



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.



Suite 189: 760 SF
Small space with room to grow!



New interior finishes, glass accents & LED lighting



Airy vestibules, open staircases, and lush garden atriums



Surrounded by numerous amenities within 1-mile drive

Owned by:
In-Rel
PROPERTIES

Suite 189
Square Footage:

760

[VIEW LISTING](#)

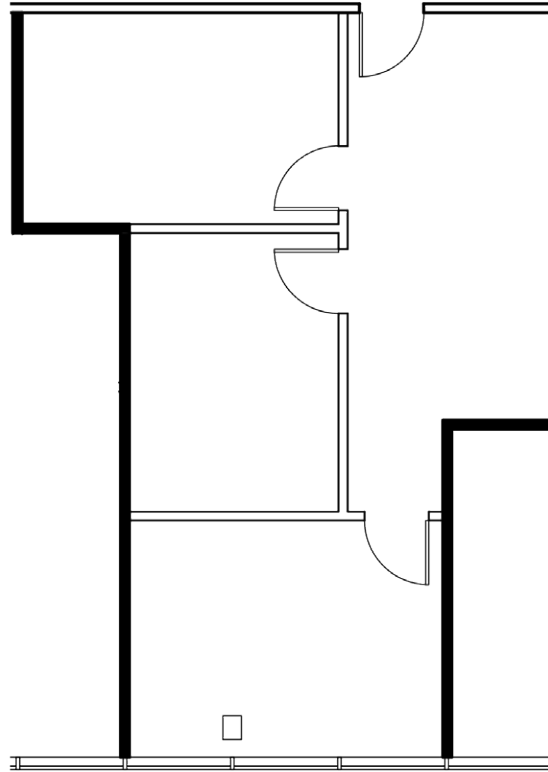
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Suite 189 Plan



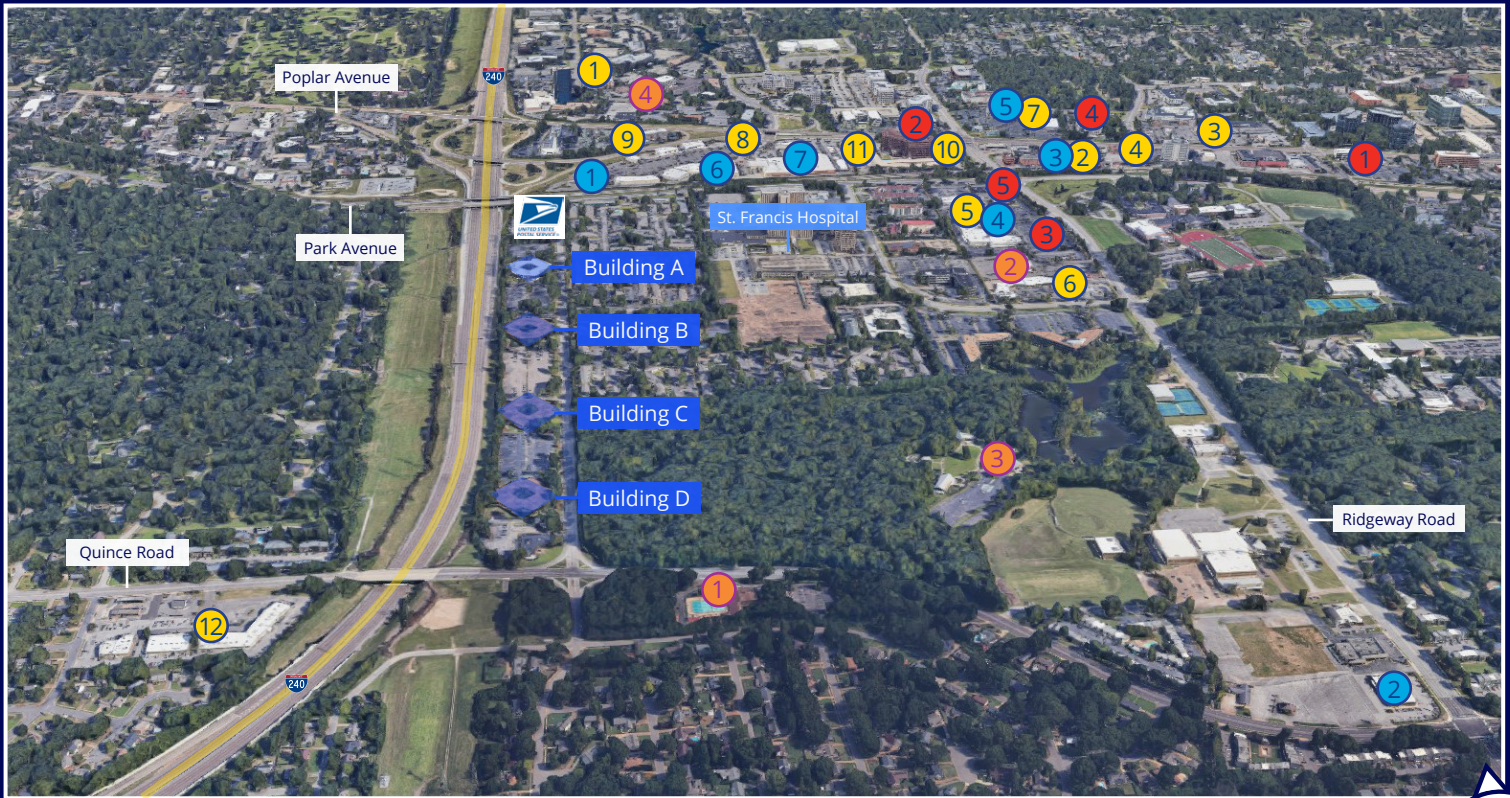
Building Features:

- Building B: Suite 189 – 760 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

Property 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 Pier 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
 - Indigo
 - Oak Hall
- 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



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Our mission

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



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