



Accelerating success.



For lease

# Lynnfield Office Park | Building A

1255 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 A-226:  
[Click here for 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

Owned by:  
 In-Rel PROPERTIES

Suite 226  
Square Footage:

# 1,111

[VIEW LISTING](#)

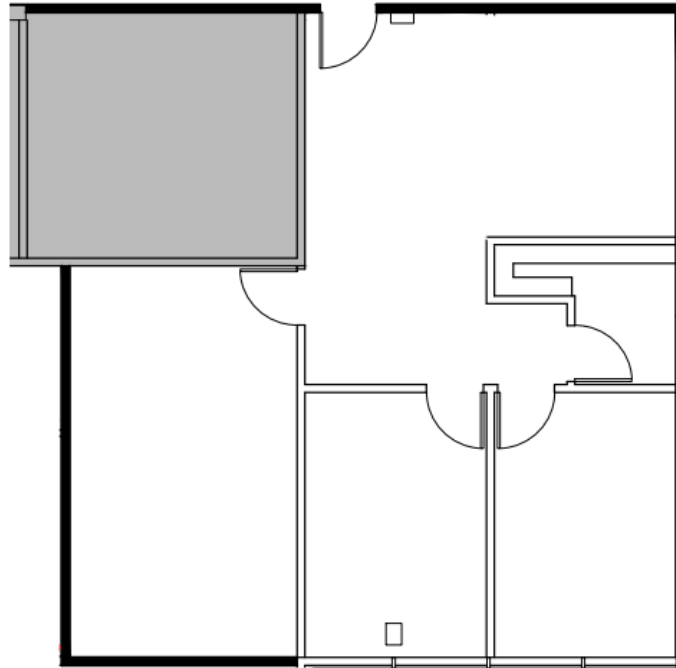
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# Suite 226 Plan



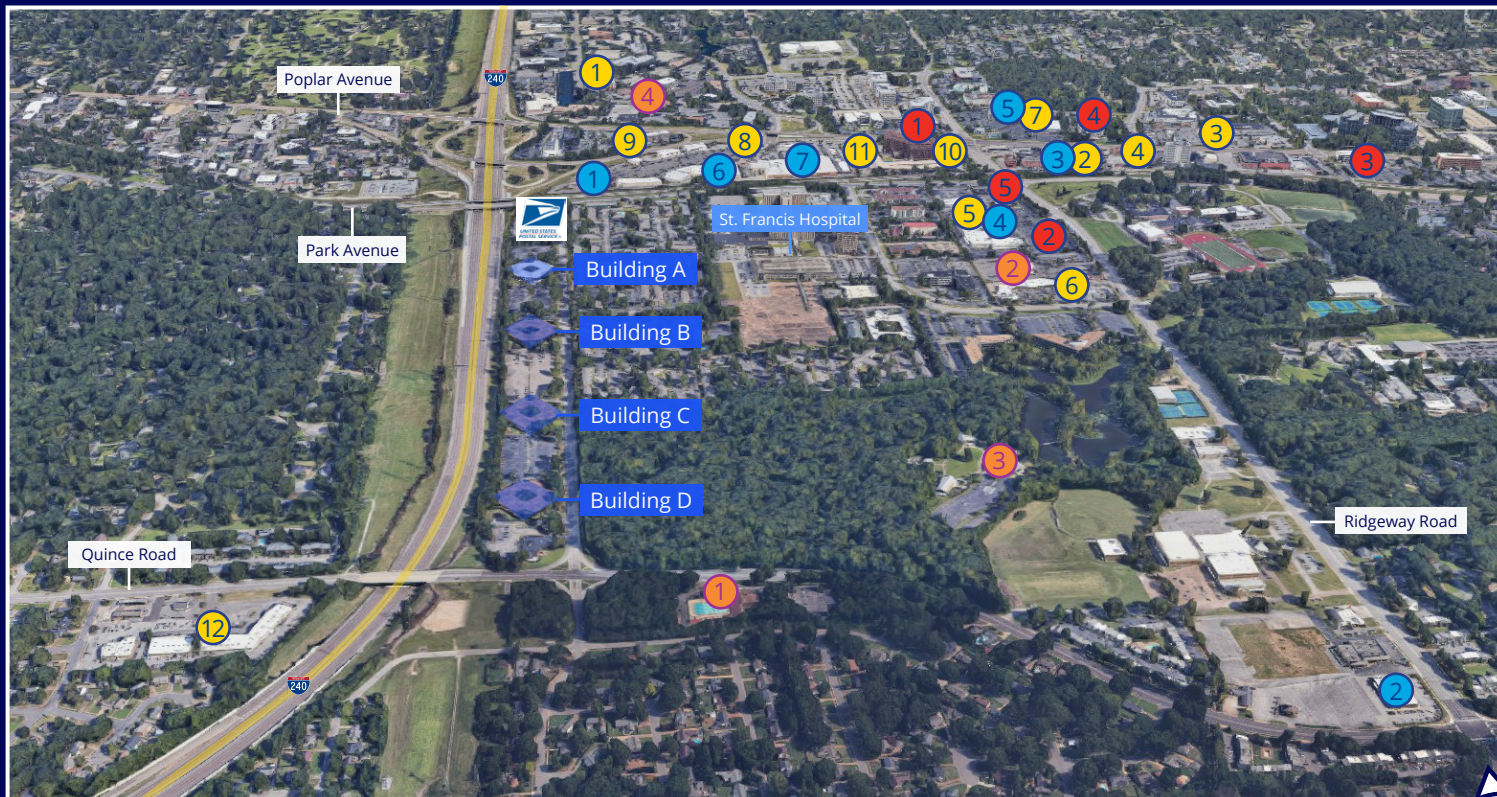
## Building Features:

- Building A: Suite 226 – 1,111 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
- ⑥ Primacy Place
  - Five Guys
  - Happy Mexican
- ⑦ Regalia
  - Bog & Barley Irish Pub
  - 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
  - Indigo
  - Oak Hall
- ⑥ REI co-op
- ⑦ Target

## Banks

- ① Bank of America
- ② First Horizon
- ③ Huntington Bank
- 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



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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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