

For sale

Colliers

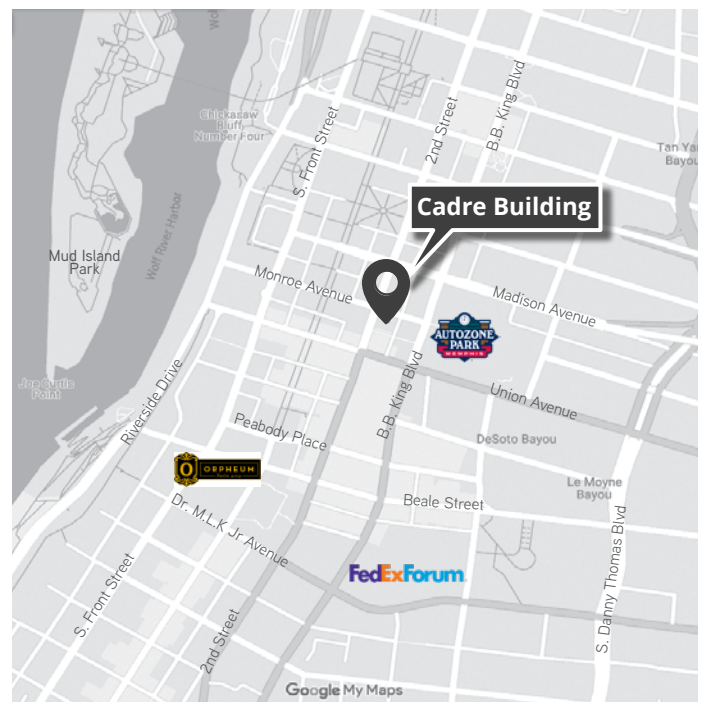


THE CADRE BUILDING

The historic Cadre Building is a commercial building located in Downtown Memphis, Tennessee. Situated on a .24 acre site in the heart of downtown (SE corner of Monroe Avenue and 2nd Street), the Cadre has functioned as one of downtown's most important special events centers for the last twenty (20) years, in addition to containing office space. Built in 1928, the building has had numerous upgrades and improvements, while maintaining its classical style, elegance and charm.

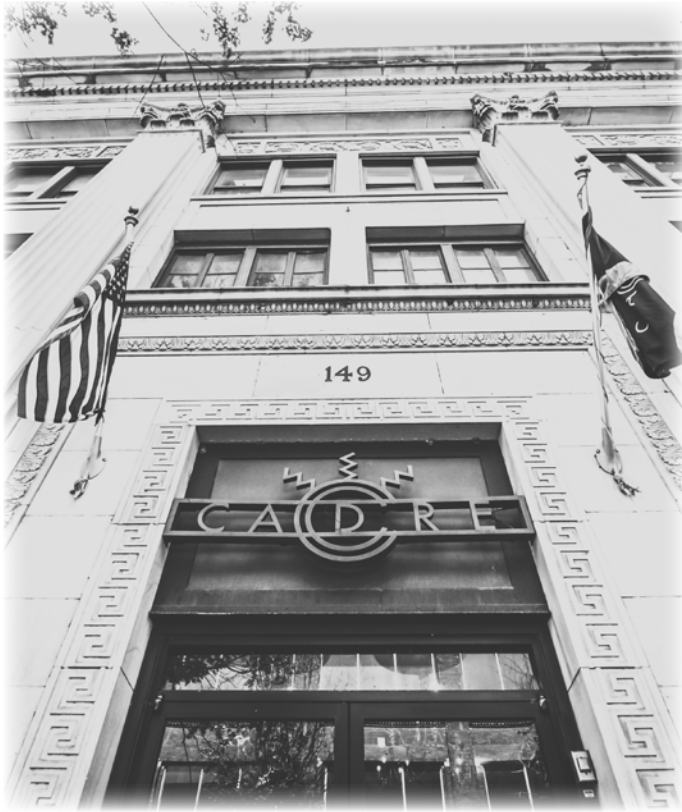
PROPERTY SUMMARY

Address	149 Monroe Avenue, Memphis, TN 38103
Current Use	Commercial Building
Occupancy	Available as Owner/Occupant
Year Built	1928 (renovated various times)
Type of Construction	Masonry
Stories	2
Building Size	Basement SF - 10,600 +/- 1st Floor SF - 10,600 +/- Mezzanine SF - 2,675 +/- 2nd Floor SF - 9,125 SF +/- TOTAL SF - 33,000 +/-
Ceiling Height	14-18'
Foundation	Concrete
Roof	Flat, tar and gravel
HVAC	Forced Air Gas Heat and Package A/C
Parking Spaces	On-Street parking only. Located adjacent to parking garage.
Price	\$2,100,000 (\$64/SF)



For additional information on the Cadre Building, please call Steve Guinn at 901.581.5742

HISTORIC ELEGANCE



Downtown Memphis Demographics (2 mile radius)

42,128

Downtown
Memphis
Population
(2 mile radius)



19,057

2020 Average
Households



\$53,509

2020 Average
Household
Income



5,229

2020 Total
Businesses



12.4 M

Visitors to
Memphis
(in 2019)



QUICK FACTS 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.



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.

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