

# FOR LEASE

Retail & Office Suites from 1,110 SF - 1,441 SF



**Suite 101: 1,110 SF | Suite 104: 1,441 SF**  
**\$1.69–\$1.85 PSF NNN**

**440 N Front St**  
**Memphis, TN 38105**

- ❑ Signalized hard-corner location with 324 feet of frontage on N Front St, exposed to 16,000+ vehicles daily
- ❑ Ample free on-site parking — a rare advantage in the downtown Memphis submarket, where most competing storefronts rely on metered street or paid garage parking
- ❑ Suites from 1,110 SF to 1,400 SF; move-in ready with new flooring, updated finishes, private office, and restroom in place
- ❑ Prominent building and window signage opportunities for maximum brand visibility
- ❑ Mixed-use building with ground-floor retail/office and second-floor residential condominiums, providing built-in daytime and evening customer traffic
- ❑ Established co-tenancy including dental, physical therapy.
- ❑ Blocks from I-40 with direct access to greater Memphis and West Memphis, AR; 4 minutes to Central Station and the MATA Trolley, 17 minutes to Memphis International
- ❑ Trade area serves 463,000+ residents with \$4.3B+ in annual consumer spending
- ❑ Triple Net (NNN) with negotiable lease terms



**Melanie Myers Bland**  
[melanie@myerscre.com](mailto:melanie@myerscre.com)  
901-761-5595 Office  
901-351-5595 Cell

**Lyndon Baskin**  
[lyndon@myerscre.com](mailto:lyndon@myerscre.com)  
M 901-584-9012  
O 901-761-5595

773 E Brookhaven Circle  
Memphis, TN 38117

#288335 Licensed in TN  
#22327 Licensed in MS



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