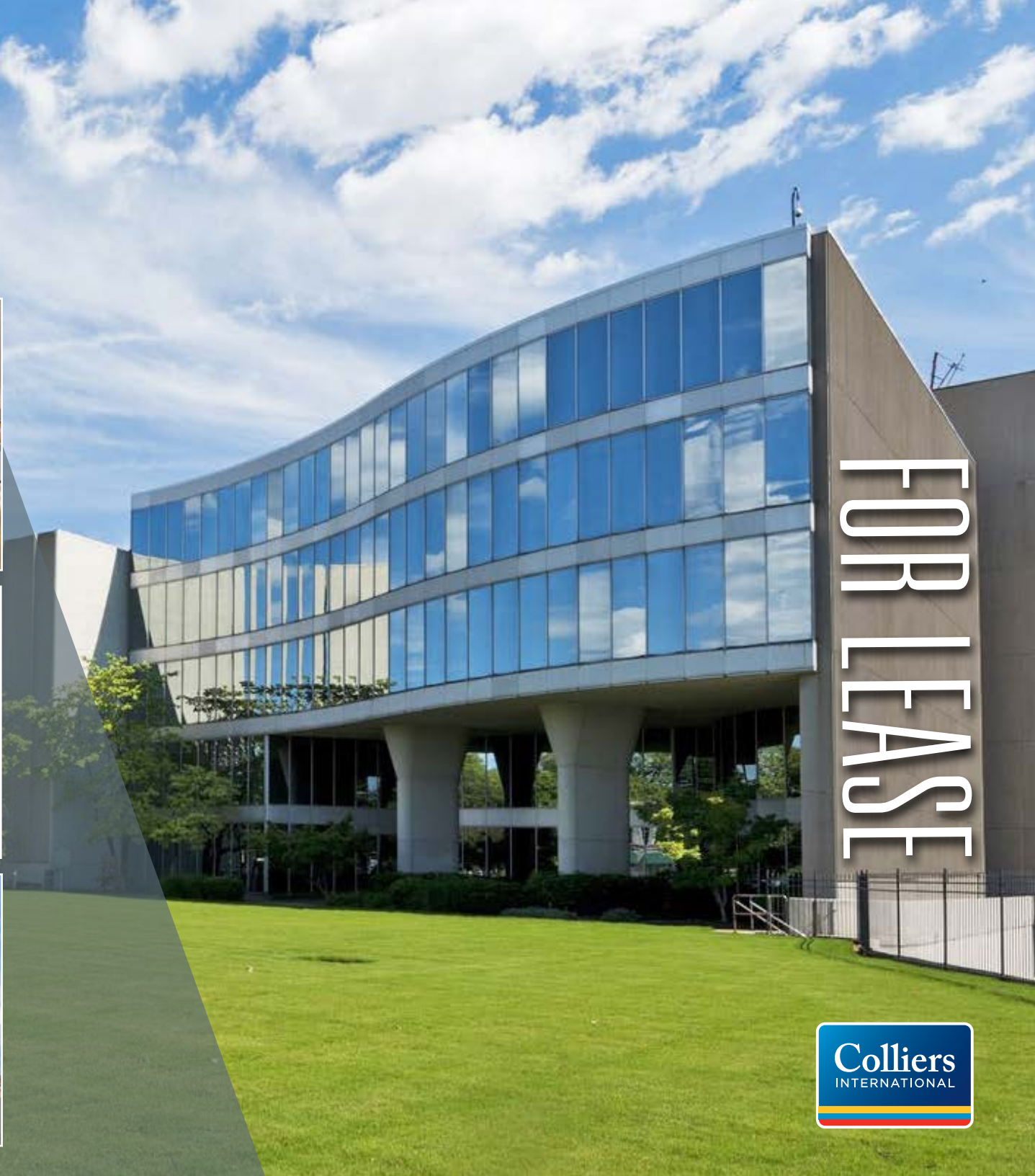
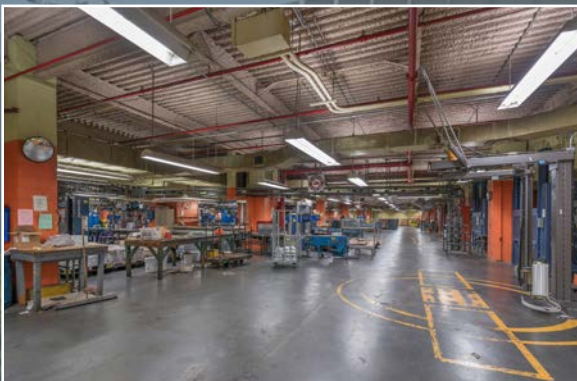


4<sup>95</sup> UNION AVENUE  
& 5<sup>97</sup> BEALE STREET



FOR LEASE





# THE UPSIDES TO DOWNTOWN

## QUICK FACTS YOU NEED TO KNOW ABOUT DOWNTOWN MEMPHIS



### Downtown is for the future

The Downtown Memphis Commission has funded over \$28MM in grants for future downtown projects to create a more thriving community and an active office campus.



### Getting around is easy

More than 46,000 public parking spaces, several pedestrian walkways, bike lanes, and renovated trolley buses to easily get around town.



### Employees have so much to see and do

Downtown has 183 restaurants, 119 shops, 16 museums, 300-acres of greenspace and parks, etc.



### Downtown is for everyone

With a breathtaking view of the Memphis city skyline, your company can enjoy a work place with an energetic ambiance.

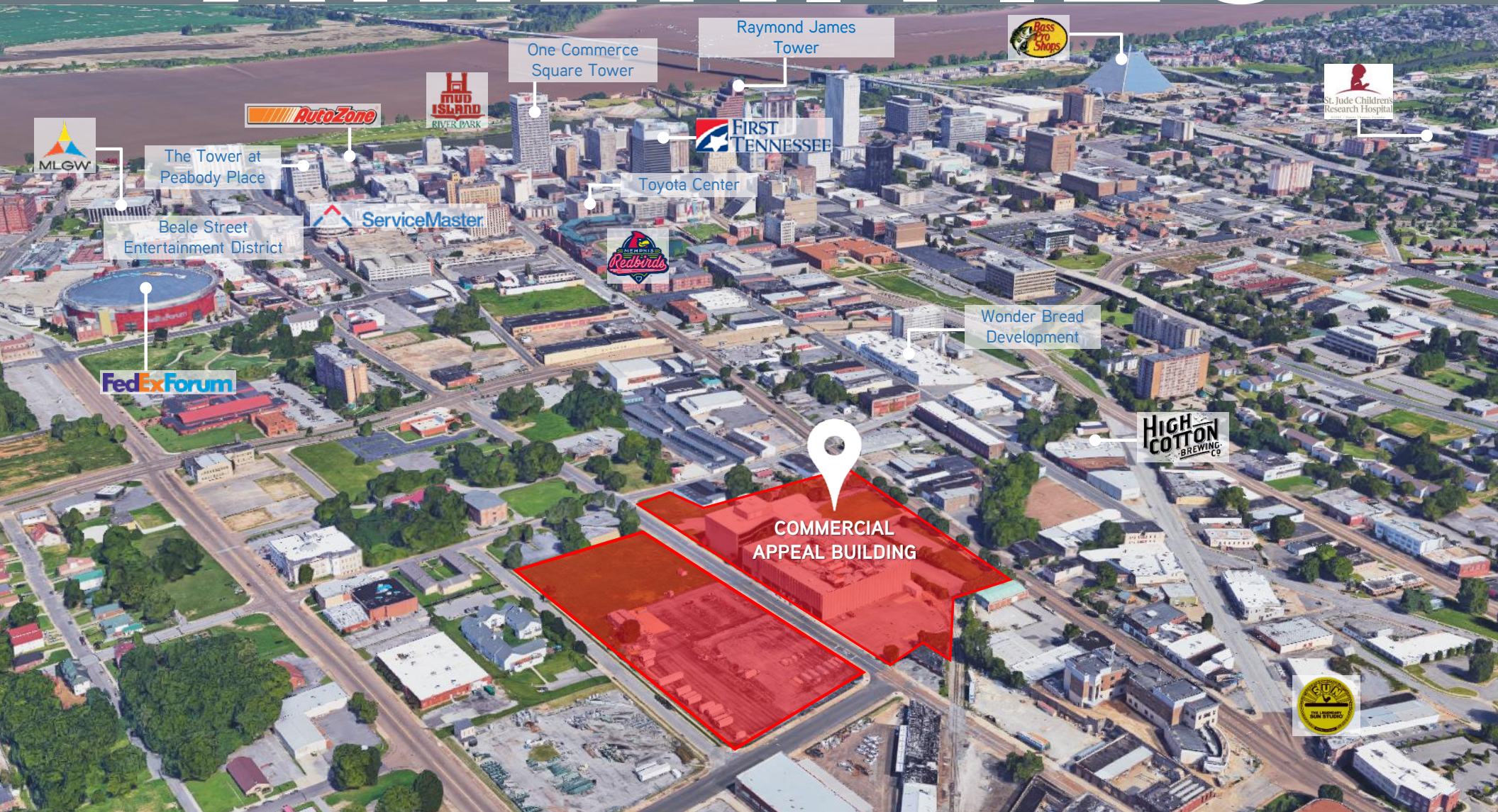


### Jobs are moving here in record numbers

More than 50,000 daily workers and counting. Over \$2.9 billion in the development pipeline. More industry and businesses are moving to downtown.



# AMENITIES





# 4<sup>95</sup> UNION AVENUE & 5<sup>97</sup> BEALE STREET

## EXECUTIVE SUMMARY

Located at 495 Union Avenue and 597 Beale, the Commercial Appeal property bridges the flourishing Medical District and downtown in Memphis, Tennessee. The building is a highly visible property that is situated on 12.57 acres. The Commercial Appeal building is comprised of 276,572 square feet, featuring a five-story, 128,672 SF office building and a 147,900 SF warehouse. Just south of the building includes a 5.50 acre parking lot.

More than 30,000 people work in the 700-acre Medical Center and around 7,800 students attend the neighborhood's educational anchors. New and expanded medical and research centers are creating a growing need for housing and amenities to support this large employee and student population. In response to this need, investors are repurposing the Wonder Bread bakery site, just north of the subject property, which will comprise a \$73 million mixed-use project consisting of a new office, retail and multi-family space.

At the same time, downtown construction is at an all-time high. Within downtown's 6.5 mile boundaries, more than \$4.0 billion in new development projects are planned, underway, or recently completed. Major employers in Downtown Memphis include St. Jude Children's Research Hospital, AutoZone, MLGW, Baker Donelson, ServiceMaster, Bass Pro Shops, First Horizon, and Bass Berry Sims. Sporting venues, galleries, museums, cultural events, the Convention Center, restaurants, and live music venues bring an estimated 11 million visitors annually to the downtown area.





# OFFICE APPEAL

## DOWNTOWN MEMPHIS OFFICE OVERVIEW



### Key Submarket Stats

- 4% rent growth in last 12 months
- Vacancy decreased 2.2% in last 12 months
- 112,000 SF absorbed in last 12 months



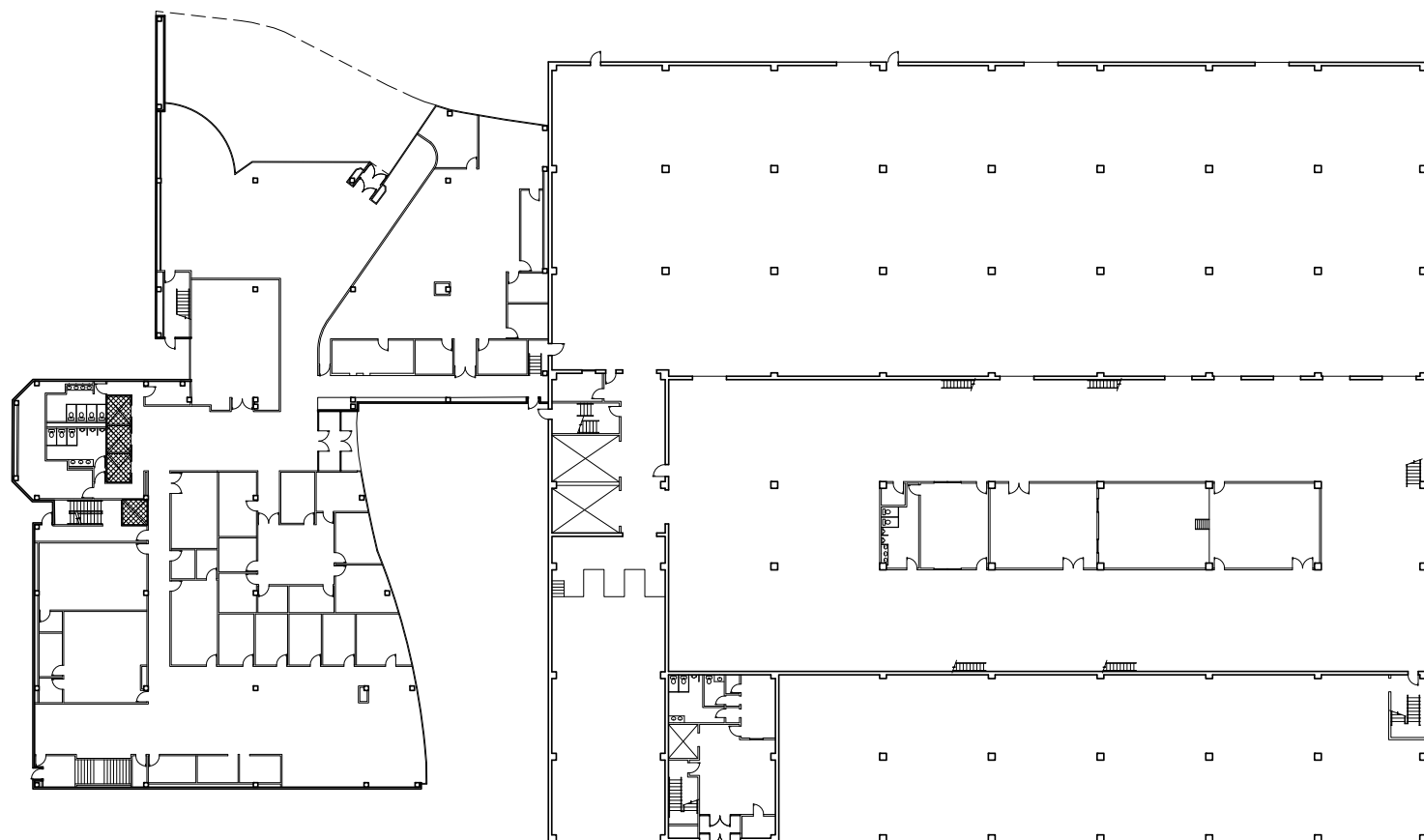
### Recent New Tenants

- ServiceMaster took 328,000 SF
- Orion Federal Credit Union took 75,000 SF
- Wunderlich Securities took 28,000 SF



### Key Tenants

- AutoZone Corporate HQ - 220,000 SF
- Raymond James - 185,000 SF
- Baker Donnelson HQ - 95,000 SF



### BUILDING DATA

FLOOR GROSS AREA	68,137 SF
VERTICAL	243 SF
WAREHOUSE RENTABLE AREA	47,217 RSF
OFFICE RENTABLE AREA	20,677 RSF

(OFFICE AREA SHOWN ABOVE IS INTERIOR GROSS AREA WHICH INTERIOR FACE OF EXTERIOR WALL)  
(WAREHOUSE AREA SHOWN ABOVE IS EXTERIOR GROSS AREA WHICH OUTSIDE FACE OF EXTERIOR WALL)

## COMMERCIAL APPEAL

495 UNION AVENUE  
MEMPHIS, TN





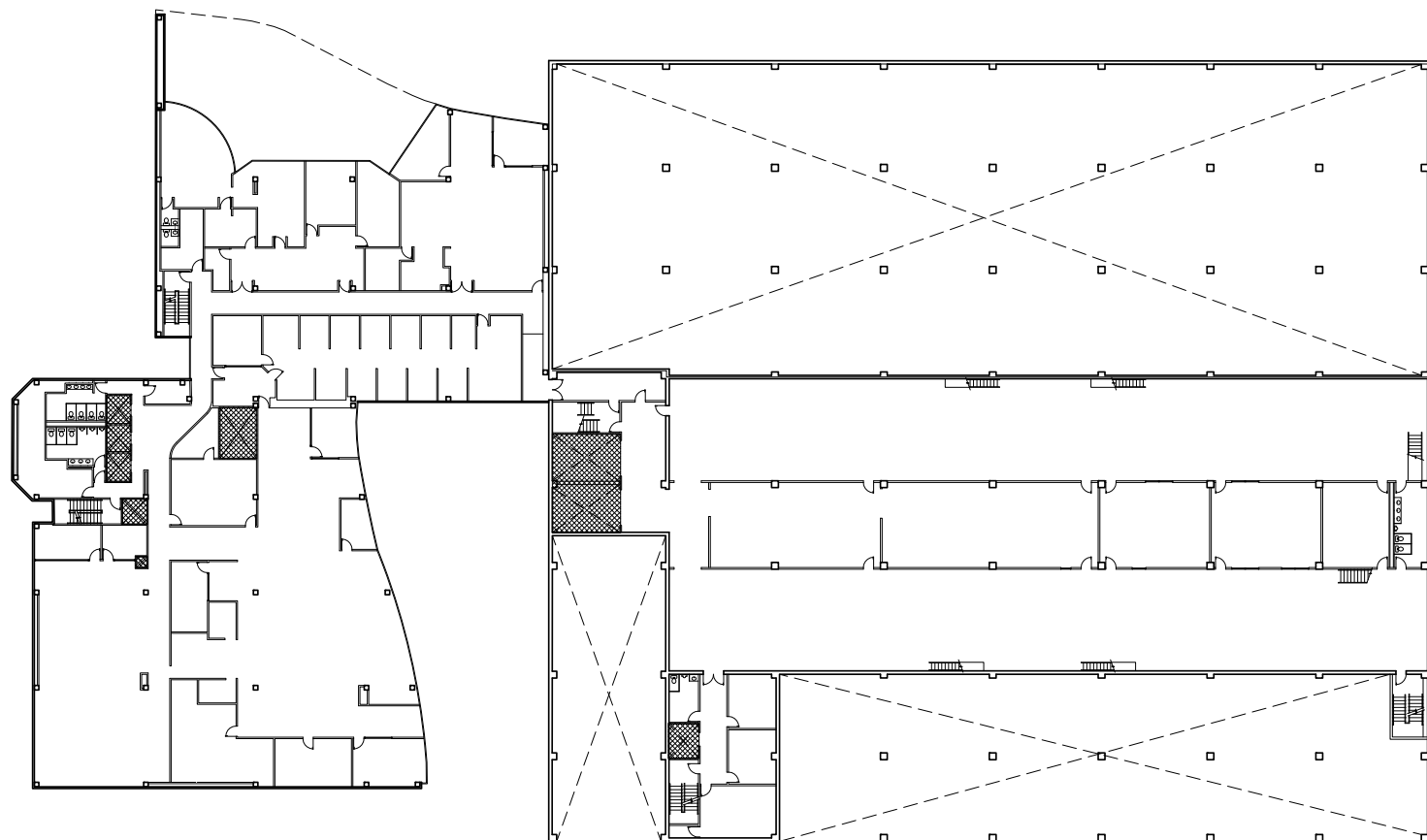
## FLOOR PLAN



**COMMERCIAL  
APPEAL**

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495 UNION AVENUE  
MEMPHIS, TN



### BUILDING DATA

FLOOR GROSS AREA	44,362 SF
VERTICAL	1,102 SF
WAREHOUSE RENTABLE AREA	22,654 RSF
OFFICE RENTABLE AREA	20,606 RSF

(OFFICE AREA SHOWN ABOVE IS INTERIOR GROSS AREA WHICH INTERIOR FACE OF EXTERIOR WALL)  
(WAREHOUSE AREA SHOWN ABOVE IS EXTERIOR GROSS AREA WHICH OUTSIDE FACE OF EXTERIOR WALL)



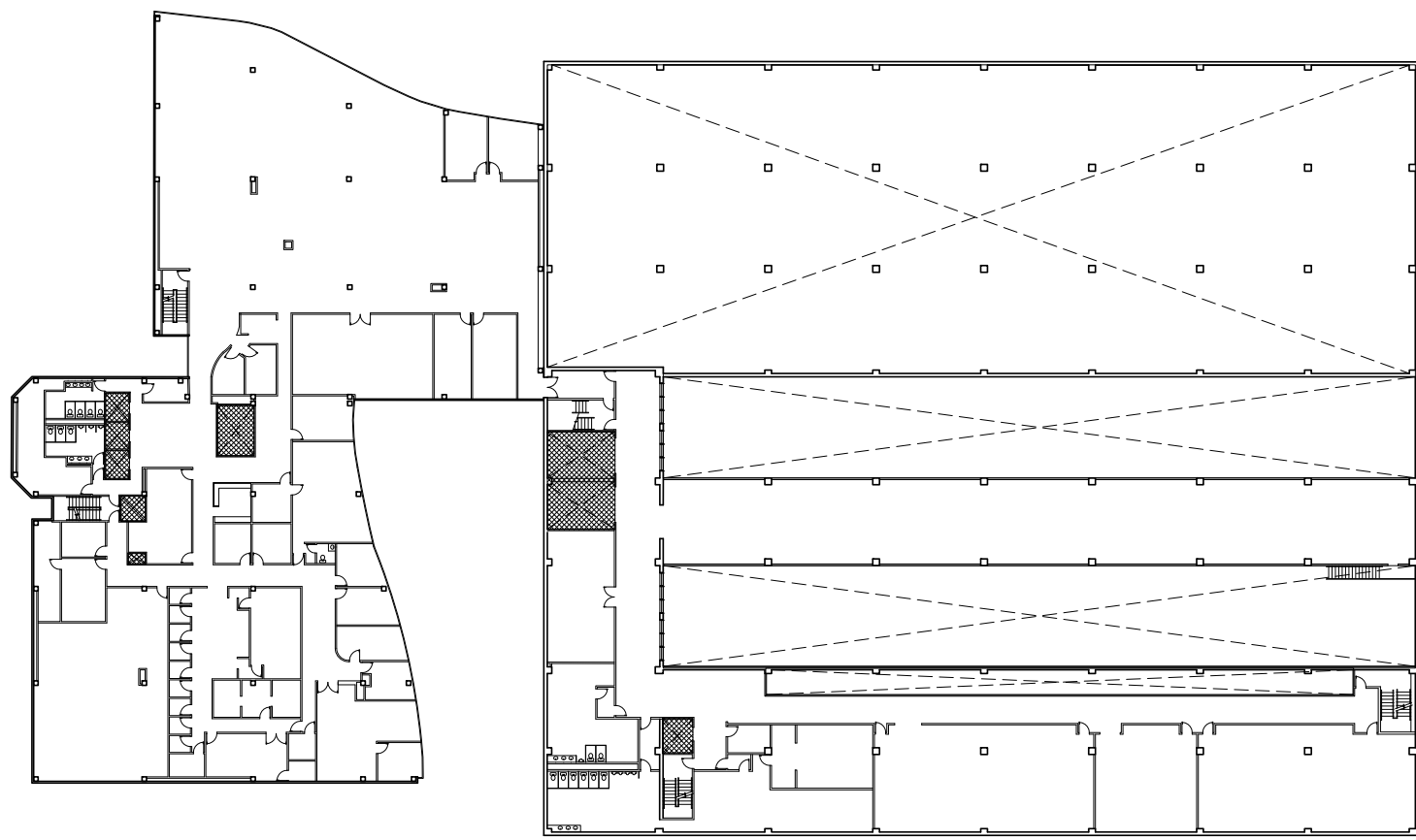
# FLOOR PLAN




**COMMERCIAL  
APPEAL**

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495 UNION AVENUE  
MEMPHIS, TN



## BUILDING DATA

FLOOR	GROSS AREA	43,908 SF
	VERTICAL	1,014 SF
WAREHOUSE RENTABLE AREA		19,884 RSF
OFFICE RENTABLE AREA		23,010 RSF

(OFFICE AREA SHOWN ABOVE IS INTERIOR GROSS AREA WHICH INTERIOR FACE OF EXTERIOR WALL)  
(WAREHOUSE AREA SHOWN ABOVE IS EXTERIOR GROSS AREA WHICH OUTSIDE FACE OF EXTERIOR WALL)



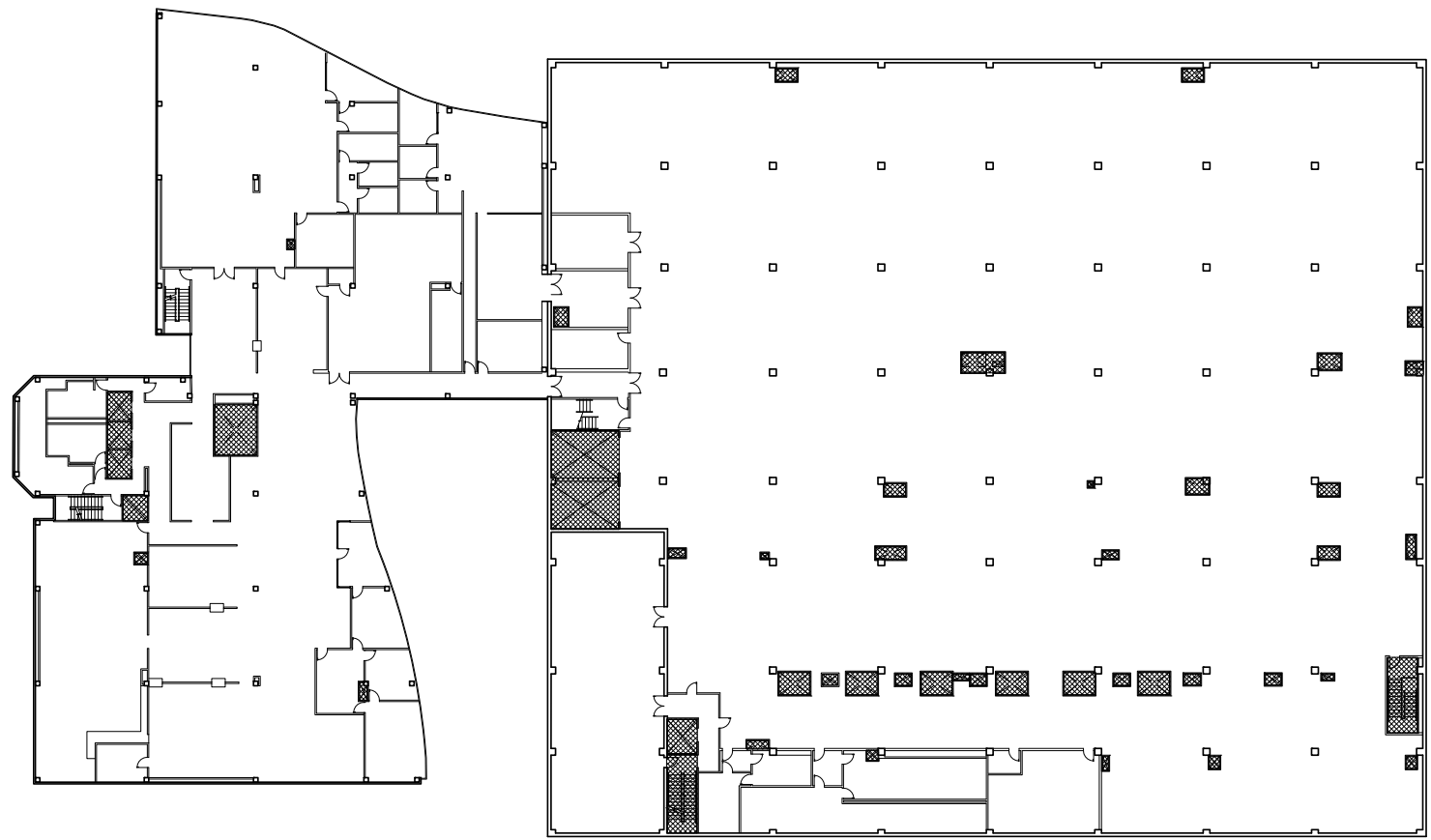


# FLOOR PLAN



**COMMERCIAL  
APPEAL**

495 UNION AVENUE  
MEMPHIS, TN



## BUILDING DATA

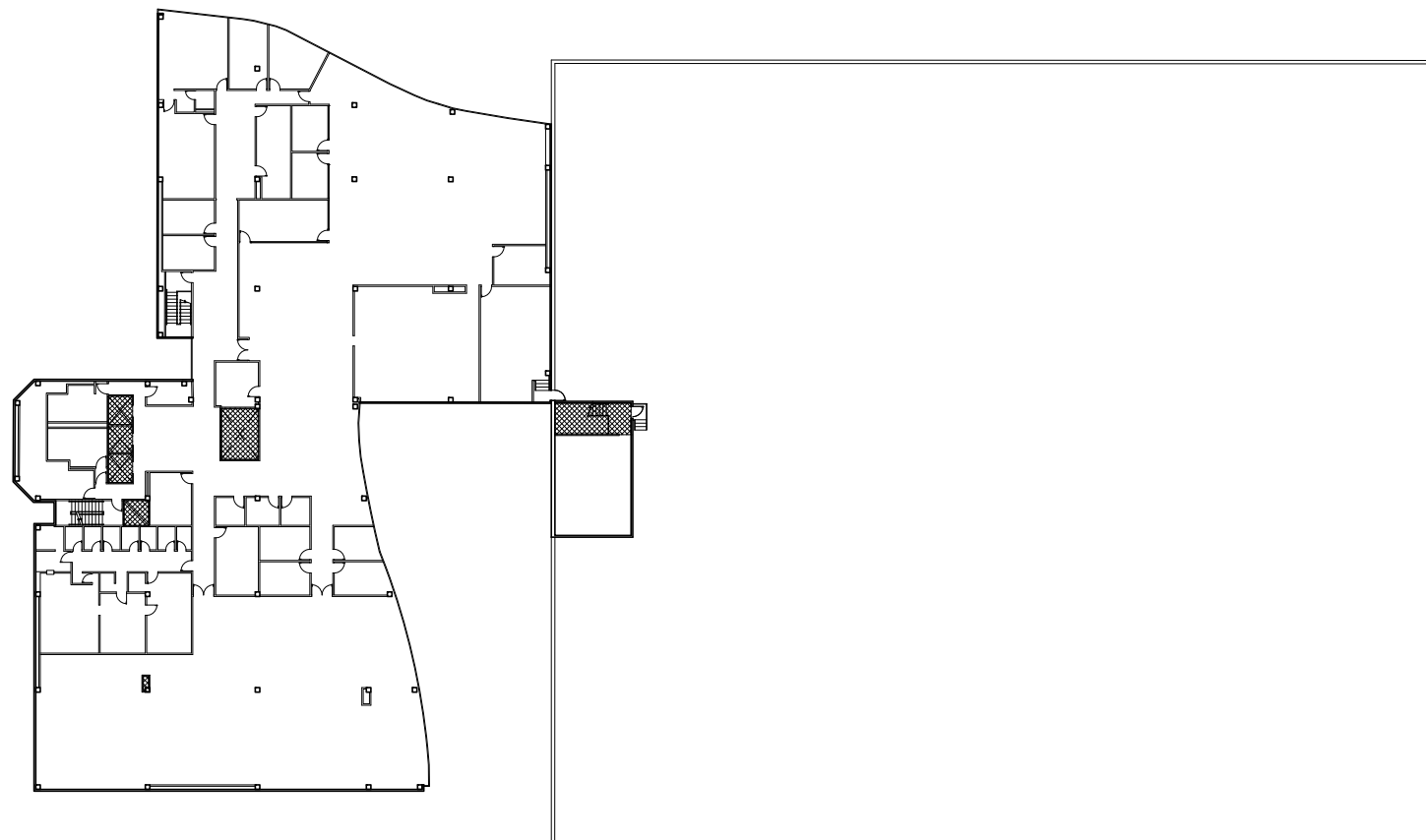
FLOOR	GROSS AREA	82,946 SF
VERTICAL		2,574 SF
WAREHOUSE RENTABLE AREA		57,402 RSF
OFFICE RENTABLE AREA		22,970 RSF

(OFFICE AREA SHOWN ABOVE IS INTERIOR GROSS AREA WHICH INTERIOR FACE OF EXTERIOR WALL)  
(WAREHOUSE AREA SHOWN ABOVE IS EXTERIOR GROSS AREA WHICH OUTSIDE FACE OF EXTERIOR WALL)



# 5

## FLOOR PLAN



### BUILDING DATA

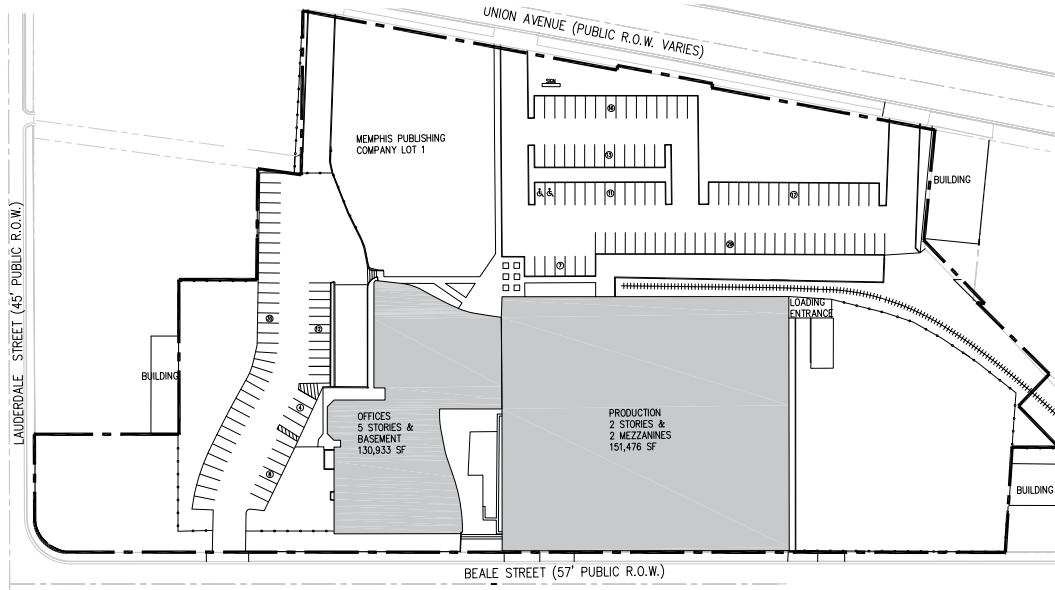
FLOOR GROSS AREA	24,389 SF
VERTICAL	627 SF
WAREHOUSE RENTABLE AREA	743 RSF
OFFICE RENTABLE AREA	23,019 RSF

(OFFICE AREA SHOWN ABOVE IS INTERIOR GROSS AREA WHICH INTERIOR FACE OF EXTERIOR WALL)  
(WAREHOUSE AREA SHOWN ABOVE IS EXTERIOR GROSS AREA WHICH OUTSIDE FACE OF EXTERIOR WALL)

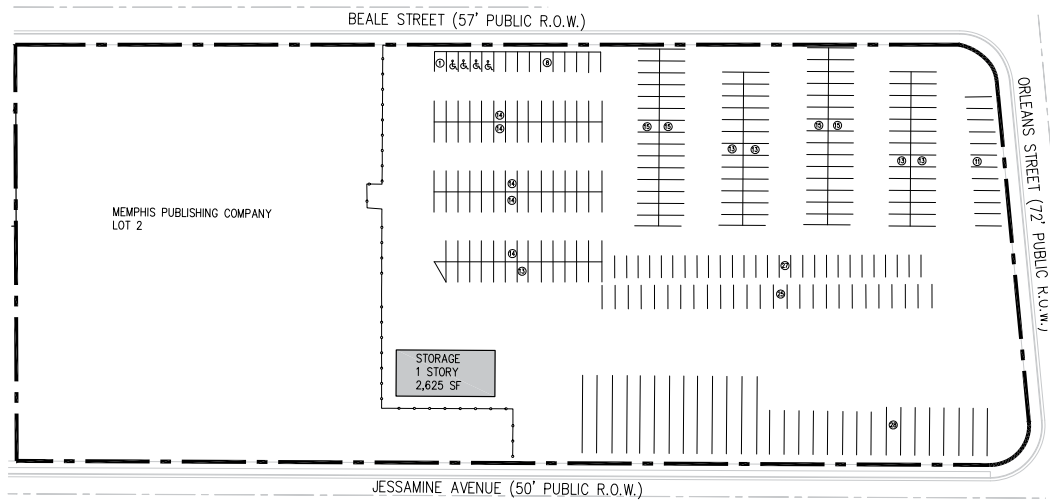
## COMMERCIAL APPEAL

495 UNION AVENUE  
MEMPHIS, TN





495 UNION AVENUE, MEMPHIS, TN



597 BEALE STREET, MEMPHIS, TN

## SITE

ZONING	CBD & EMP
LOT 1	7.08 AC
LOT 2	5.50 AC
TOTAL LOT AREA	12.57 AC

## PARKING SUMMARY

USE	SPACES
STANDARD	420
HANICAP	6
TRUCK	28
TOTAL SPACES	454 SPACES

## OFFICE SUMMARY

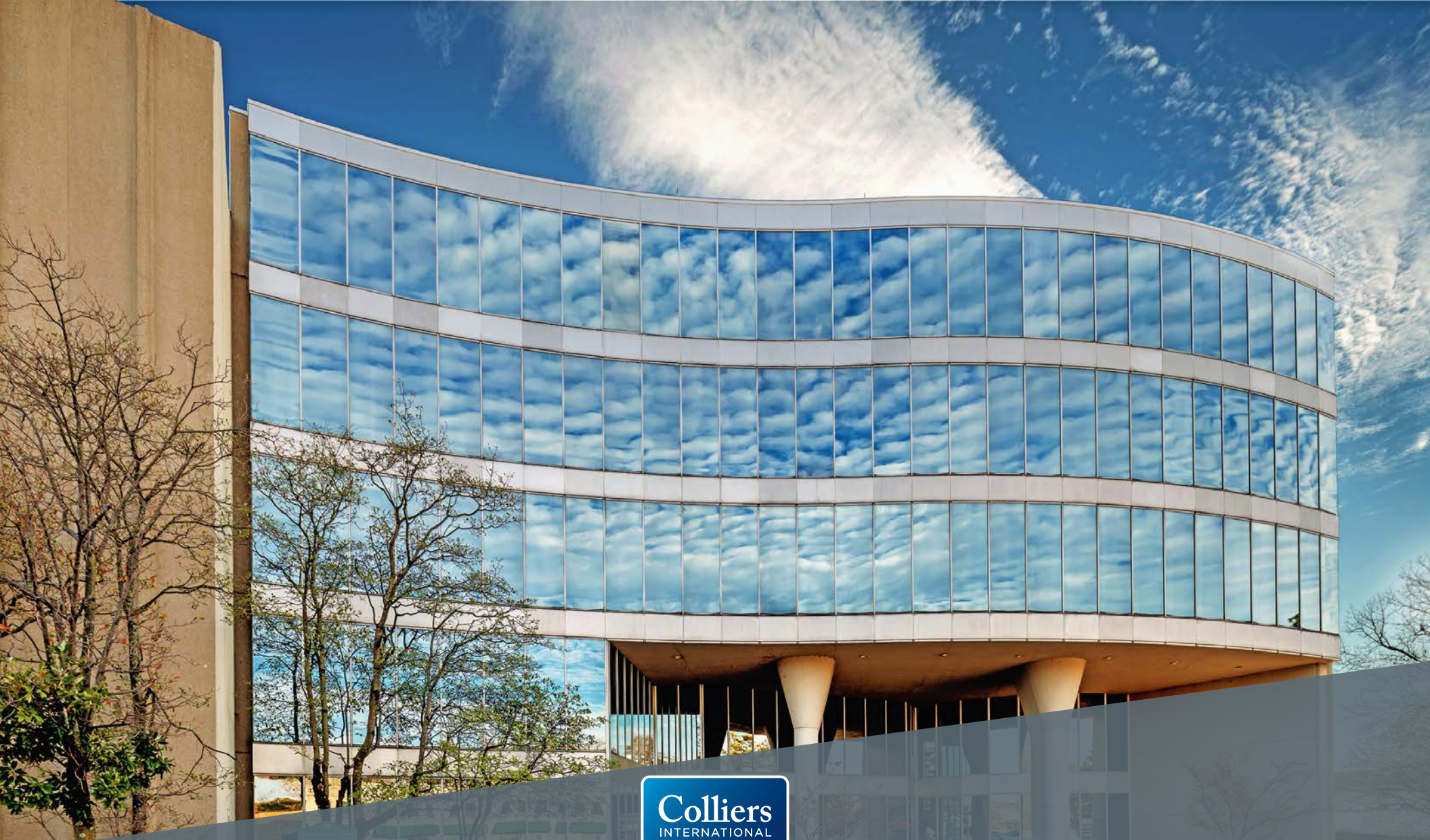
BASEMENT	14,143 RSF
FIRST FLOOR	20,677 RSF
SECOND FLOOR	20,606 RSF
THIRD FLOOR	23,010 RSF
FOURTH FLOOR	22,970 RSF
FIFTH FLOOR	23,019 RSF
BULKHEAD	4,247 RSF
SUBTOTAL	128,672 RSF

## WAREHOUSE SUMMARY

FIRST FLOOR	47,217 RSF
MEZZANINE-1	22,654 RSF
MEZZANINE-2	19,884 RSF
SECOND FLOOR	57,402 RSF
BULKHEAD	743 RSF
SUBTOTAL	147,900 RSF

**BUILDING TOTAL RSF 276,572 RSF**





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