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New availability!

## Lynnfield Office Park | Building A

1255 Lynnfield Road - Suites 269 & 273  
Memphis, TN 38119

Lynnfield is an office park that is settled in the heart of East Memphis. Comprised of four (4) two-story buildings that are enhanced by floor-to-ceiling glass windows, surrounded by well-manicured landscaping and merchandised outdoor spaces that give the feeling of working amongst nature. Lynnfield is a space that allows tenants to bring the outdoors in.



Suites 269 & 273:  
3,449 SF  
available



Newly renovated  
common areas



Tranquil park-like  
setting



Surrounded  
by numerous  
amenities

Owned by:



Square Footage:

3,449

[VIEW ONLINE](#)

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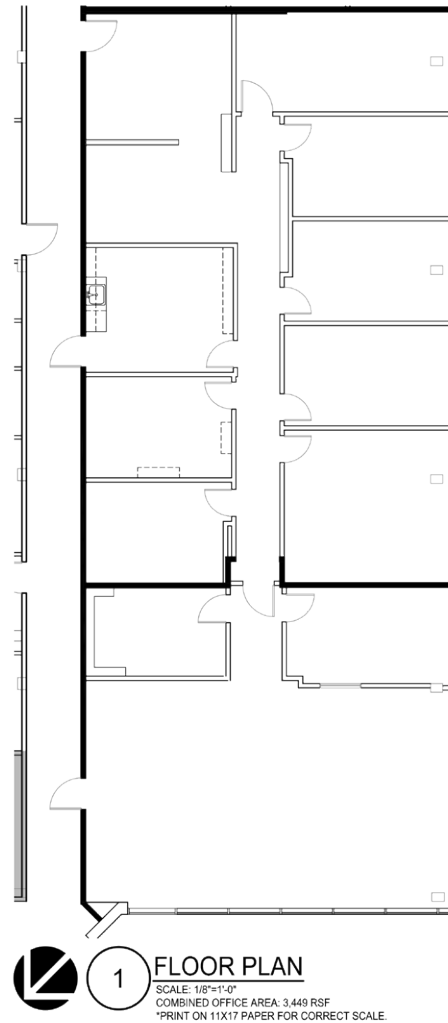
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Accelerating success.

# Suites 269 & 273 Profile

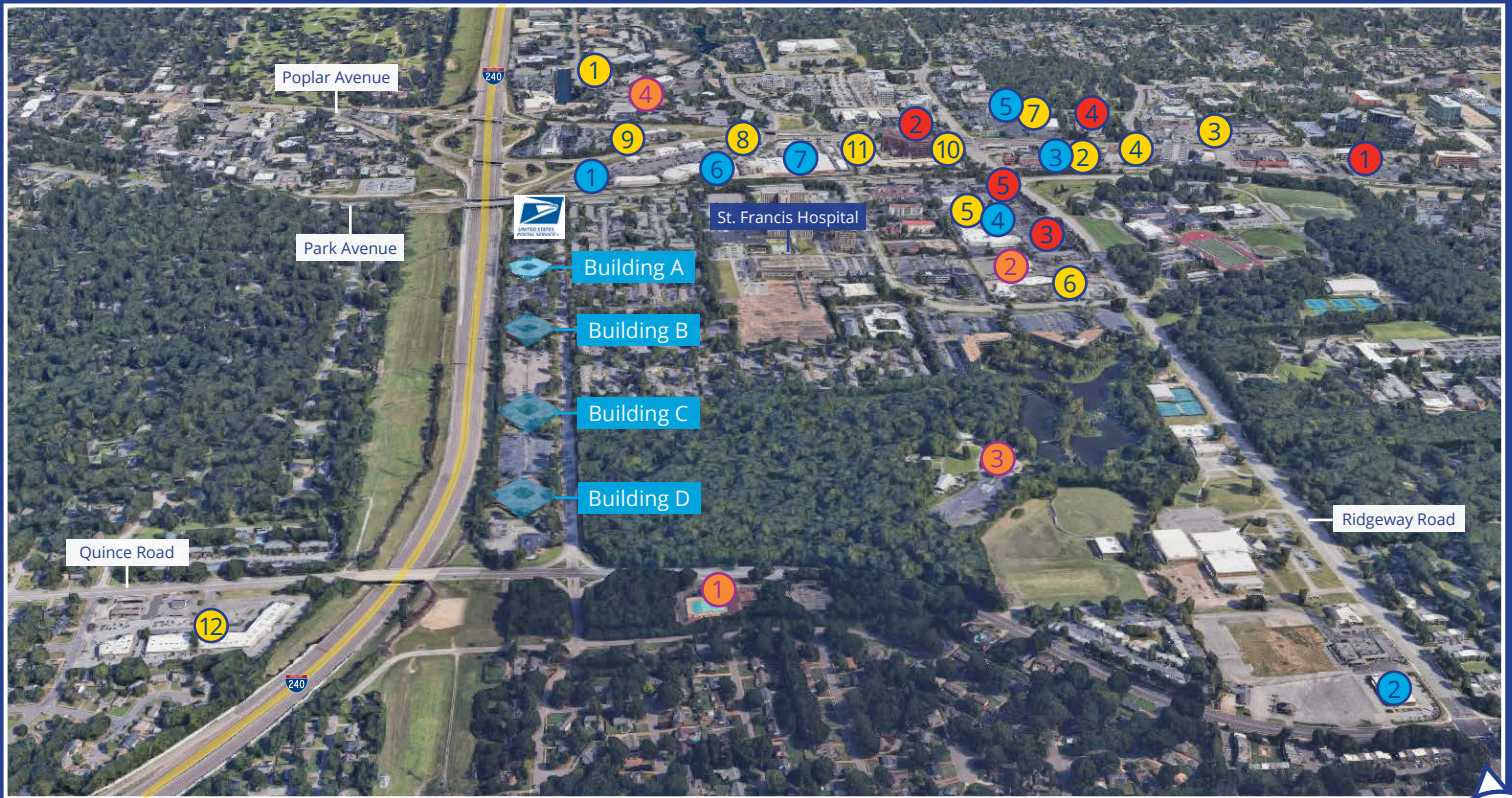


## Features

- Suites 269 & 273 - 3,449 SF of office space available for lease
- Four (4) two-story buildings that are approximately 70,000 square-feet each
- Renovated interior, common area finishes and outdoor atriums
- Digital directories in the building's lobbies to assist tenants and guests
- Floor-to-ceiling windows throughout the buildings, creating a picture perfect view of the surrounding park-life landscape
- 24-hour key card access with security cameras for tenant's safety needs
- On-site building engineer to address all tenant concerns and issues in a prompt manner
- Ample parking for tenants and clients throughout the property
- Surrounded by multiple amenities, including restaurants, banking and prime shopping area



# Amenities



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## Restaurants

- ① Benihana
- ② Central BBQ
- ③ Chick-Fil-A
- ④ Flemings Prime Steakhouse
- ⑤ Park Place Centre
  - Amerigo Italian
  - Another Broken Egg
  - Jason's Deli
  - P.F. Changs
  - Pyro's Fire Fresh Pizza
- ⑥ Primacy Place
  - Five Guys
  - Happy Mexican
- ⑦ Regalia
  - Belly Acres
  - Owen Brennan's
  - Ronnie Grisanti's
  - Ruth's Chris Steak House
  - Salsa Mexicana

## Restaurants (continued)

- ⑧ Ridgeway Trace
  - Chipotle Mexican
  - Genghis Grille
  - Red Fish Cajun Seafood
  - Red Koi
  - Smoothie King
- ⑨ River Oaks
- ⑩ Seasons 52
- ⑪ The Capital Grille
- ⑫ Yorkshire Square
  - Las Delicias
  - Neil's Music Room

## Retail

- ① Best Buy
- ② CVS
- ③ Great Wines & Spirits
- ④ Park Place Centre
  - Gould's Salon
  - Sensational Sofas

## Retail (continued)

- ⑤ Regalia
  - Dazzel
  - Oak Hall
  - Vineyard Vines
- ⑥ REI co-op
- ⑦ Target

## Banks

- ① Candence Bank
- ② Bank of America
- ③ First Horizon
- ④ Regions (Poplar Avenue)
- ⑤ Regions (Park Avenue)

## Recreational

- ① YMCA
- ② Esporta Fitness
- ③ Litcherman Nature Center
- ④ Malco Ridgeway



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## Contact



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## Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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