



Accelerating success.



For lease

Owned by:  
**In-Rel**  
PROPERTIES

Suite 1122  
Square Footage:

**810**

[▶ VIEW LISTING](#)

# 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.

Contact us:

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Scan or [click here](#) to view the virtual tour



Renovated lobby and elevators



On-site management

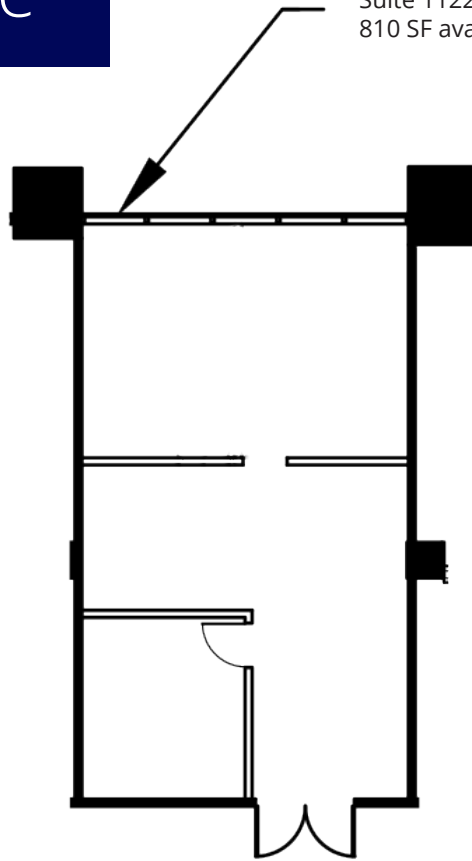


Surrounded by numerous amenities

**Colliers**  
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colliers.com/memphis

# Suite 1122 Profile

Suite 1122  
810 SF available



 [Click here to view the virtual tour](#)

## Building Features:

- Suite 1122 – 810 SF available
- Renovated lobby and elevators within the building
- Digital directory in the building's lobby to assist tenants and guests
- On-site building manager
- 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

## Photos:



# Amenities



## Overton Square Amenities

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

## Overton Park Conservancy

- 🌳 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)

247,962  
2024 Population

106,686  
2024 Households

\$64,675  
Average Household Income

22,107  
Poplar Avenue Daily Traffic Count

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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