



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 605:
1,438 SF available
for lease



Renovated
lobby and
elevators



On-site
management



Surrounded
by numerous
amenities

Owned by:
 In-Rel
PROPERTIES

Suite 605
Square Footage:

1,438

[VIEW LISTING](#)

Contact us:

Ron Riley

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

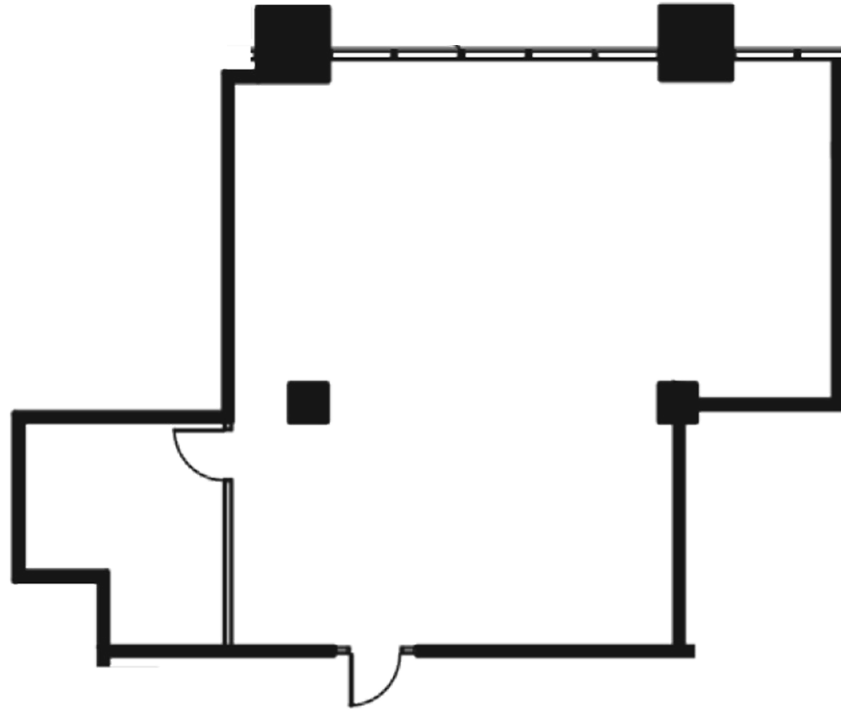
Laura P. Taylor

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 605 Profile



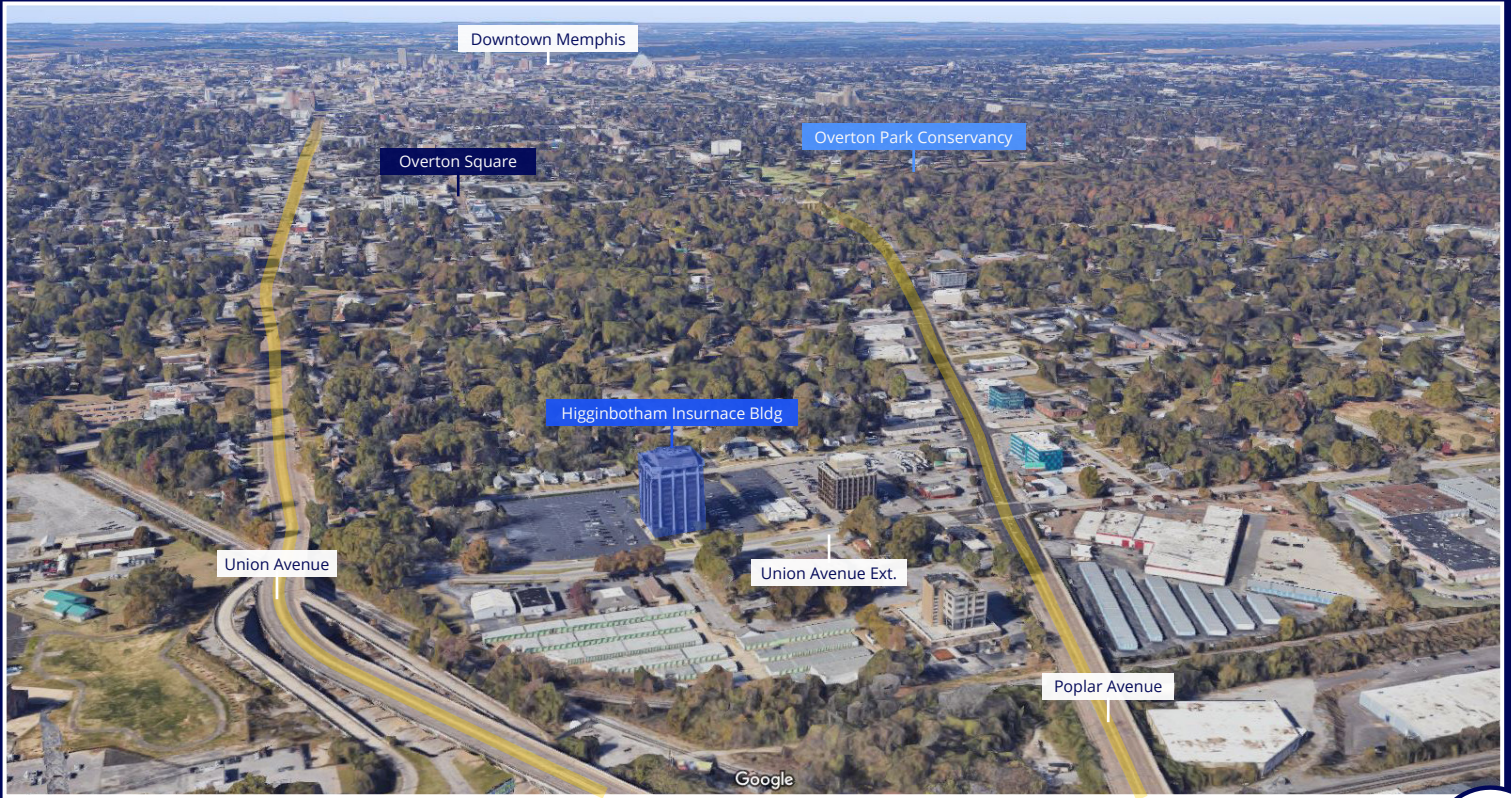
Building Features:

- Suite 605 – 1,438 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.