



5,673± SF  
**Sublease**  
Expires 09/30/2028

50 S. BB King Blvd- Ste 300 | Memphis, TN 38103

Colliers is pleased to present an opportunity to sublease 5,673 square feet in Suite 300 at 50 South B.B. King Street. The 8-story office building is an award-winning historic renovation located in the heart of Downtown. Directly adjacent to AutoZone Park, the Peabody Hotel, and the Rendezvous and within a 10-minute walk of 60+ restaurants, this is an ideal opportunity for any company seeking a central location within Memphis ever growing Downtown.

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**ALEX STRINGFELLOW, SIOR**  
901.312.4920  
[alex.stringfellow@colliers.com](mailto:alex.stringfellow@colliers.com)

**BRYCE DAVES, SIOR**  
901.312.4926  
[bryce.daves@colliers.com](mailto:bryce.daves@colliers.com)



6363 Poplar Ave., Suite 220  
Memphis, TN 39119-4879  
901.375.4800

Accelerating success.

# Downtown Sublease



## Quick facts you need to know about Downtown Memphis



### Downtown is for the future

The Downtown Memphis Commission has funded over 100 Million in grants for future downtown projects to create a more thriving community and an active office campus.



### Getting around is easy

More than 30,000 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 192 restaurants, 153 shops, 21 museums, 500+ acres of greenspace and parks, etc.



### Downtown is for everyone

With a breathtaking view of the Memphis city skyline, you can enjoy a work place with an energetic ambience.

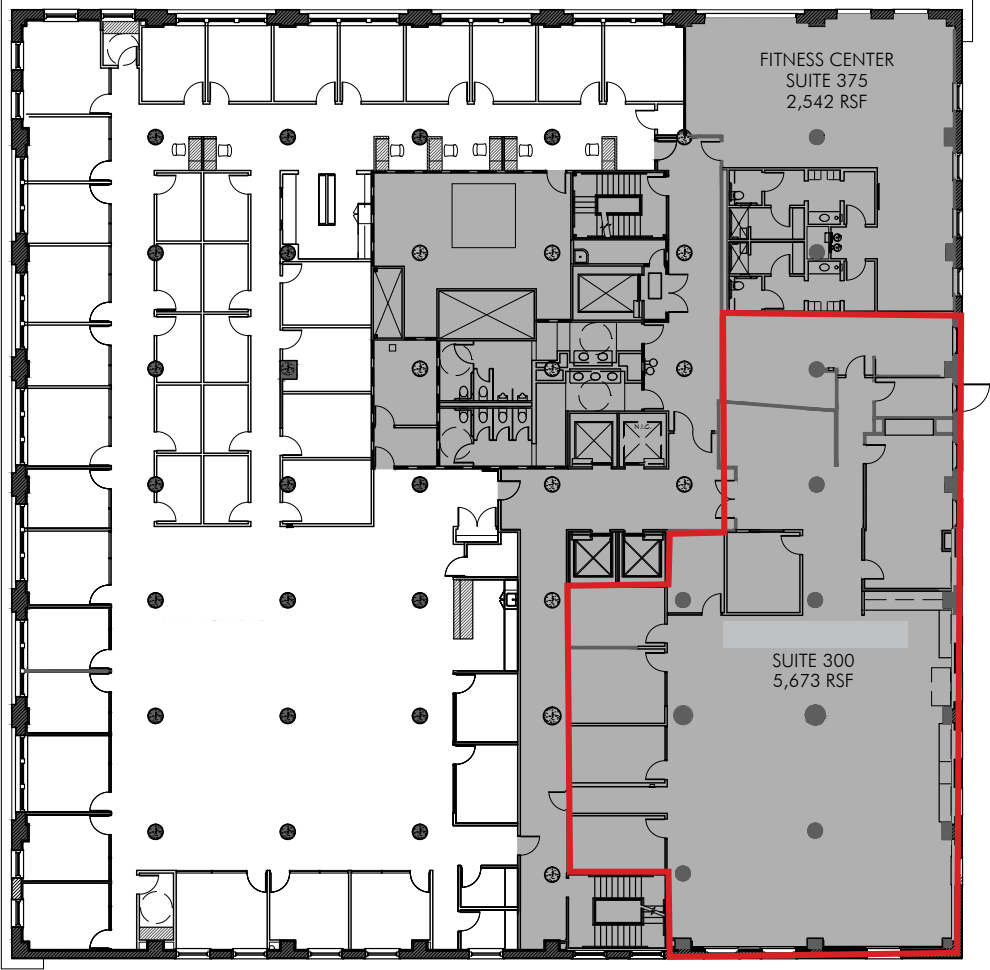


### Jobs are moving here in record numbers

More than 88,000 daily workers and counting. Over \$4 billion in the development pipeline. More industry and businesses are moving to downtown.



# Suite 300 Floor Plan

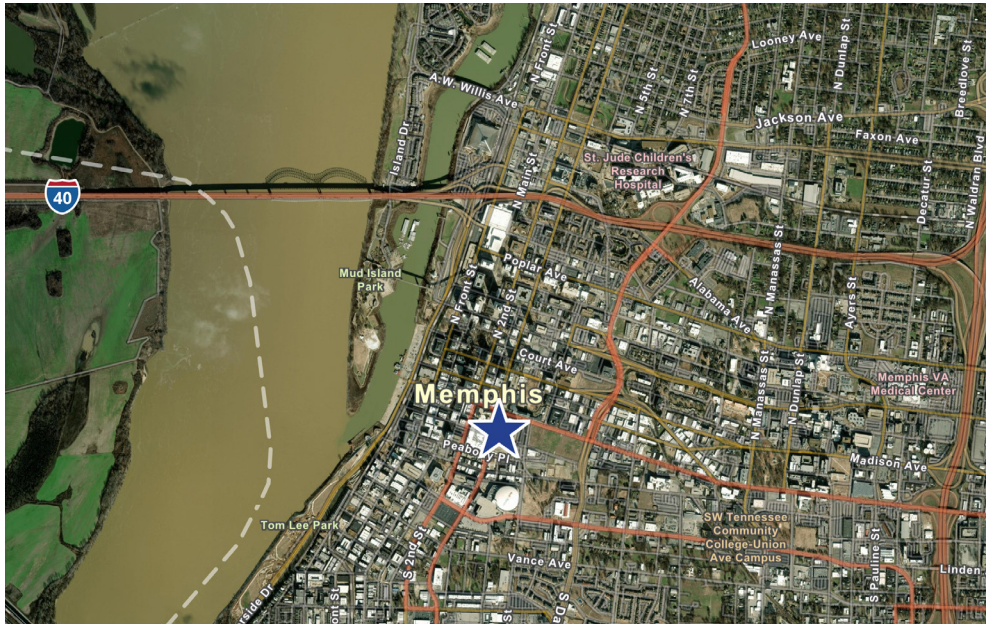


Building Features	Availability Features
Award winning historic renovation	Available space: 5,673± SF
On-site security	Beautifully renovated in 2022
Brand new fitness facility	Potential furniture available
Class A finishes throughout	09/30/28 expiration
Attached, secured parking garage	

# Downtown Sublease

An aerial photograph of downtown Memphis, Tennessee, with various landmarks and business locations labeled. A large blue star is placed in the center of the map, near the intersection of Beale Street and the Mississippi River. The labels include:

- One Commerce Square Tower
- FIRST TENNESSEE
- Toyota Center
- Redbirds
- Beale Street Entertainment District
- FedExForum
- Memphis Rock n Soul Museum
- FedEx
- WESTIN HOTELS & RESORTS
- CHISCA
- ORPHEUM
- AutoZone
- One Beale
- MUD ISLAND RIVER PARK
- The Tower at Peabody Place
- DoubleTree
- Hampton Inn & Suites
- Old Dominick Distillery
- Tom Lee Park
- ARRIVE HOTELS & RESTAURANTS
- National Civil Rights Museum AT THE LORRAINE MOTEL
- Central BBQ
- WISERAGE BREWING CO. MEMPHIS, TN
- POWERHOUSE
- MEMPHIS FARMERS MARKET
- South Bluffs Development
- G.E. Patterson



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