

AVAILABLE SUITES — RENTAL SUMMARY

All rates shown are monthly. **Larger suites** are priced at **\$14.50 / SF / Year**. **Small offices** (~100 SF) are **\$450 / mo**. **Larger single offices** (most 3rd-floor singles) are **\$500–\$550 / mo**. **1 Year Free Rent** offered on select suites — ask for details.

Suite	Floor	SF	Monthly Rent	Notes
100B	1	1,306	\$1,578	\$14.50/SF/yr — Open / flexible
102	1	1,111	\$1,343	\$14.50/SF/yr
110	1	144	\$450	Small office
128	1	667	\$807	\$14.50/SF/yr — Near lobby
129	1	2,155	\$2,490	Large open suite
207	2	626	\$757	\$14.50/SF/yr
213	2	2,031	\$2,490	Large suite
215	2	454	\$549	\$14.50/SF/yr
219+221	2	2,632	\$3,181	\$14.50/SF/yr — Combined Medical Bathroom + Shower
220	2	881	\$1,065	\$14.50/SF/yr
226	2	228	\$450	Small office
227	2	1,636	\$1,977	\$14.50/SF/yr — Open layout
230	2	971	\$1,173	\$14.50/SF/yr
233	2	1,480	\$1,788	\$14.50/SF/yr
301 / 301A	3	Large	Call	Cubicle executive layout + office. Full furnished available upon request
301 H	3	Single	\$500–\$550	Larger single office
301 D	3	Single	\$500–\$550	Larger single office
301 J	3	Single	\$500–\$550	Larger single office
310	3	2,000	\$1,950	Medical capable — has bathroom
322	3	Single	\$500–\$550	Larger single office
323	3	Single	\$500–\$550	Larger single office
325	3	Single	\$500–\$550	Larger single office
326	3	Single	\$500–\$550	Larger single office

Suite 219 + 221 can be leased as one combined medical suite with private bathroom and shower. Additional terms negotiable. Contact Matt for current availability and the free-rent offer.

SPECIAL OFFER	COMBINED MEDICAL SUITE	FLEXIBLE OPTIONS
1 Year Free Rent available on qualifying leases. Reduce your first-year occupancy cost dramatically.	Suites 219 + 221 (2,632 SF total) feature medical-ready layout with bathroom and shower — ideal for clinics or specialty practices.	Small suites under 300 SF to large open floor plates. Many can be combined or demised to fit your exact needs.

Professional Office • Medical Suites • Flexible Sizes

Multiple Vacant Suites Available Now on Floors 1, 2 & 3

Matt Palacios

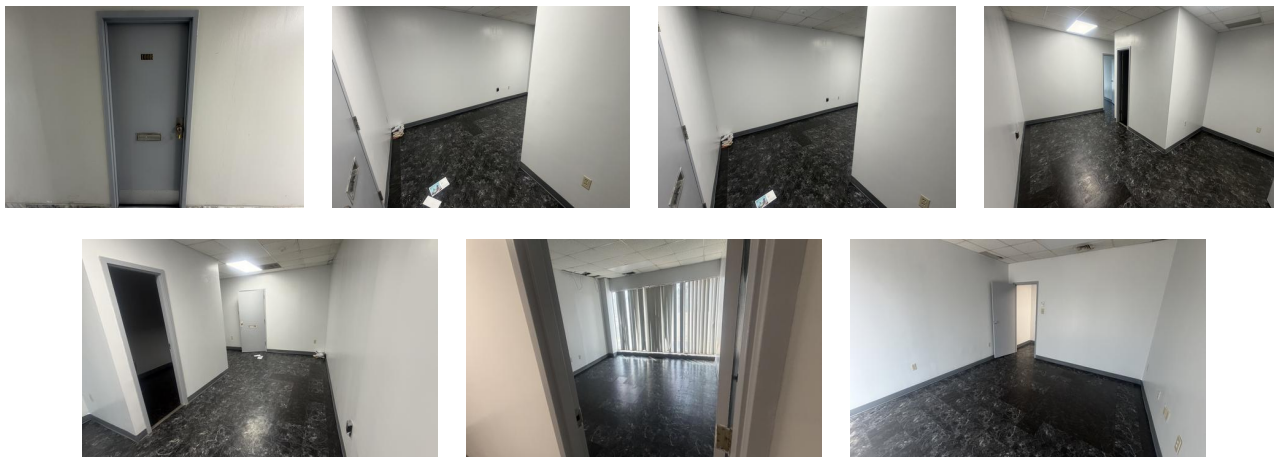
901-440-3233 • Matt@nationalinsuranceusa.com

Call or email to schedule a private tour

1ST FLOOR — AVAILABLE SUITES

Convenient ground-level access near the main lobby and parking. Ideal for client-facing businesses, retail-style offices, or medical practices seeking easy patient access.

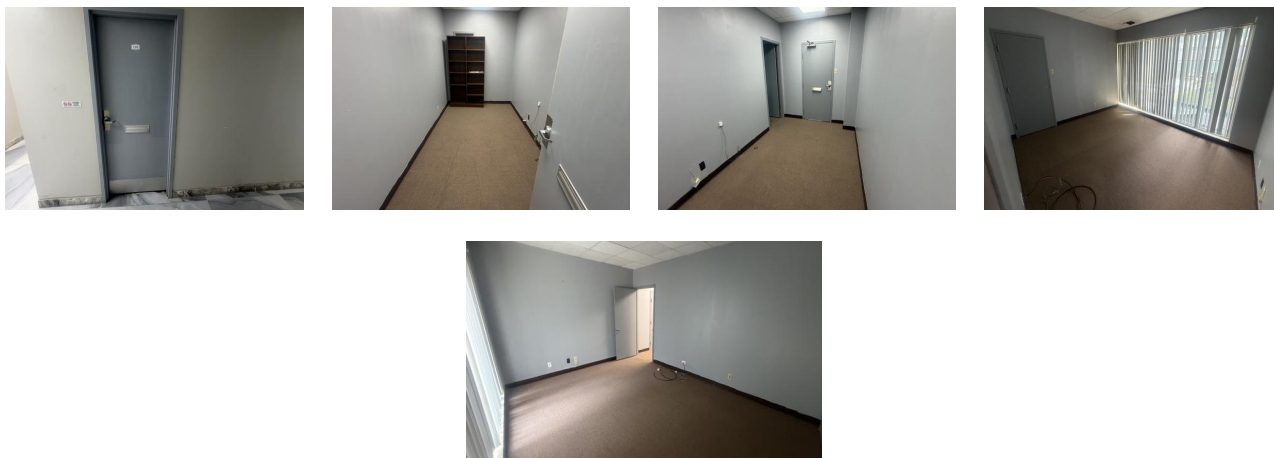
Suite 100B • 1,306 SF — \$1,578/mo (\$14.50/SF/yr)



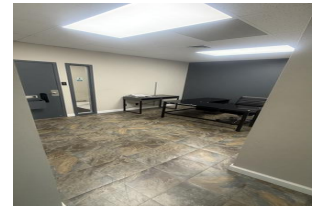
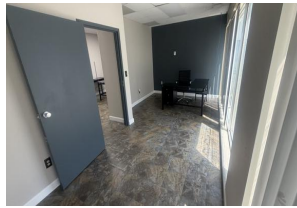
Suite 102 • 1,111 SF — \$1,343/mo (\$14.50/SF/yr)



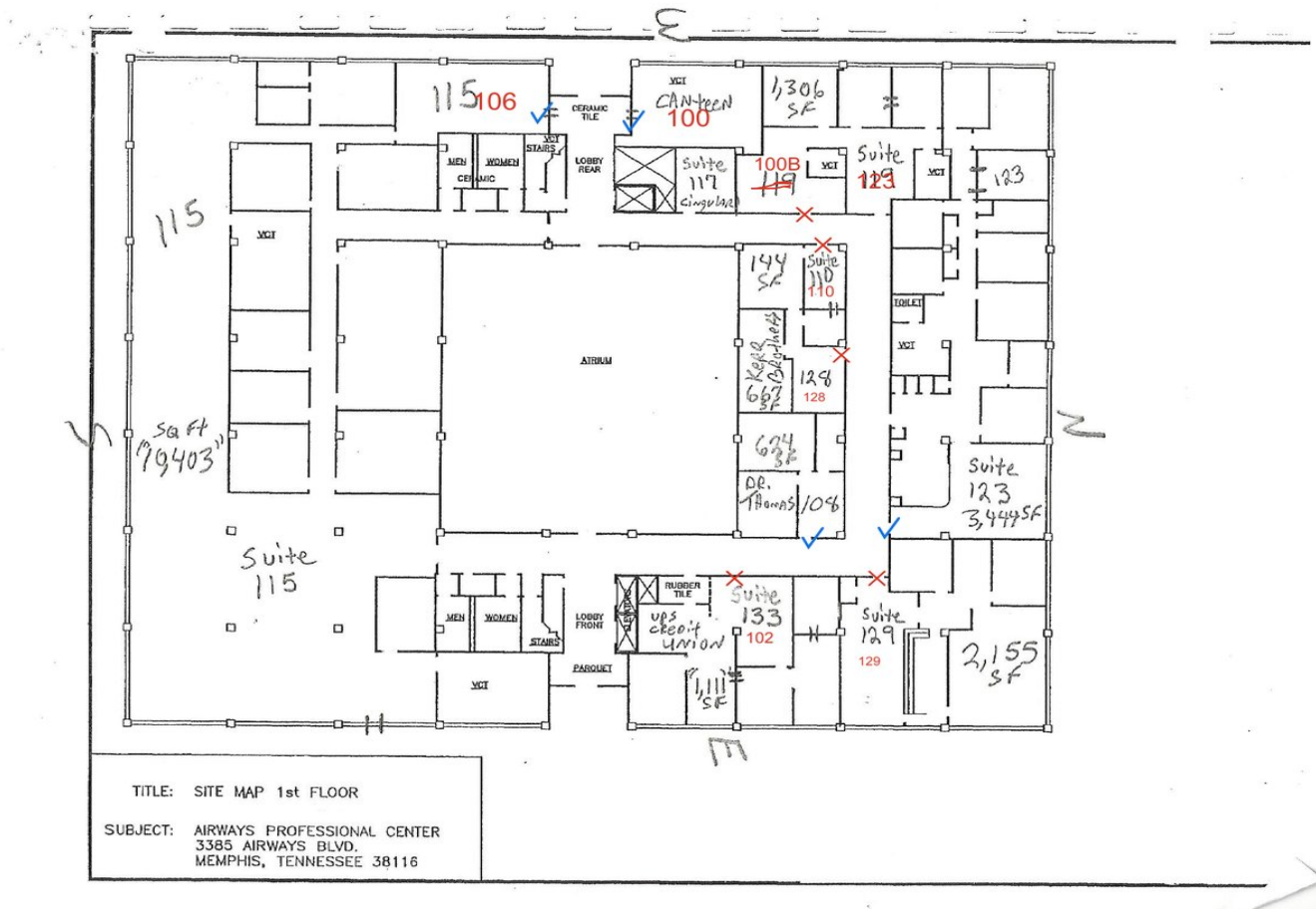
Suite 110 • 144 SF — \$450/mo (Small office)



Suite 128 • 667 SF — \$807/mo (\$14.50/SF/yr)



1st Floor Plan



2ND FLOOR — AVAILABLE SUITES

Mix of private offices, open suites, and a rare **combined medical suite (219 + 221)** with bathroom and shower. Perfect for healthcare, professional services, and growing teams.

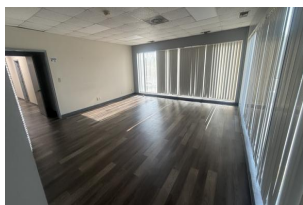
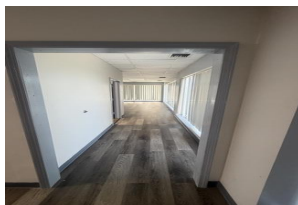
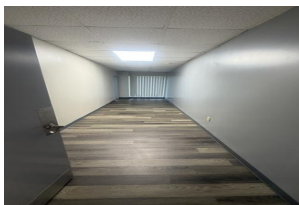
Suite 207 • 626 SF — \$757/mo (\$14.50/SF/yr)

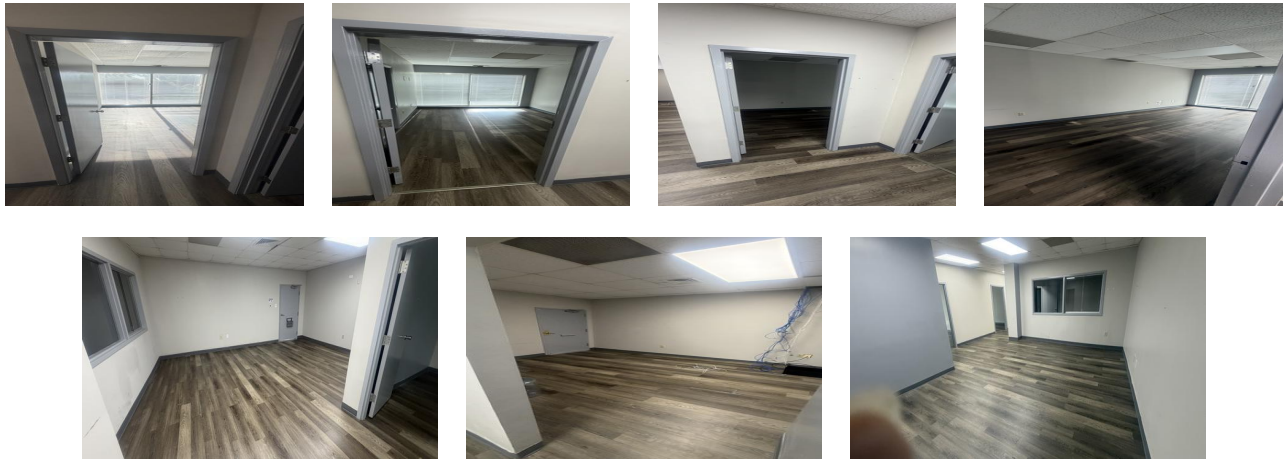


Suite 215 • 454 SF — \$549/mo (\$14.50/SF/yr)



Suite 219 + 221 Combined Medical • 2,632 SF — \$3,181/mo (\$14.50/SF/yr) — Bathroom + Shower

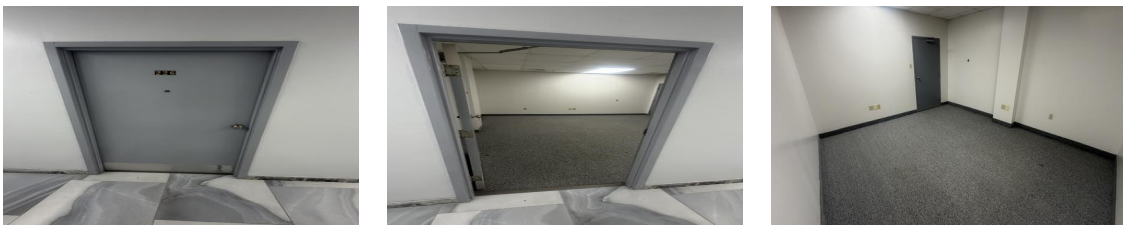




Suite 220 • 881 SF — \$1,065/mo (\$14.50/SF/yr)

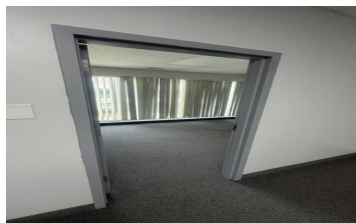
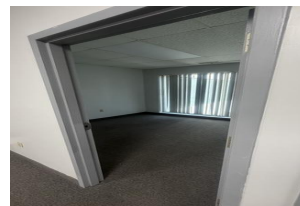
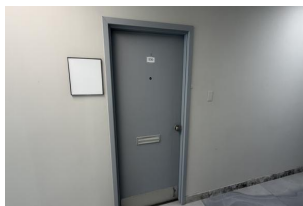
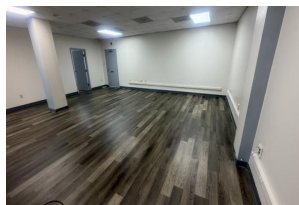
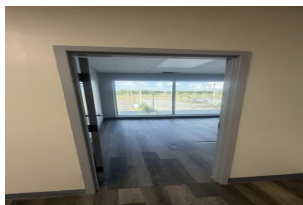
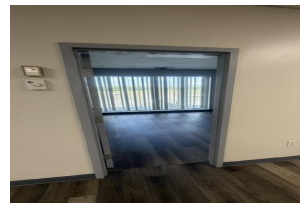
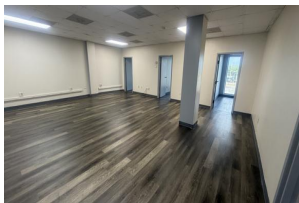


Suite 226 • 228 SF — \$450/mo (Small office)



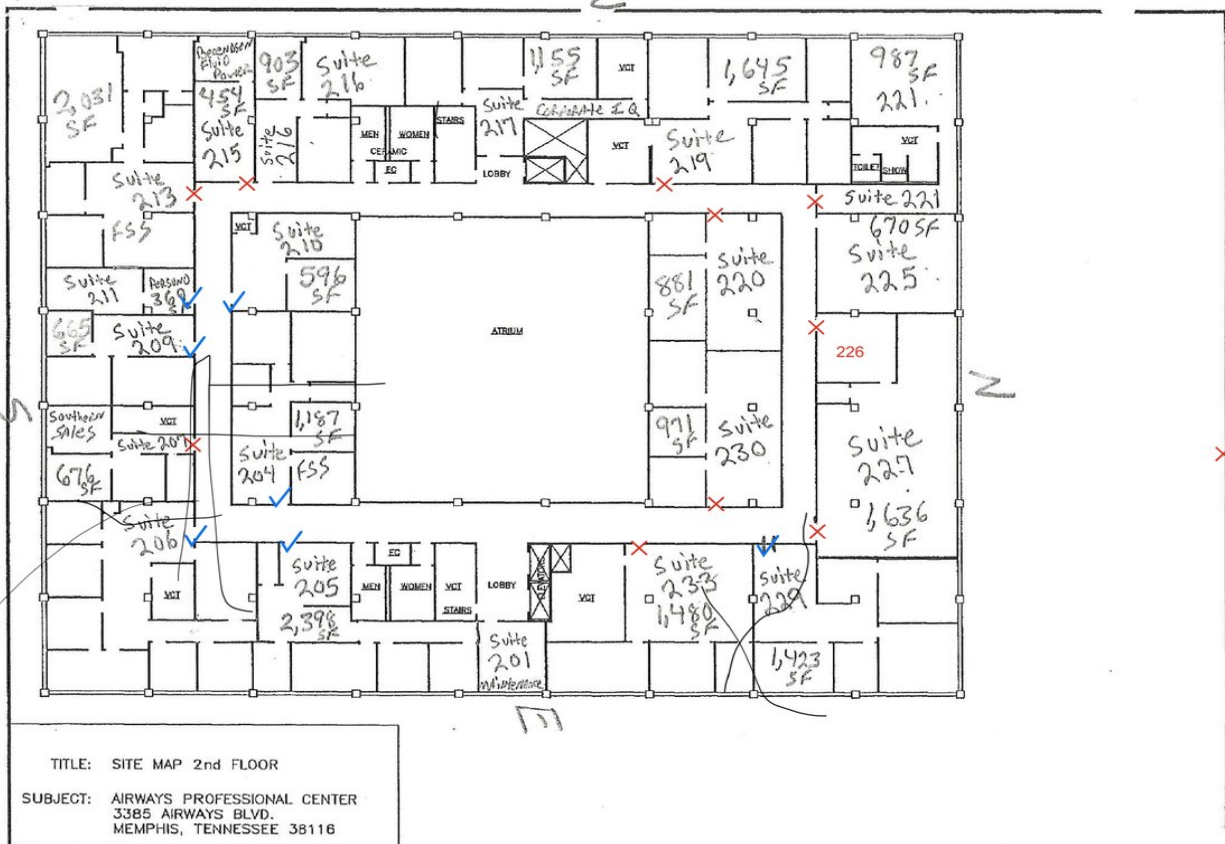
Suite 227 • 1,636 SF — \$1,977/mo (\$14.50/SF/yr)



Suite 230 • 971 SF — \$1,173/mo (\$14.50/SF/yr)**Suite 233 • 1,480 SF — \$1,788/mo (\$14.50/SF/yr)**

Medical Suite Opportunity: Suites 219 (1,645 SF) + 221 (987 SF) can be combined into a single 2,632 SF medical unit featuring private bathroom and shower facilities.

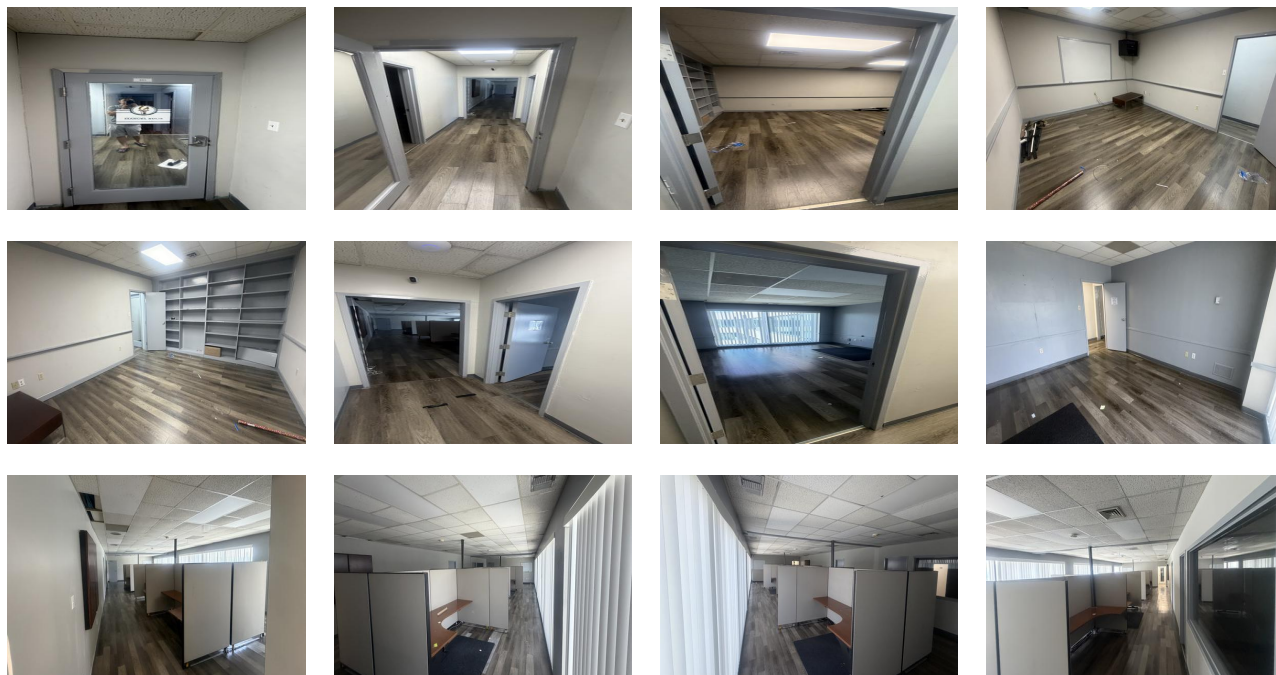
2nd Floor Plan



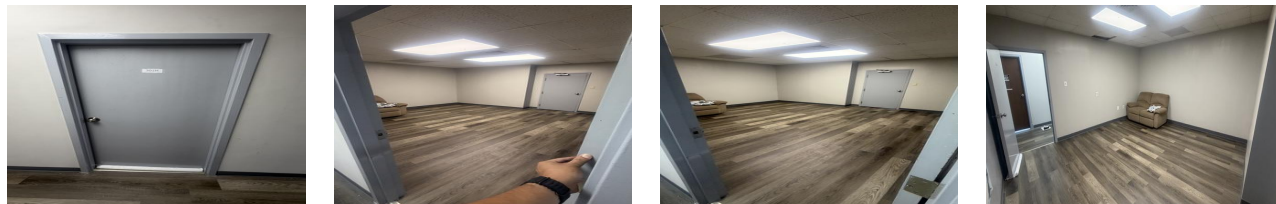
3RD FLOOR — AVAILABLE SUITES

Upper-floor professional space with excellent natural light. Most single offices on this floor are priced in the **\$500–\$550 / mo** range. Larger or divisible spaces use the building rate of **\$14.50 / SF / Year**.

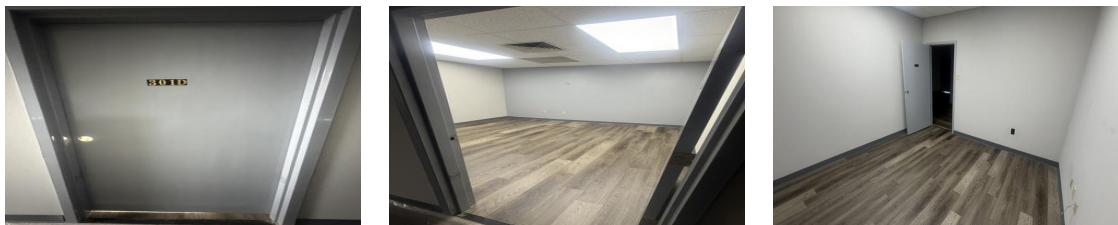
Suite 301 / 301A • Cubicle Executive + Office — Full furnished available upon request



Suite 301 H • Single Office — \$500–\$550/mo



Suite 301 D • Single Office — \$500–\$550/mo



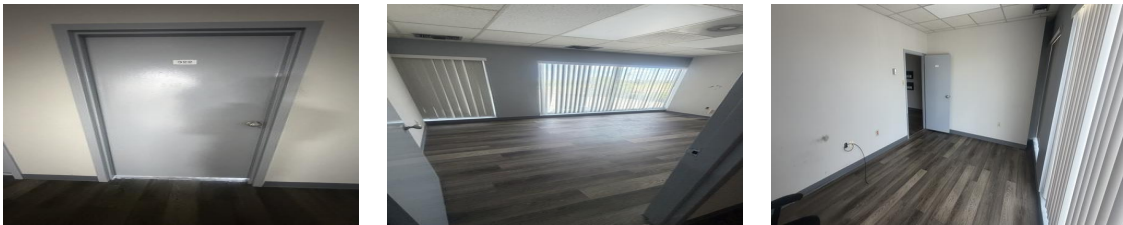
Suite 301 J • Single Office — \$500–\$550/mo



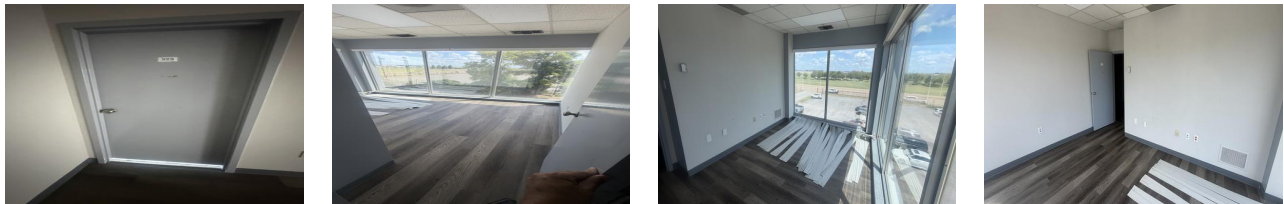
Suite 310 • 2,000 SF — \$1,950/mo — Medical capable, has bathroom



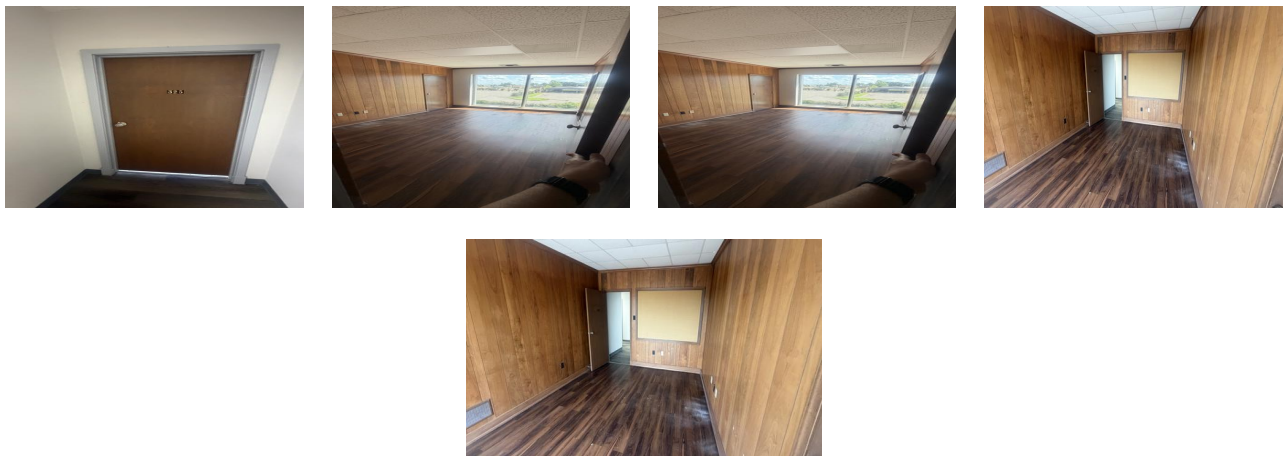
Suite 322 • Single Office — \$500–\$550/mo



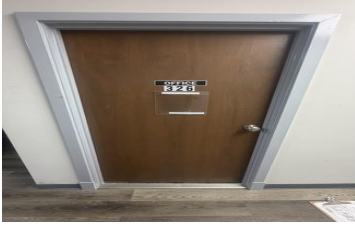
Suite 323 • Single Office — \$500–\$550/mo



Suite 325 • Single Office — \$500–\$550/mo



Suite 326 • Single Office — \$500-\$550/mo



3rd Floor Plan (Updated)



BUILDING & LOBBY

Airways Professional Center offers a professional atmosphere with convenient access, ample parking, and a well-maintained common area. Ideal location in Memphis for medical, legal, and professional service tenants.



Exterior View



Building Entrance



Property



Lobby / Common Area



Interior Corridor



Building Features

LEASING INFORMATION

Property: Airways Professional Center

Address: 3385 Airway Blvd, Memphis, TN 38116

Available: Multiple suites on Floors 1, 2 & 3 ranging from ~144 SF to large combined spaces over 2,600 SF.

Pricing: Larger suites at **\$14.50 / SF / Year**. Small offices (~100 SF) at **\$450 / mo**. Larger single offices (most 3rd-floor singles) at **\$500–\$550 / mo**. All rents shown are monthly.

Incentive: **1 YEAR FREE RENT** available on select suites — ask for current terms and qualifying conditions.

Special: Suites 219 + 221 can be leased together as a medical suite complete with bathroom and shower.

Contact: Matt Palacios

Phone: 901-440-3233

Email: Matt@nationalinsuranceusa.com

READY TO LEASE?

Matt Palacios

901-440-3233 • Matt@nationalinsuranceusa.com

Call or email to schedule a private tour and receive current terms on the **1 Year Free Rent** offer.