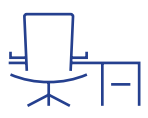




For lease

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 1121:
481 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 1121 SF:
481

[VIEW ONLINE](#)

Contact us:

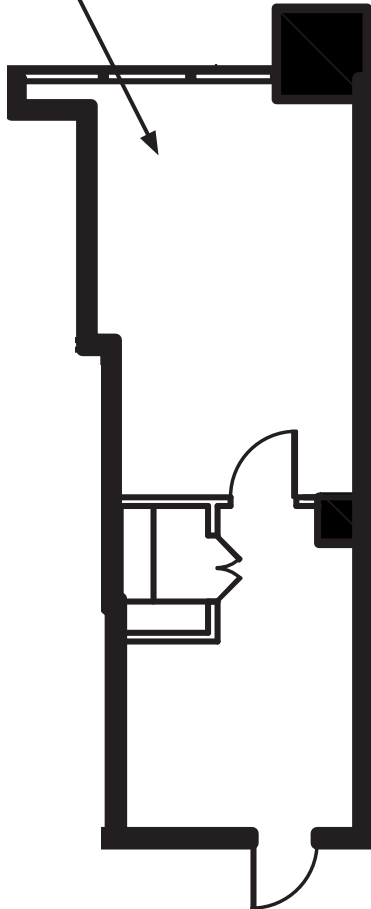
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Suite 1121 Profile

Suite 1121
481 SF available



Interior Lobby



Example of tenant space



Example of tenant conference room

Features

- Suite 1121: 481 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)

247,962
2024 Population

106,686
2024 Households

\$64,675
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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