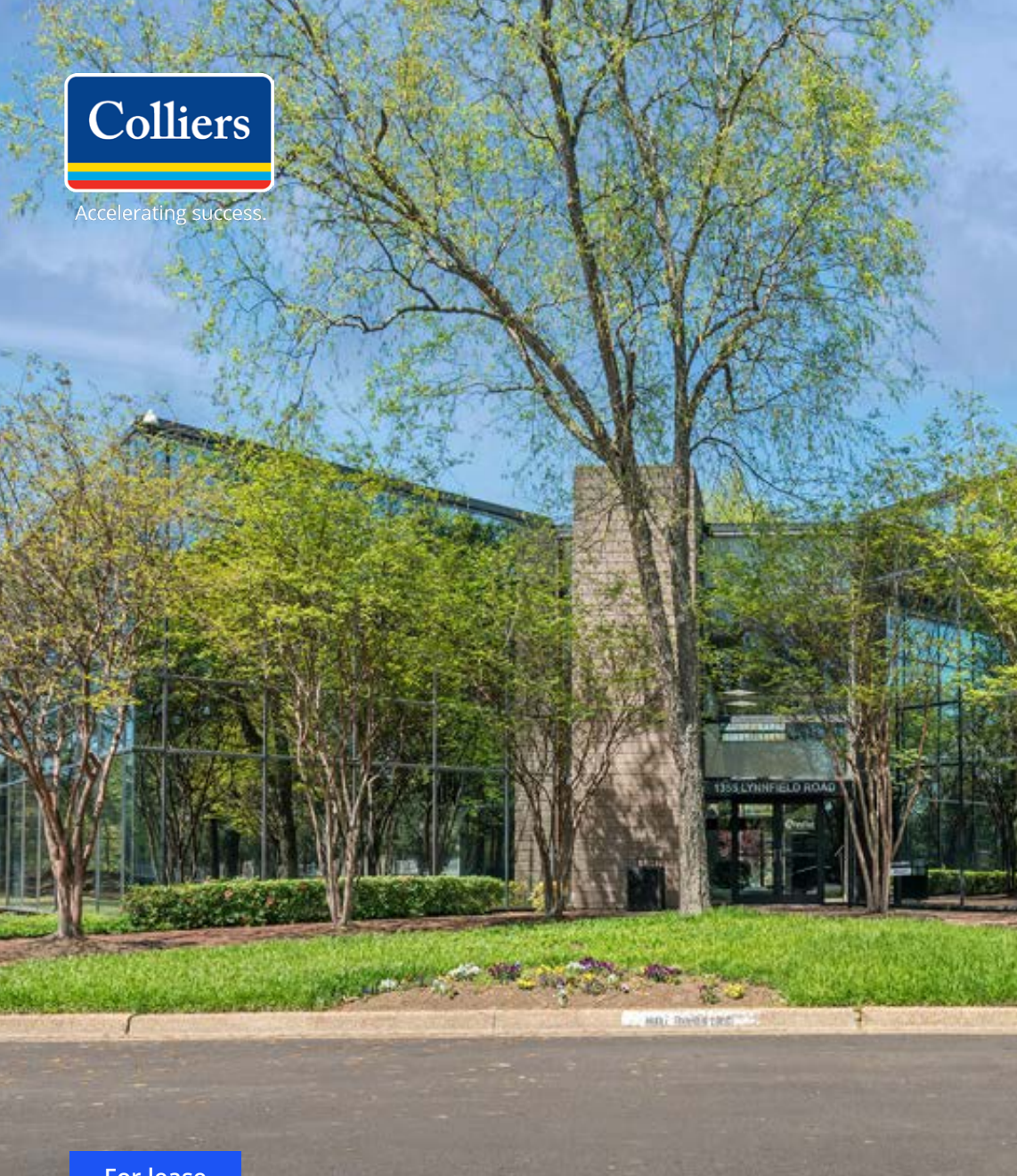




Accelerating success.



For lease

Lynnfield Office Park | Building B

1355 Lynnfield Road | Memphis, TN 38119

Lynnfield Office Park is nestled in the heart of East Memphis, featuring four two-story office buildings with distinctive mid-century modern design. Full-height glass walls and lush garden atriums flood the open staircases and vestibules with natural light. Recently renovated foyers, restrooms and common areas provide a refreshed and inviting workplace experience.



Scan or [click here](#) to view the virtual tour



New interior finishes, glass accents & LED lighting



Airy vestibules, open staircases, and lush garden atriums



Surrounded by numerous amenities within 1-mile drive

1,780

Suite 240
Square Footage:

[VIEW LISTING](#)

Owned by:



Contact us:

Ron Riley

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

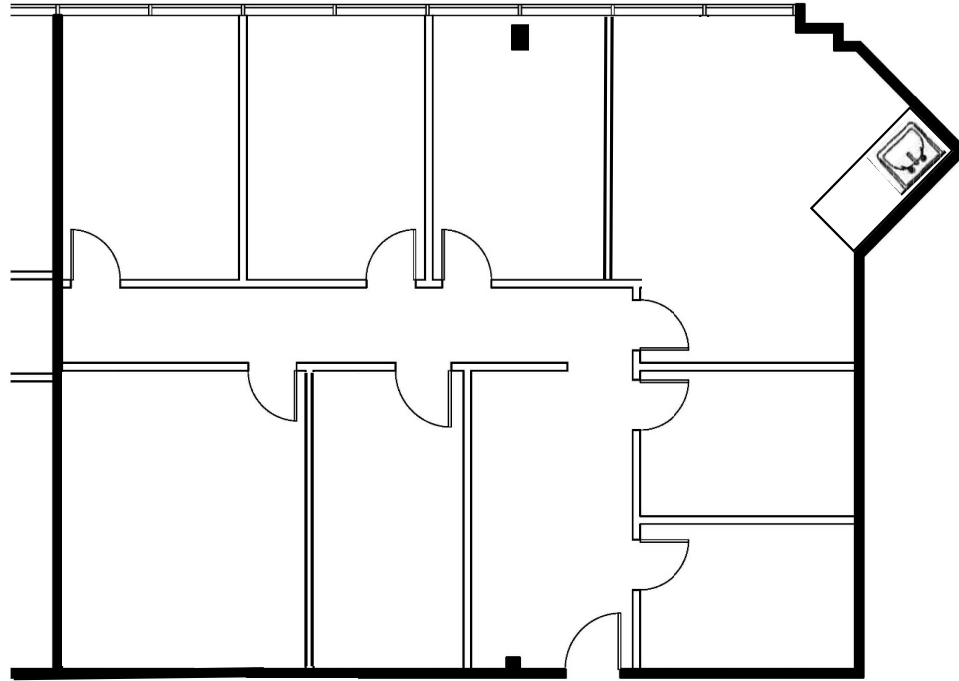
Laura P. Taylor

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 240 Plan



 [Click here to view the virtual tour](#)

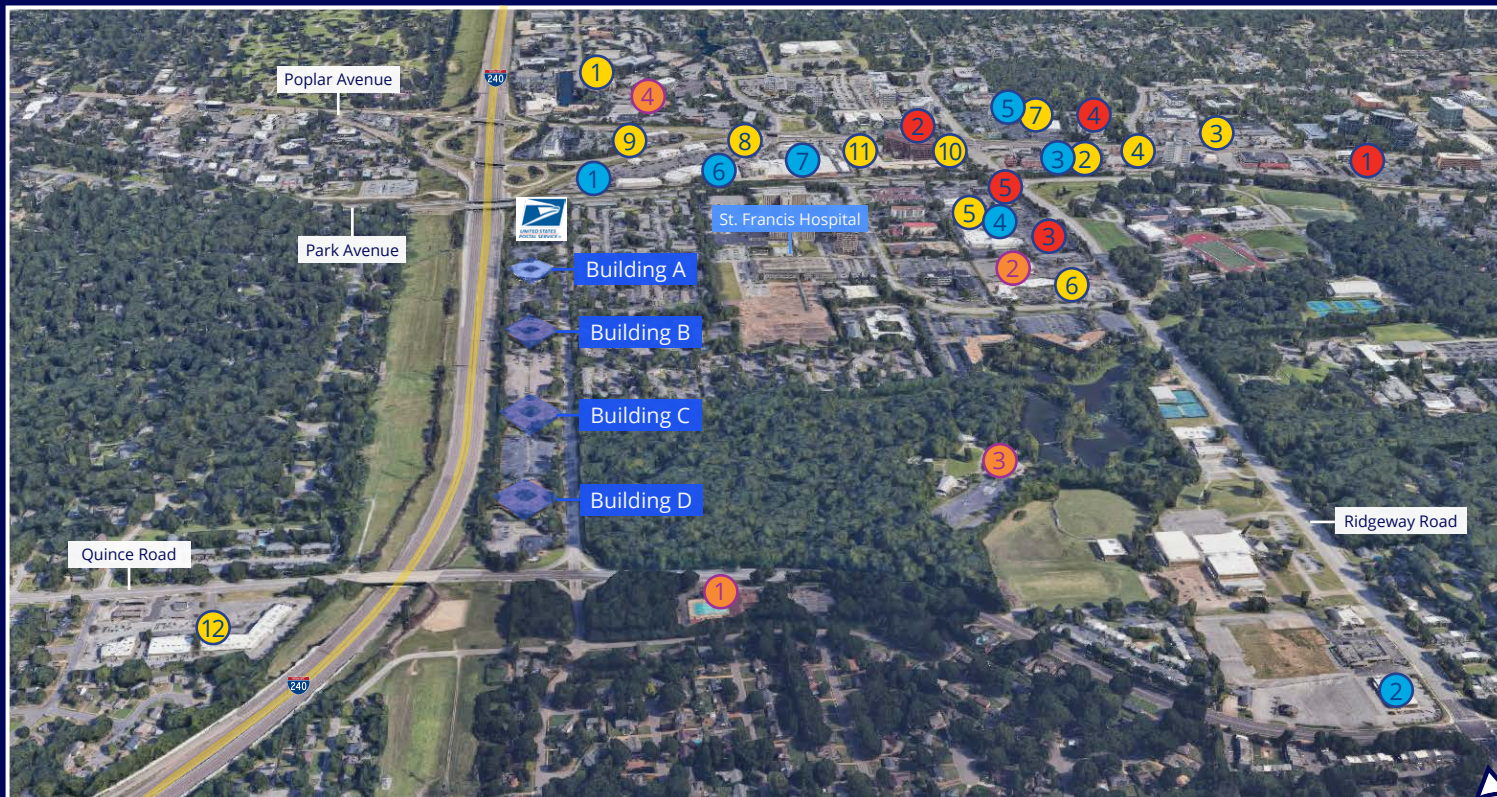
Building Features:

- Building B: Suite 240 – 1,780 SF available
- Move-in ready office suites have new interior finishes, glass accents and LED lighting
- Renovated foyers, restrooms and common areas
- Airy vestibules, full height glass walls, open staircases, and lush garden atriums
- Touch screen digital lobby directories
- On-site building manager
- 24-hour card access with on-site roving security and cameras
- 1-mile drive to Poplar Avenue and 1.5 miles to Interstate 240
- Restaurants, retail, hotels, and banking are within a 1-mile radius

Suite Photos:



Amenities



Restaurants

- ① Benihana
- ② Central BBQ
- ③ Chick-Fil-A
- ④ Flemings Prime Steakhouse
- ⑤ Park Place Centre
 - Amerigo Italian
 - Another Broken Egg
 - Jason's Deli
 - P.F. Changs
 - Pyro's Fire Fresh Pizza
- ⑥ Primacy Place
 - Five Guys
 - Happy Mexican
- ⑦ Regalia
 - Belly Acres
 - Owen Brennan's
 - Ronnie Grisanti's
 - Ruth's Chris Steak House
 - Salsa Mexicana

Restaurants (continued)

- ⑧ Ridgeway Trace
 - Chipotle Mexican
 - Red Fish Cajun Seafood
 - Red Koi
 - Smoothie King
- ⑨ River Oaks
- ⑩ Seasons 52
- ⑪ The Capital Grille
- ⑫ Yorkshire Square
 - Las Delicias
 - Neil's Music Room

Retail

- ① Best Buy
- ② CVS
- ③ Great Wines & Spirits
- ④ Park Place Centre
 - Gould's Salon
 - Sensational Sofas

Retail (continued)

- ⑤ Regalia
 - Dazzel
 - Oak Hall
 - Vineyard Vines
- ⑥ REI co-op
- ⑦ Target

Banks

- ① BancorpSouth
- ② Bank of America
- ③ First Horizon
- ④ Regions (Poplar Avenue)
- ⑤ Regions (Park Avenue)

Recreational

- ① YMCA
- ② Esporta Fitness
- ③ Litcherman Nature Center
- ④ Malco Ridgeway

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.