



For lease

# Higginbotham Insurance Building 2670 Union Avenue Extended Memphis, TN 38112

The Higginbotham Insurance Building is a 12-story high-rise strategically located between East Memphis and Downtown Memphis. The building offers a renovated lobby and elevators, on-site management, spacious common areas, and a common conference room. The property is surrounded by multiple amenities, including restaurants, banking, and prime shopping areas.



Suite 801:  
1,581 SF of  
office space



Renovated  
lobby and  
elevators



On-site  
management



Surrounded  
by numerous  
amenities

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Accelerating success.

Owned by:  
 In-Rel  
PROPERTIES

Suite 801 SF:  
**1,581**

[▶ VIEW ONLINE](#)

Contact us:

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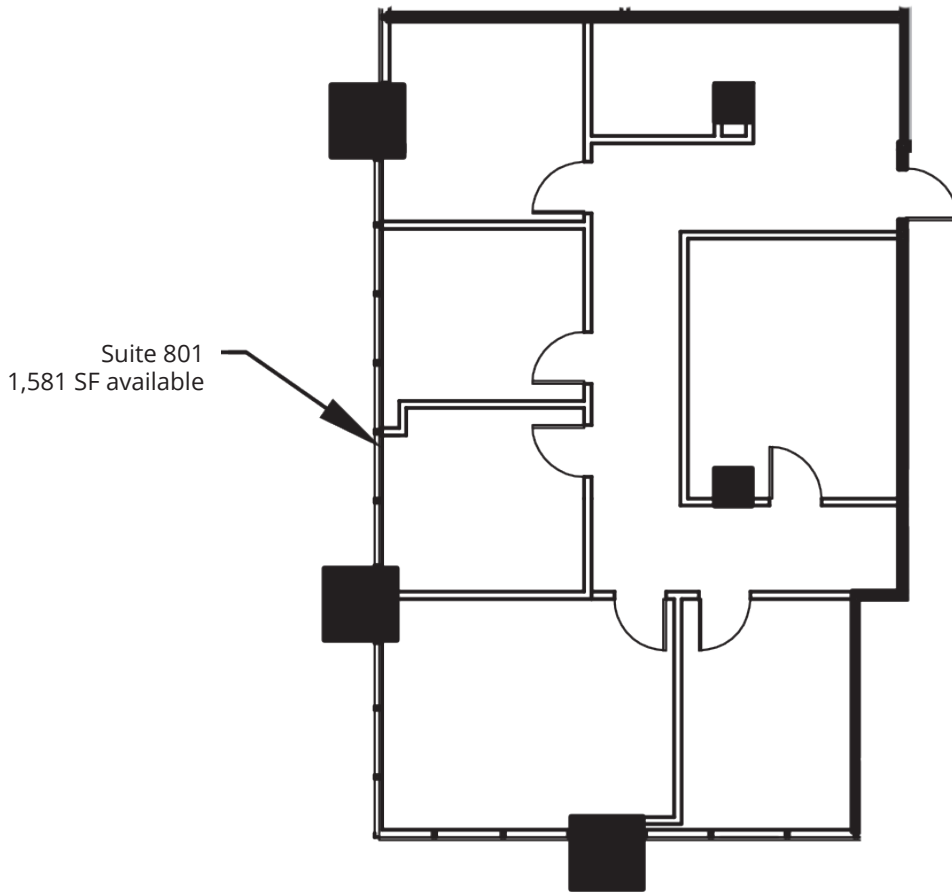
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# Suite 801 Profile



## Features

- Suite 801: 1,581 SF of office space available for lease
- Renovated lobby and elevators within the building
- Digital directories in the building's lobbies to assist tenants and guests
- On-site management
- Monument signage available
- Ample parking for tenants and clients throughout the property
- Located directly off of Poplar Avenue in Midtown Memphis
- Ideal for tenants who want to be close to East Memphis and Downtown Memphis
- Less than 10 minutes from Downtown Memphis
- Surrounded by multiple amenities, including restaurants, banking and prime shopping areas

# Amenities



## Overton Square Amenities

## Overton Park Conservancy

- |                          |                      |
|--------------------------|----------------------|
| 🍷 17 Berkshire           | 🍷 Lenny's            |
| 🍷 Babalu                 | 🏠 Malco Studio       |
| 🎭 Ballet Memphis         | 🏠 Memphain Hotel     |
| 🍷 Bayou                  | 🍷 Memphis Pizza Cafe |
| 🍷 Belly Acres            | 💰 Orion Federal Bank |
| 🍷 Blue Monkey            | 🍷 Porch & Parlor     |
| 🍷 Boscos                 | 💰 Regions Bank       |
| 🍷 Chef Kelly             | 💰 Renasant Bank      |
| 🍷 Complicated Pilgrim    | 🍷 Robata Ramen       |
| 💰 Commercial Bank        | 🍷 Saltwater Crab     |
| 🌟 Delta Groove Yoga      | 🍷 Second Line        |
| 💰 First South            | 🍷 Side Street Grill  |
| 🍷 Golden India           | 🛒 Sweet Noshings     |
| ✂️ Gould's Salon Spa     | 🍷 Tiger and Peacock  |
| 🍷 Huey's                 | 🍷 The Zebra Lounge   |
| 🎵 Lafayette's Music Room |                      |

- 🌳 Overton Park
- 🏌️ Overton Park 9 Golf Course
- 🏛️ Memphis Brooks Museum of Art
- 🎵 Overton Park Shell
- 🐼 Memphis Zoo
- 🏛️ Rust Hall *(future home of Metal Museum)*

## Demographics (5 mile radius)

245,502  
2023 Population

100,392  
2023 Households

\$62,799  
Average Household Income

27,646  
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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