



**NEWLY  
AVAILABLE  
SPACE!**



For lease

# Marquee Red

2400 Poplar Avenue, Suite 318 | 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. Its prominent corner positioning provides exceptional visibility and branding potential for any business!



3,246 SF of office space available



Poplar Avenue frontage



On-site security & exterior lighting



Surrounded by numerous amenities

Owned by:  
 In-Rel PROPERTIES

Suites 318  
Square Footage:

# 3,246

VIEW ONLINE

Contact us:

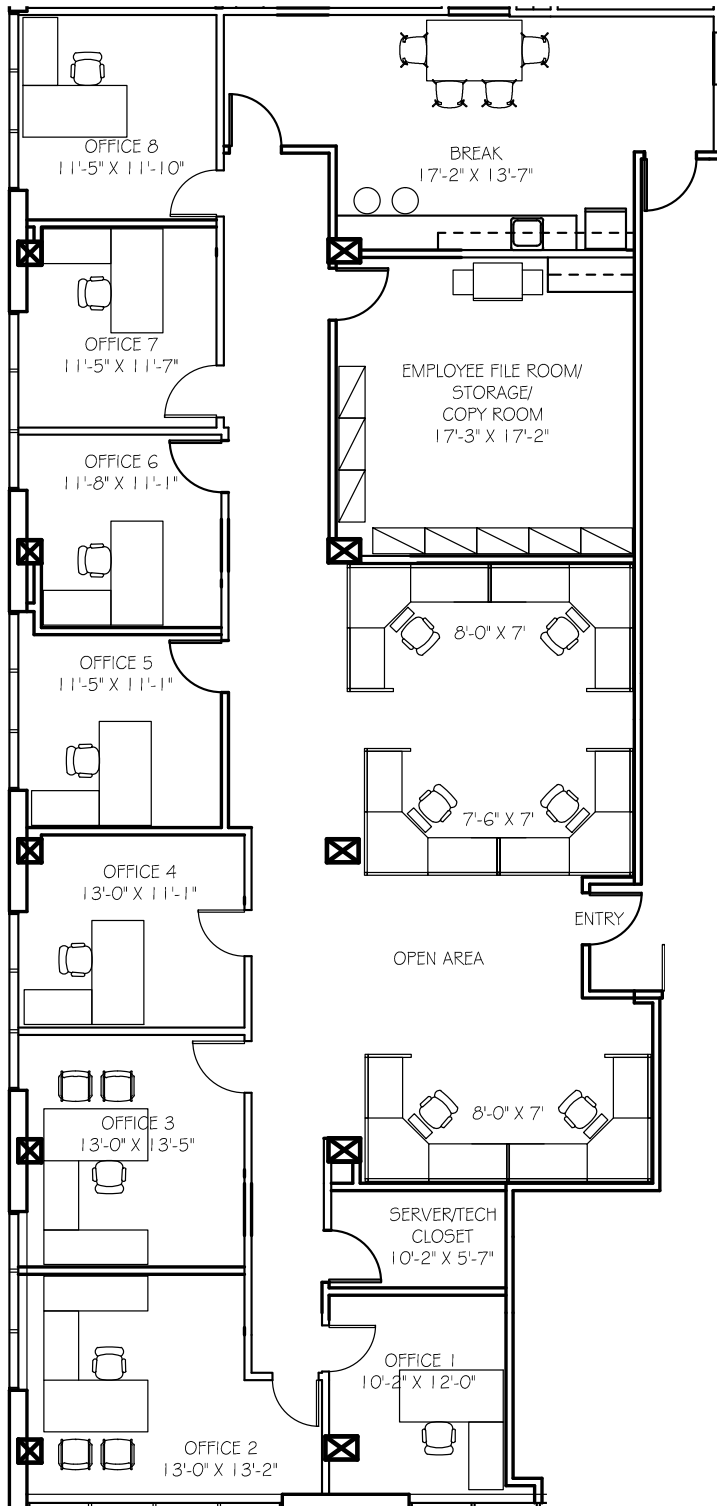
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# Suite 318 Profile

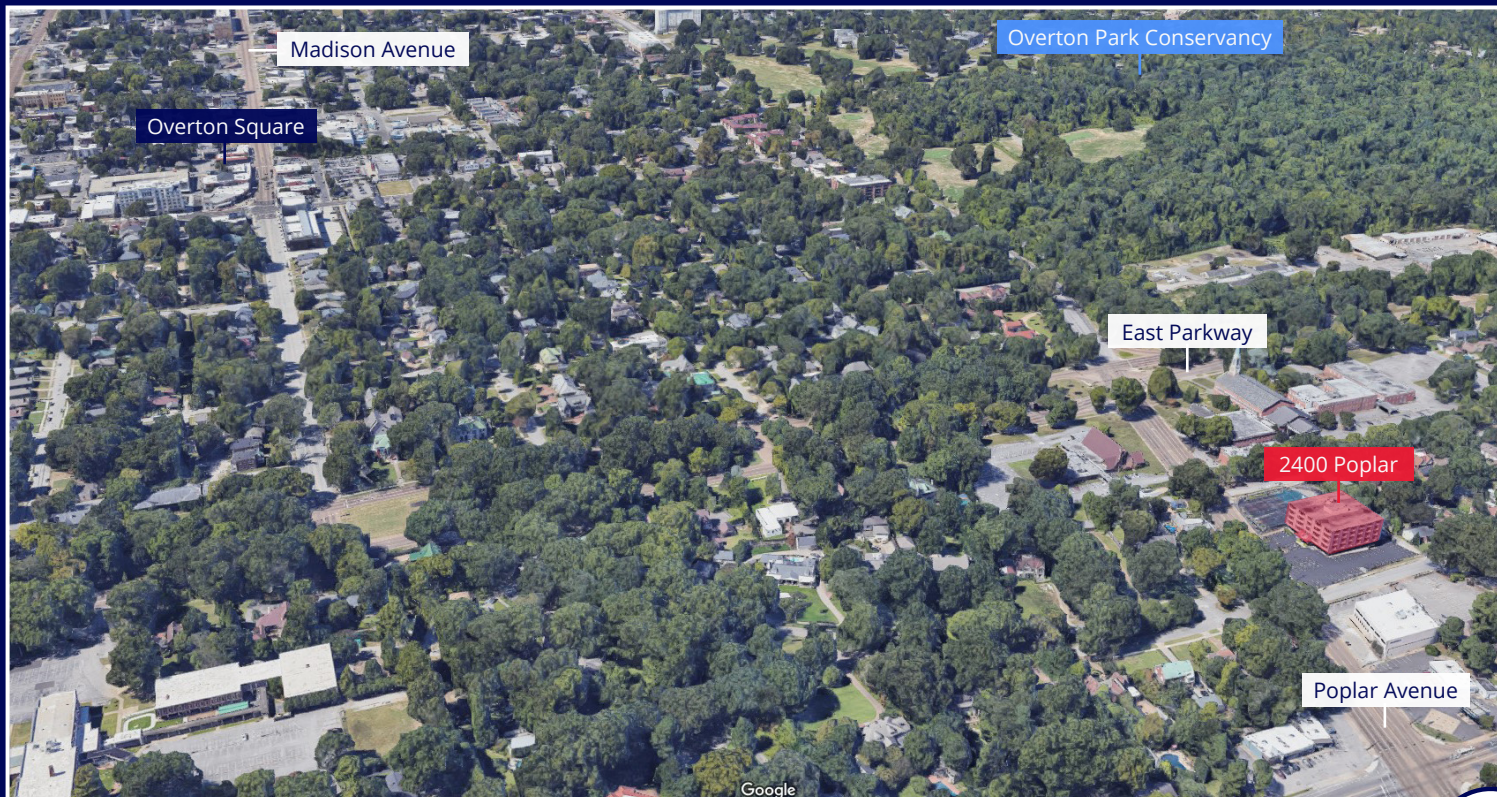
Floor Plan:



## Building Features

- Suite 318: 3,246 SF available
- Five-story office building that totals 43,528 SF
- Two levels of covered parking
- 24/7 access with key card entry system
- On-site security guard positioned in the lobby
- Exterior LED lighting for enhanced safety
- Monument signage available
- Poplar Avenue visibility
- Less than a 10 minute drive from Downtown
- Close proximity to numerous upscale restaurants, banks, hotels and retail shopping centers

# Amenities



## Overton Square Amenities

- ☪ Babalu
- 🎨 Ballet Memphis
- ☪ Bayou
- ☪ Belly Acres
- 🍷 Blue Monkey
- 🍷 Boscos
- ☪ Chef Kelly
- ☪ Complicated Pilgrim
- 💰 Commercial Bank
- 🧘 Delta Groove Yoga
- 💰 First South
- ☪ Golden India
- ✂ Gould's Salon Spa
- ☪ Huey's
- 🎵 Lafayette's Music Room
- ☪ Lenny's
- 📺 Malco Studio
- 🏨 Memphain Hotel
- ☪ Memphis Pizza Cafe
- 💰 Orion Federal Bank
- ☪ Porch & Parlor
- 💰 Regions Bank
- 💰 Renasant Bank
- ☪ Robata Ramen
- ☪ Saltwater Crab
- ☪ Second Line
- ☪ 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)

250,096  
2024 Population

107,999  
2024 Households

\$64,946  
Average Household  
Income

28,710  
Poplar Avenue  
Traffic Count

View Online  
colliers.com/memphis



## Contact



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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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