

For Lease

i-bank TOWER

5050 Poplar Avenue
Memphis, Tennessee

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Accelerating success.



PROPERTY DESCRIPTION

i-bank Tower is a 24-story, high-rise office building on Poplar Avenue in East Memphis. The building was built in 1967 by developer, William B. Clark, Sr., and includes the signature round top floor, which once housed a rotating restaurant. i-bank Tower and the adjacent Clark Tower occupy a special place in local commercial real estate history. The two buildings helped spark the eastward shift of office space in Memphis away from the downtown skyline and toward the Poplar corridor.

One of the most recognizable buildings in the city, i-bank Tower has grown to be a landmark location. Mid-way between White Station and Mendenhall on Poplar Avenue, i-bank Tower offers modern exterior and interior upgrades, a professional tenant-mix, and flexible floor plans.

Numerous area amenities include housing, shopping and restaurants all within walking distance. Today, the Poplar corridor in East Memphis is the most sought-after office submarket in the Memphis area. Because of its centrality to where Memphians Live, Work & Play, i-bank Tower, along with Clark Tower's greatest advantages are visibility and location.



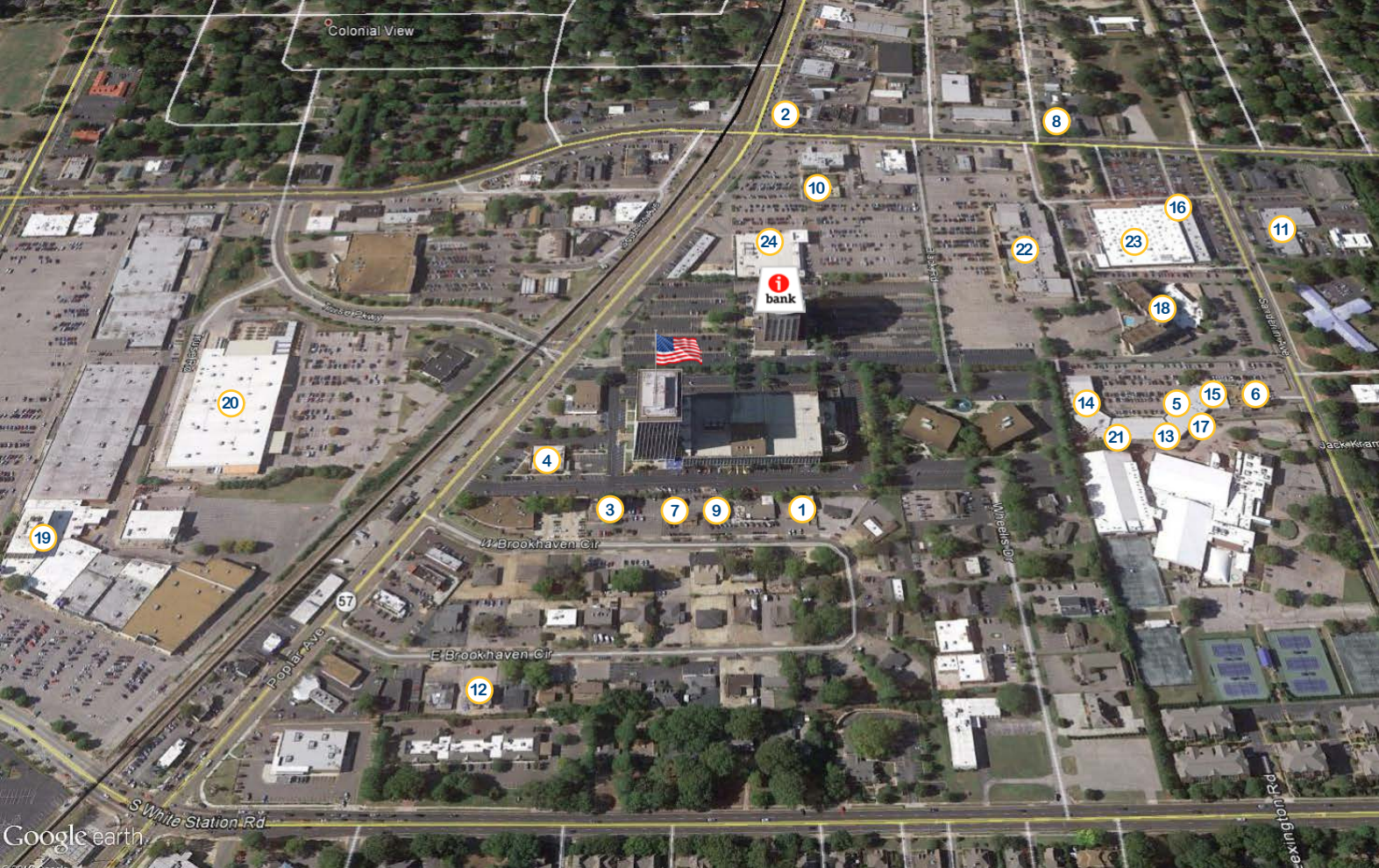
BUILDING AMENITIES



i-bank TOWER. LANDMARK LOCATION WITH A COMMUNITY FEEL.

- › Prestigious landmark high-rise location
- › Borders Clark Tower, its sister building, in a business campus setting
- › Custom designed corporate office space
- › Computer controlled & monitored security card access system
- › Full-service Bank / Deli / ATM / Hair salon & Barber
- › Fiber optic network, redundant power & data center
- › 24 / 7 roving security
- › Renovated common areas
- › 6 high-speed elevators
- › Ample surface area parking & underground parking
- › On-site property management
- › Common conference center
- › Offers tenants an easy commute due to it's central location on Poplar Avenue in the heart of East Memphis

com•mu•ni•ty - a body of persons of common and especially professional interests scattered through a larger society



AREA AMENITIES

Restaurants:

- 1 Bangkok Alley Thai Sushi Lounge
- 2 Belmont Grill
- 3 Brookhaven Pub & Grill
- 4 Carrabba's Italian Grill
- 5 City Silo Table + Pantry
- 6 Craft Republic
- 7 Fino's Italian Deli & Catering
- 8 Folks Folly Prime Steak House
- 9 Hog & Hominy Restaurant
- 10 Houston's Restaurant
- 11 Interim Restaurant & Bar
- 12 Marciano Restaurant
- 13 Marco's Pizza
- 14 Napa Cafe
- 15 Sear Shack
- 16 Tazikis Mediterranean Cafe
- 17 Wasabi Sushi

Hotels:

- 18 Double-Tree Hotel

Major Retail:

- 19 Eastgate Shopping Center including
Fresh Market
TJ Maxx
Steinmart
- 20 Home Depot
- 21 Sanderlin Shopping Center including
Bikram Yoga
Muddy's Bake Shop
Timna
True Salon

Movie Theater:

- 22 Malco Paradiso IMAX

Grocery Stores:

- 23 Kroger
- 24 Whole Foods

Clark Tower - It's more than a building, it's a community. A community permitting a "work-life" balance where tenants can work and play convenient to home. Situated approximately eight (8) miles east of the Memphis central business district and within the Interstate 240 loop, Clark Tower and i-bank Tower offer tenants an easy commute, along with numerous restaurants, shopping and recreation, enabling that sought-after balance.

Clark Tower & i-bank Tower - a place to "Live, Work & Play".

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