



For lease

Marquee Red

2400 Poplar Avenue | 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!



2,265 SF of office space available
(divisible by 1,066 SF)



Poplar Avenue frontage



On-site security & exterior lighting



Surrounded by numerous amenities

Owned by:
 In-Rel
PROPERTIES

Suites 2TBD & 240
Square Footage:

2,265

 [VIEW ONLINE](#)

Contact us:

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Laura P. Taylor

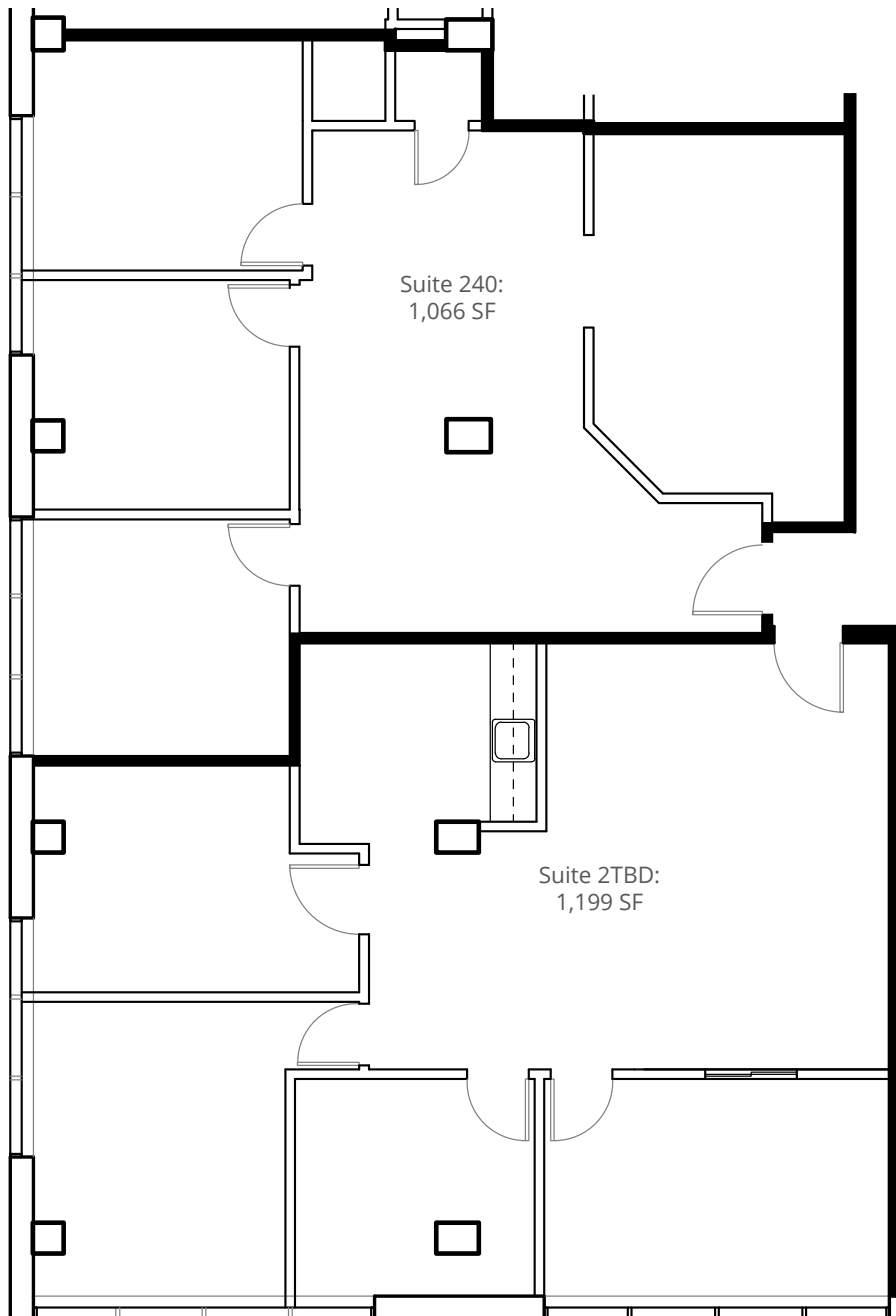
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Colliers

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colliers.com/memphis

Suite Profile

Floor Plan:



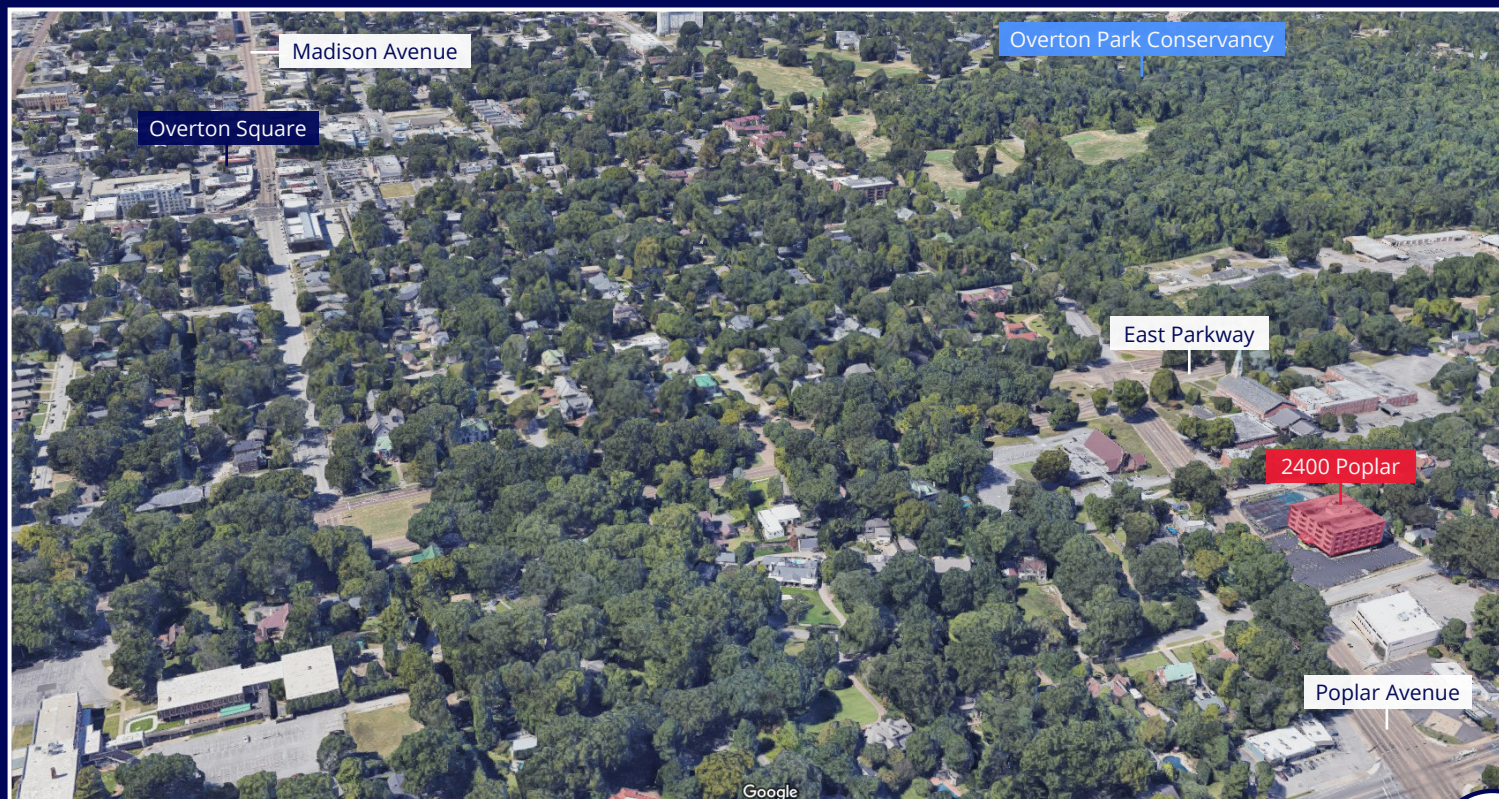
(Option to subdivide by 1,066 SF)



Building Features

- Suite 2,265 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

- | | |
|--------------------------|-----------------------|
| ψ Babalu | ψ Lenny's |
| ψ Ballet Memphis | ψ Malco Studio |
| ψ Bayou | ψ Memphain Hotel |
| ψ Belly Acres | ψ Memphis Pizza Cafe |
| ψ Blue Monkey | \$ Orion Federal Bank |
| ψ Boscos | ψ Porch & Parlor |
| ψ Chef Kelly | \$ Regions Bank |
| ψ Complicated Pilgrim | \$ Renasant Bank |
| \$ Commercial Bank | ψ Robata Ramen |
| ψ Delta Groove Yoga | ψ Saltwater Crab |
| \$ First South | ψ Side Street Grill |
| ψ Golden India | ψ Swamp Bar |
| ψ Gould's Salon Spa | ψ Sweet Noshings |
| ψ Huey's | ψ Tiger and Peacock |
| ψ Lafayette's Music Room | ψ The Zebra Lounge |

Overton Park Conservancy

- ψ Overton Park
- ψ Overton Park 9 Golf Course
- ψ Memphis Brooks Museum of Art
- ψ Overton Park Shell
- ψ Memphis Zoo
- ψ 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



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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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