

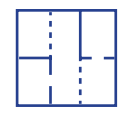
For lease

# Lynnfield Office Park | Bldg D

## 1755 Lynnfield Road

### Memphis, TN 38119

Lynnfield Office Park is nestled in the heart of East Memphis with four (4) 2-story office buildings of mid-century modern design. Its full-height glass walls and lush garden atriums allow natural light to fill the vestibules and open staircases. Foyers, restrooms, and common areas are recently renovated. Move-in ready office suites have new interior finishes, glass accents and LED lighting.



Suite 102:  
2,468 SF of office  
space available



New interior  
finishes, glass  
accents & LED  
lighting



Airy vestibules,  
open staircases,  
and lush garden  
atriums



Surrounded  
by numerous  
amenities within  
1-mile drive

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Accelerating success.

Owned by:  
 In-Rel  
PROPERTIES

Square Footage:  
**2,468**

[VIEW ONLINE](#)

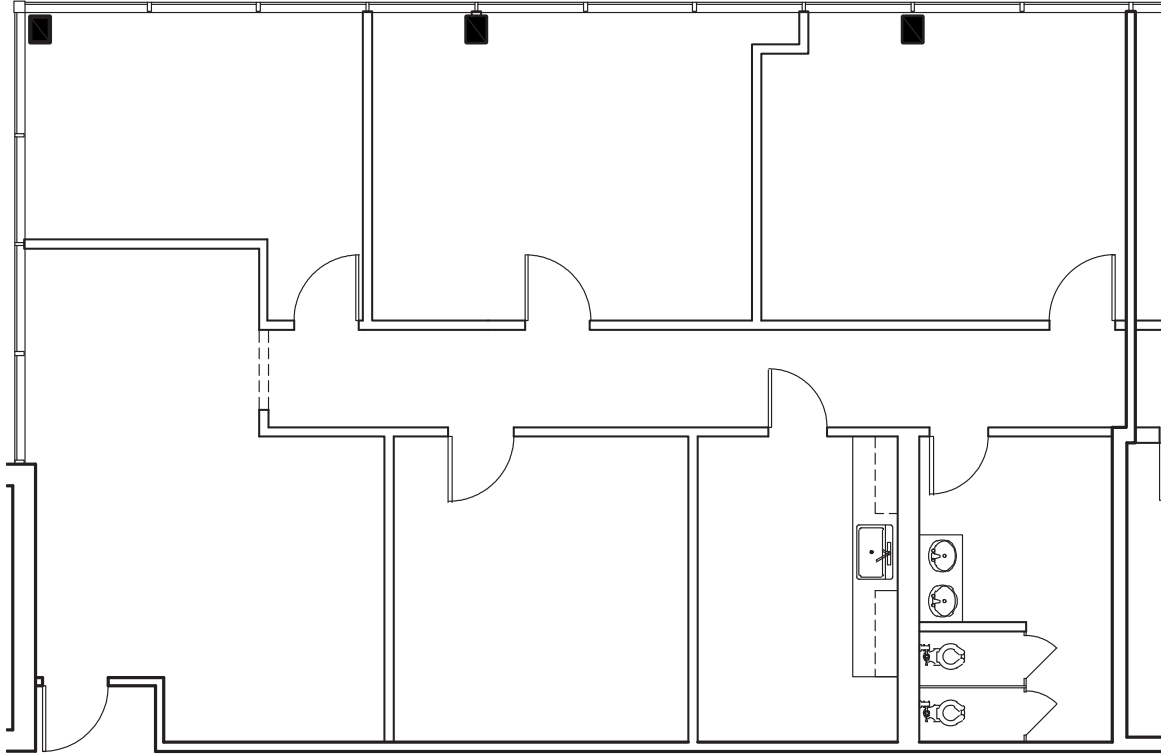
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# Suite 102 Profile



## Features

- Building D - Suite 102: 2,468 SF of office space available
- Ample parking
- Building offers airy vestibules, full height glass walls, open staircases, and lush garden atriums
- Touch screen digital lobby directories
- On-site building engineer
- 24-hour card access with on-site roving security and cameras
- Prime location in East submarket with access from two exits along I-40 (*traffic count of more than 140,000 cars daily*)
- 1 mile drive to Poplar Avenue and 1.5 miles to Interstate 240
- Restaurants, retail, hotels and banking are within a 1-mile drive

Call Laura Taylor or Ron Riley for a tour and leasing information.

To contact property management, contact Dale Bowden, Director of Property Management with In-Rel Properties, at 901-333-8660.

# 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
  - Genghis Grille
  - 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
  - Oak Hall
  - Vineyard Vines
- 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



## 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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