

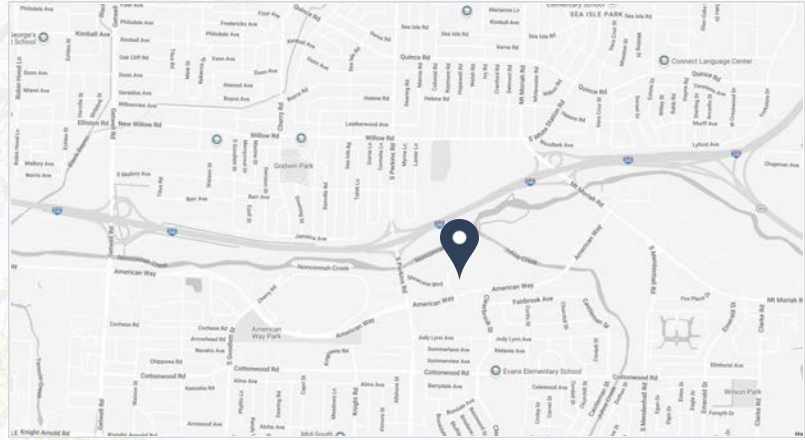
FOR LEASE

2650 THOUSAND OAKS BLVD

MEMPHIS, TN 38118

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MEMPHIS, TN 38118



PROPERTY DESCRIPTION

Thousand Oaks Business Center is a well-positioned office complex located in the heart of East Memphis, offering a professional, park-like setting. This campus-style property features two buildings with flexible leasing options, accommodating tenants of various sizes. With immediate access to I-240 and proximity to major business hubs, the property provides a prime location for companies looking for convenience and visibility.

PROPERTY HIGHLIGHTS

- Ideal for businesses seeking a strategic and accessible location in the Memphis metro area
- Flexible layouts ranging from 436 SF - 29,535 SF
- Attractive, landscaped park setting with ponds, fountains, and outdoor seating areas
- Spacious, contemporary atrium lobby with high ceilings, natural light, and abundant greenery
- Ample on-site secured parking
- Traffic Counts: S Perkins Rd (40,132 AADT) and I-240 (188,560 AADT)



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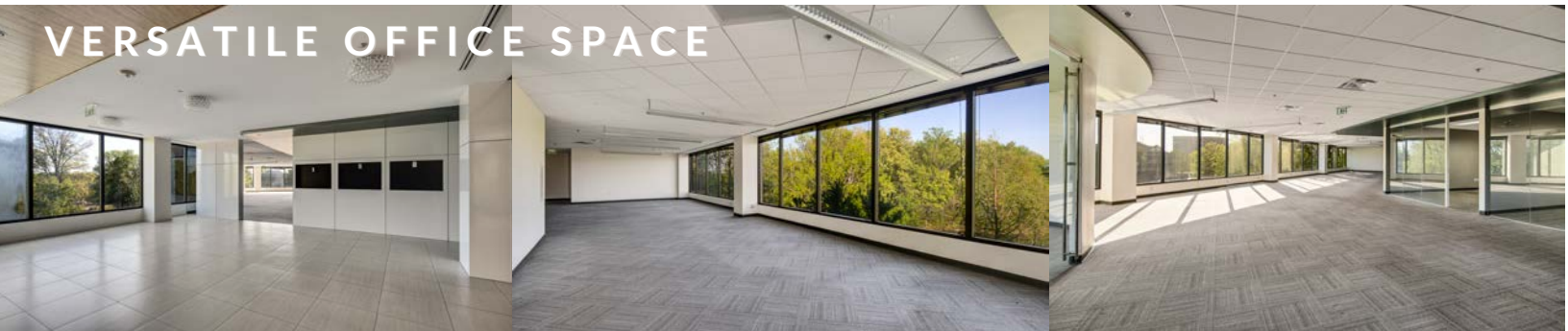
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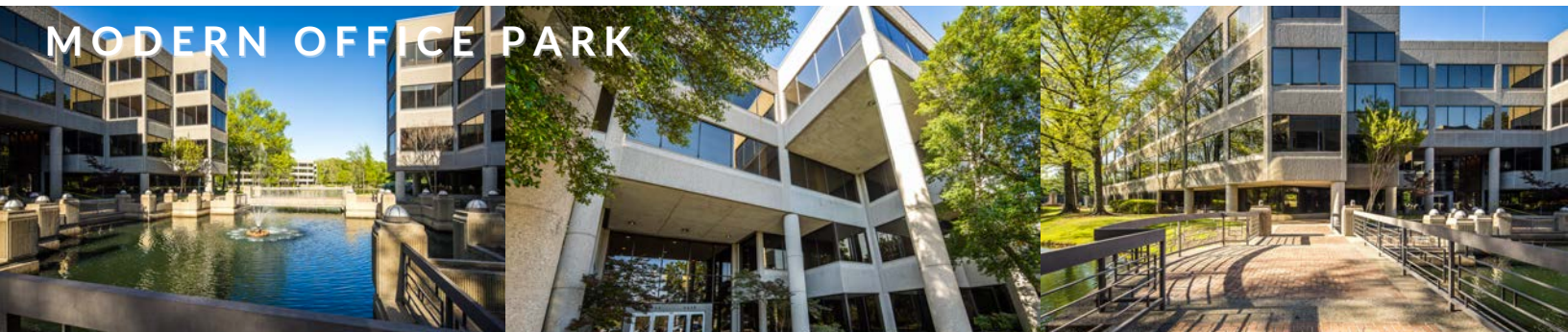
PROPERTY AMENITIES



RENOVATED ATRIUM



VERSATILE OFFICE SPACE



MODERN OFFICE PARK

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OFFICE PARK AVAILABILITY

Thousand Oaks Business Center at 2690 Thousand Oaks Blvd in Memphis offers a variety of office leasing options across two buildings, with suite sizes ranging from under 1,000 SF to over 30,000 SF. Set in a beautifully landscaped campus with interlinking ponds, fountains, and outdoor seating areas, the property features atrium lobbies, a full-service deli, fitness center, and 24-hour security with card-key access. Its central location near I-240 provides fast access to key areas including Memphis International Airport (11 minutes), East Memphis (12 minutes), Germantown (15 minutes), Midtown (19 minutes), Collierville (19 minutes), Downtown (20 minutes), and Southaven, MS (24 minutes).

SUITES AVAILABLE

Building I 436 SF - 27,115 SF

Building II 441 SF - 29,535 SF

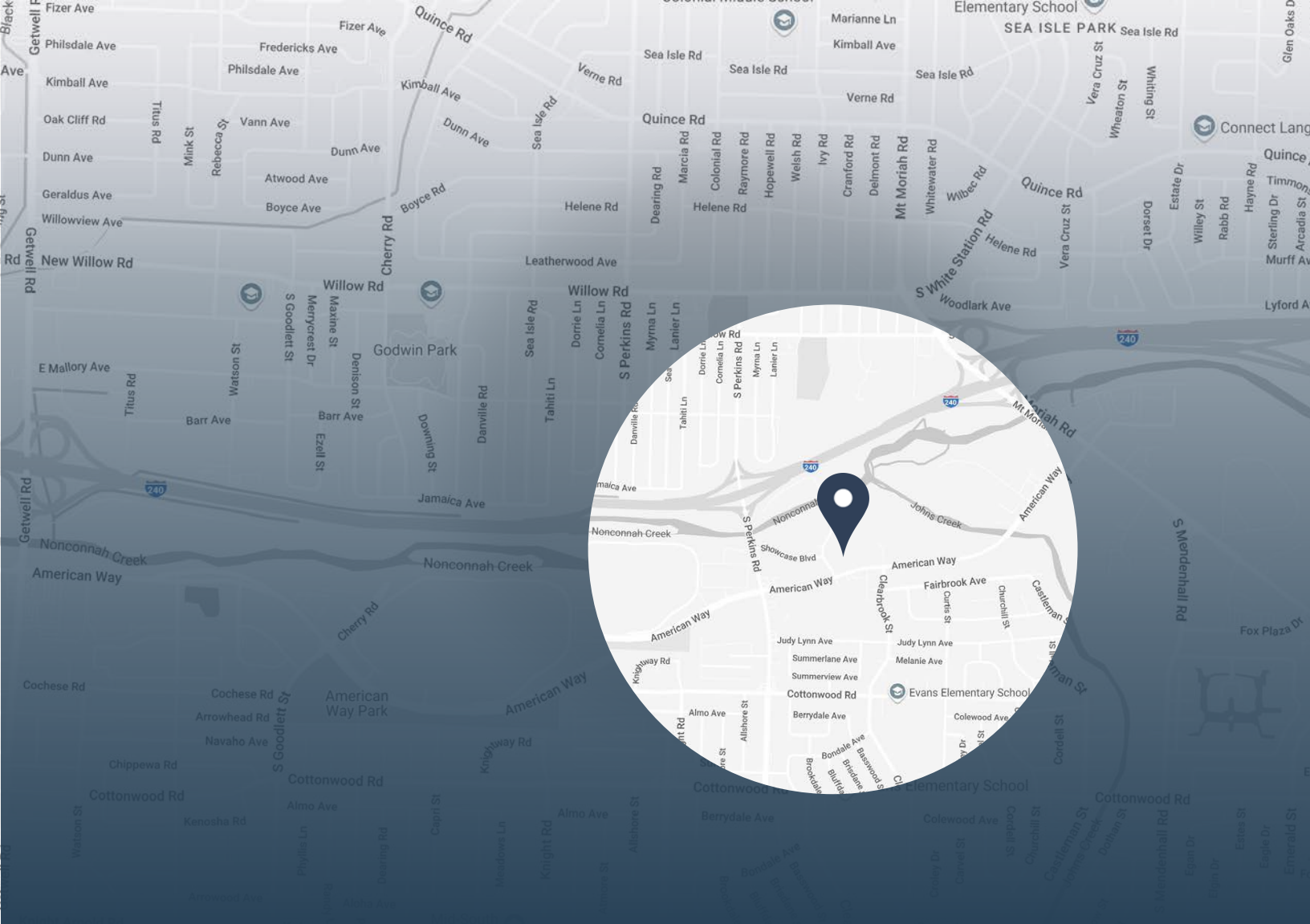


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LOCATION DESCRIPTION

Located in the well-established East Memphis business district, Thousand Oaks Business Center offers a strategic location with easy access to I-240, connecting tenants to key areas such as Memphis International Airport, Downtown Memphis, Germantown, Collierville, and Southaven. This office complex is situated in a professional, park-like environment, providing a tranquil yet accessible setting for businesses. Surrounded by a mix of corporate headquarters, the property offers a balance of convenience, visibility, and accessibility, making it an ideal location for companies seeking a functional and efficient workspace with strong regional connectivity.

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