



For lease

Lynnfield Office Park | Bldg D

1755 Lynnfield Road

Memphis, TN 38119

Lynnfield Office Park is nestled in the heart of East Memphis with four (4) 2-story office buildings of mid-century modern design. Its full-height glass walls and lush garden atriums allow natural light to fill the vestibules and open staircases. Foyers, restrooms, and common areas are recently renovated. Move-in ready office suites have new interior finishes, glass accents and LED lighting.



Suite D-101:
[Click here for virtual tour!](#)



New interior finishes, glass accents & LED lighting



Airy vestibules, open staircases, and lush garden atriums



Surrounded by numerous amenities within 1-mile drive



Owned by:

Square-footage:

2,254

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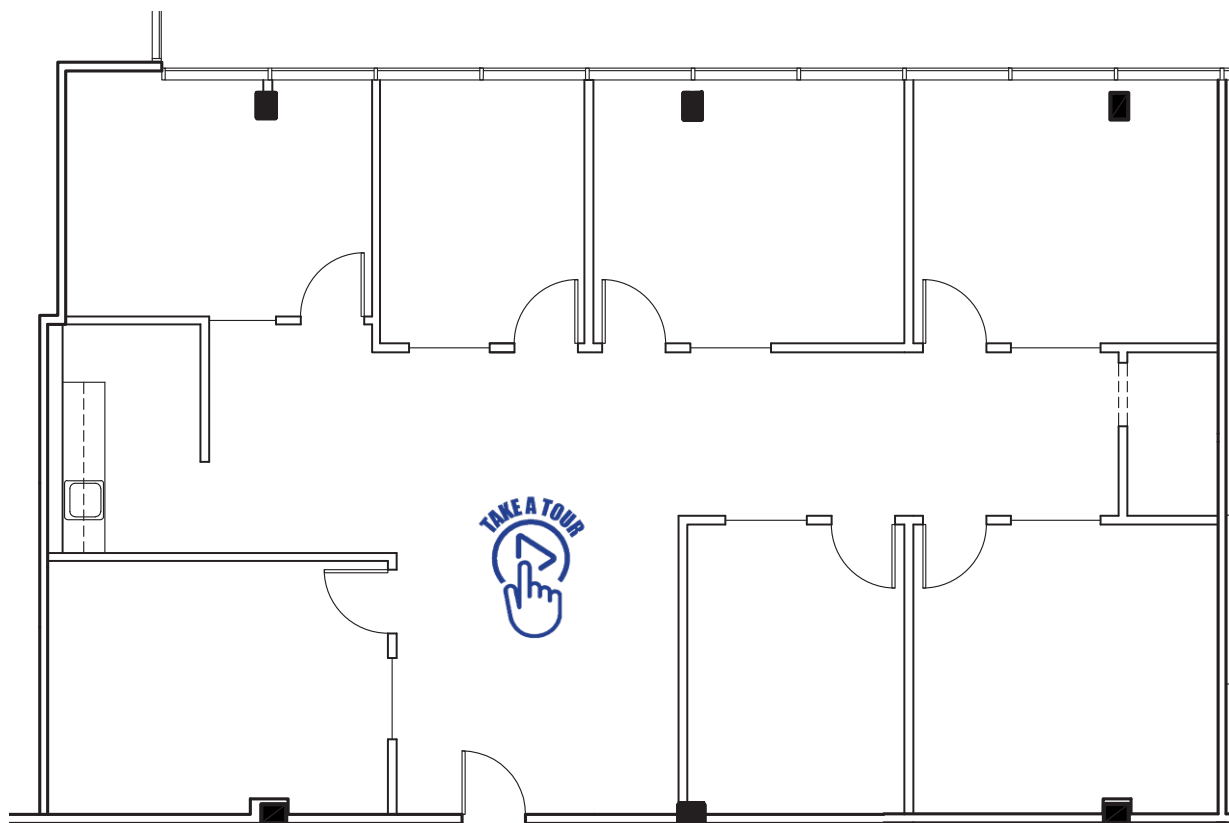
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Accelerating success.

Suite 101 Profile

Features

- Building D - Suite 101: 2,254 SF of office space available
- Ample parking
- Building offers airy vestibules, full height glass walls, open staircases, and lush garden atriums
- Touch screen digital lobby directories
- On-site building engineer
- 24-hour card access with on-site roving security and cameras
- Prime location in East submarket with access from two exits along I-40 (*traffic count of more than 140,000 cars daily*)
- 1 mile drive to Poplar Avenue and 1.5 miles to Interstate 240
- Restaurants, retail, hotels and banking are within a 1-mile drive



FLOOR PLAN
SCALE: 1/81'-0"
OFFICE AREA: 2,254 RSF

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Amenities



Restaurants

- ① Benihana
- ② Central BBQ
- ③ Chick-Fil-A
- ④ Flemings Prime Steakhouse
- ⑤ Park Place Centre
 - Amerigo Italian
 - Another Broken Egg
 - Jason's Deli
 - P.F. Changs
 - Pyro's Fire Fresh Pizza
- ⑥ Primacy Place
 - Five Guys
 - Happy Mexican
- ⑦ Regalia
 - Belly Acres
 - Owen Brennan's
 - Ronnie Grisanti's
 - Ruth's Chris Steak House
 - Salsa Mexicana

Restaurants (continued)

- ⑧ Ridgeway Trace
 - Chipotle Mexican
 - Genghis Grille
 - Red Fish Cajun Seafood
 - Red Koi
 - Smoothie King
- ⑨ River Oaks
- ⑩ Seasons 52
- ⑪ The Capital Grille
- ⑫ Yorkshire Square
 - Las Delicias
 - Neil's Music Room

Retail

- ① Best Buy
- ② CVS
- ③ Great Wines & Spirits
- ④ Park Place Centre
 - Gould's Salon
 - Sensational Sofas

Retail (continued)

- ⑤ Regalia
 - Dazzel
 - Indigo
 - Oak Hall
- ⑥ REI co-op
- ⑦ Target

Banks

- ① BancorpSouth
- ② Bank of America
- ③ First Horizon
- ④ Regions (Poplar Avenue)
- ⑤ Regions (Park Avenue)

Recreational

- ① YMCA
- ② Esporta Fitness
- ③ Litcherman Nature Center
- ④ Malco Ridgeway

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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