

THE G I B S O N

145 LT. GEORGE W. LEE AVE | MEMPHIS

Located in the shadow of Beale Street and the Fed Ex Forum, The Gibson represents a one of a kind redevelopment opportunity that offers extraordinary entertainment and retail options. The former Gibson Showcase room lends itself to a large national brand restaurant, live music or entertainment venue in the midst of a huge economic push in downtown Memphis.



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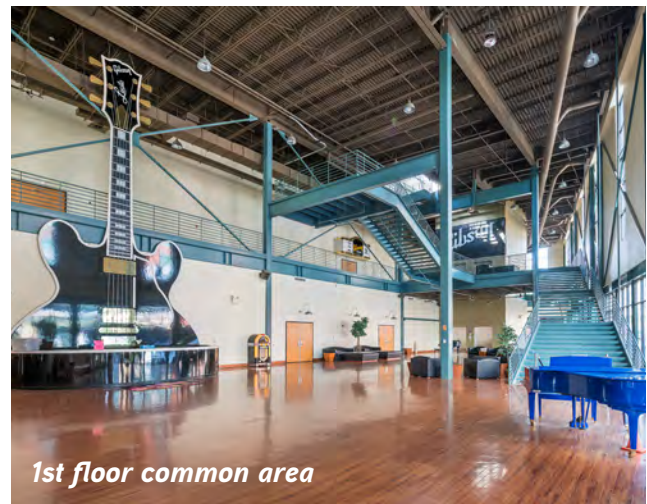
THE GIBSON

THE BUILDING

Colliers International | Memphis is pleased to present the Gibson Guitar Factory redevelopment in Memphis, Tennessee. Located one block south of historic Beale Street, The Gibson is directly across from the FedEx Forum and the Rock 'n' Soul Museum. The Gibson offers a unique opportunity for retailers, restaurants, and family entertainment operators to capture the business of nearly 11 million annual visitors as well as the growing residential and business population in Downtown Memphis. The site features up to 154,000 SF of available space with immediate access to all of Downtown Memphis' amazing amenities.

The Gibson manufacturing and retail facility was originally constructed in 1999 and encompasses two city blocks in the heart of the downtown core. The building features retail opportunities along Lt. George Lee Avenue and BB King Boulevard on the northeast corner and an entertainment venue at the northwest corner at Lt. George Lee Avenue and South 2nd Street.

- » Potential branding/signage opportunity
- » Unique roof top access with outdoor dining possibilities and broad city views
- » One block from historic Beale Street Entertainment District
- » 450+ surface and garage spaces available



THE GIBSON

LOCATION HIGHLIGHTS

Millions of people come to Memphis for its food, music, and history. The savviest ones discover a great place to do business. Low tax rates, an attractive cost of living, and affordable real estate create an ideal business

climate. Success is practically guaranteed with tax incentives, infrastructure support, and a skilled workforce. Forbes magazine ranked Memphis fourth on its list of “The Happiest Cities to Work in Right Now,” and a study by WalletHub ranked our city seventh in the nation for entrepreneurs.

Within Downtown’s 6.5 square mile boundaries, more than \$4.0 billion in new development projects are planned, underway, or recently completed. Large medical institution campus expansions, new entertainment centers, residential communities and revamped commercial spaces are bringing new energy and more people to Memphis’ center city.

- » Memphis ranks #4 in the 25 cities where millennials are moving according to TIME Magazine
- » St. Jude Ranked #1 Pediatric Cancer Hospital in the Nation according to U.S. News and World Report
- » Over \$4 Billion in planned, new or recently completed development in Downtown Memphis
- » 2000 new jobs added in the Downtown Core in the last 6 months
- » Part of the Beale Street Entertainment District, one of the top tourist destinations in America
- » 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
- » Meeting and special event venues generated approximately \$109+M in 2016
- » Major employers in the downtown area include St. Jude Research Hospital, Autozone, MLGW, Baker Donelson, ServiceMaster, Bass Pro Shops, First Horizon, and Bass Berry Sims
- » The property is directly across the street from the FedEx Forum, home to the Memphis Grizzlies

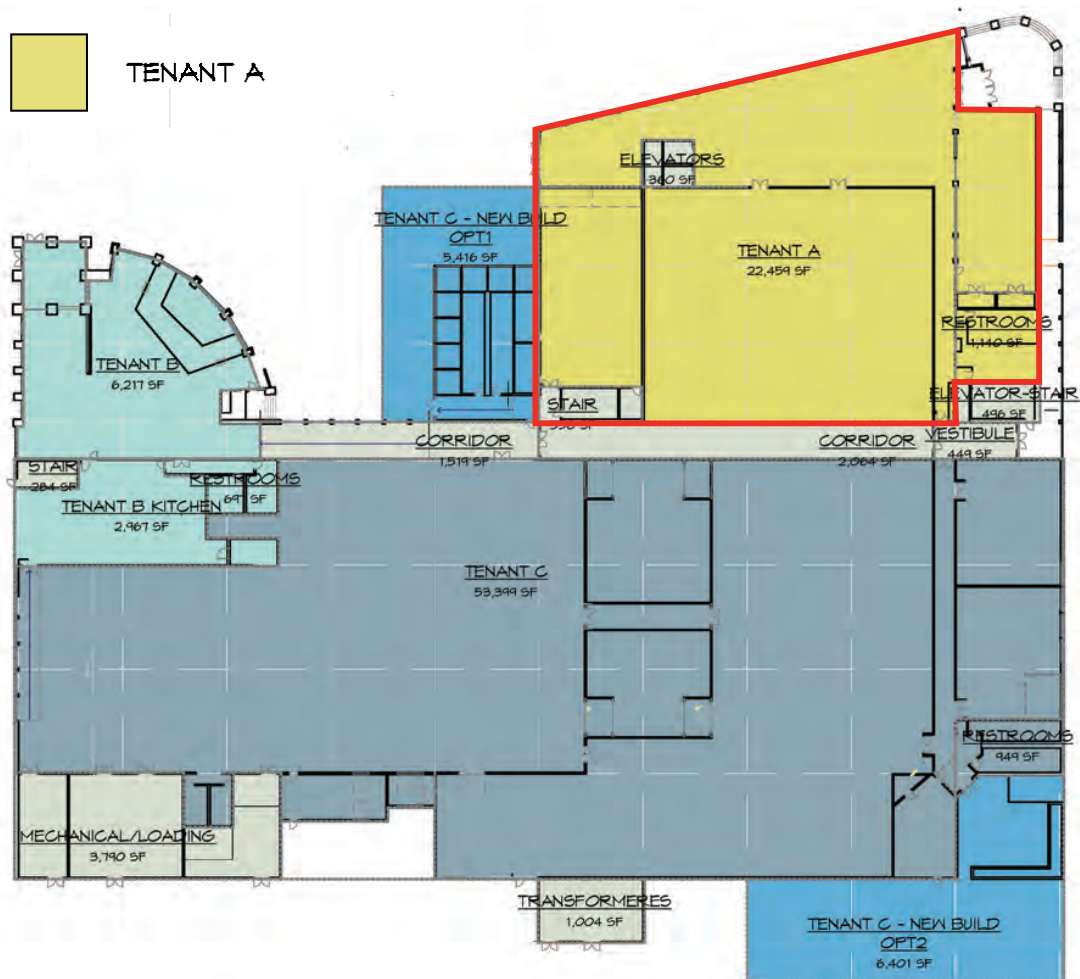


THE GIBSON

AVAILABLE SPACE TENANT A
UP TO 44,000 SF PLUS ROOFTOP

1st Floor Availability: 24,000 SF

Retail, office, or event space

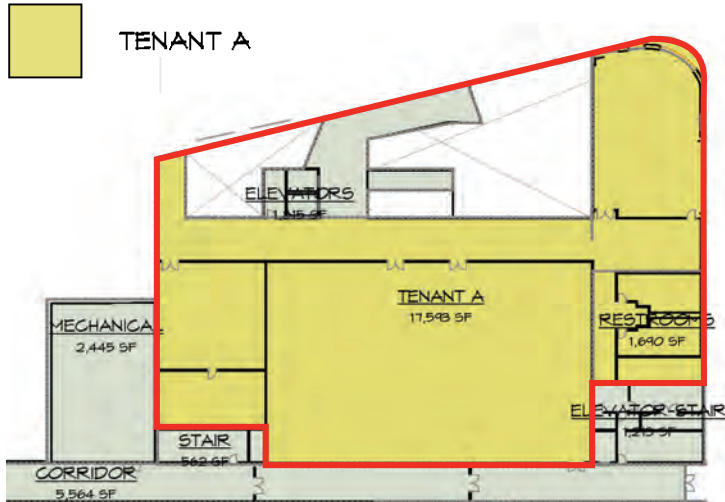


THE GIBSON

AVAILABLE SPACE TENANT A

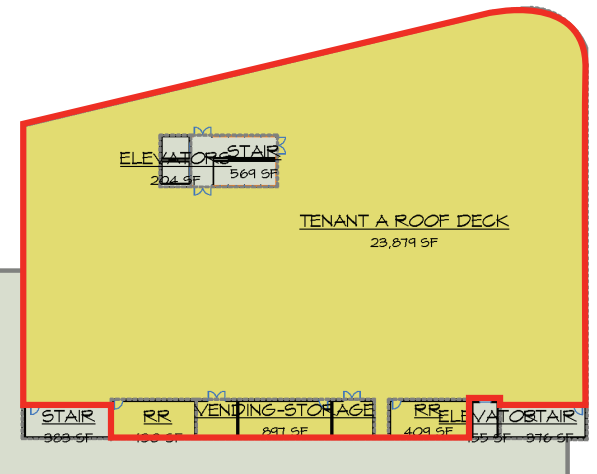
2nd Floor Availability: 20,000 SF

Retail, office, or event space



Roof Deck Availability: 24,000 SF

Restaurant or event space



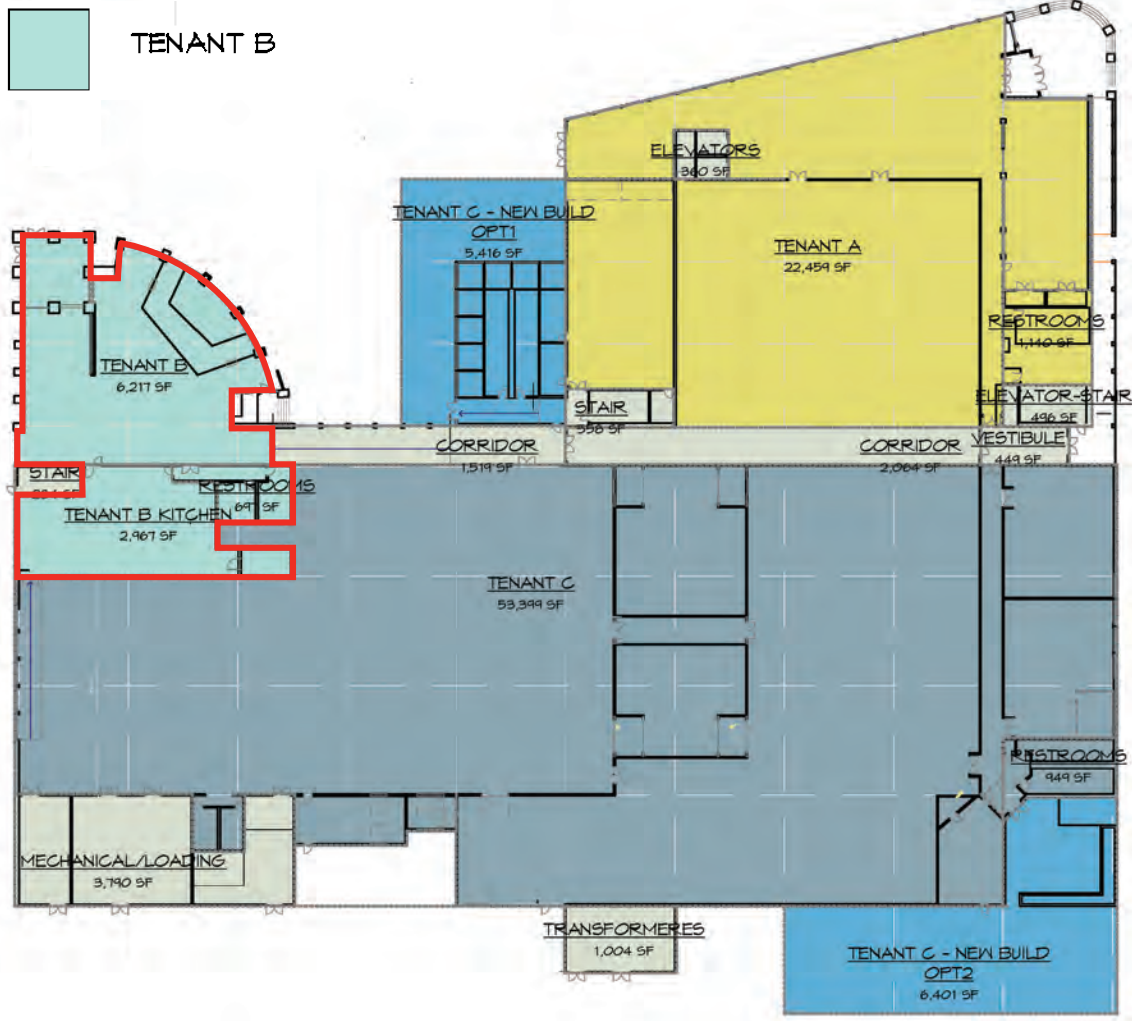
*Conceptual images
of roof deck*

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AVAILABLE SPACE TENANT B - 10,000 SF

1st Floor Availability: 10,000 SF

Restaurant or event space

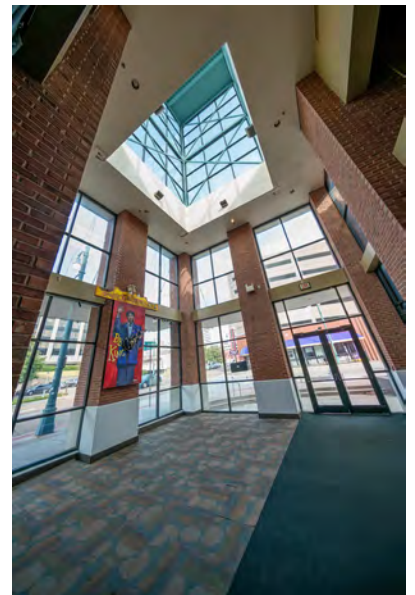


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AVAILABLE SPACE TENANT B

1st Floor Availability: 10,000 SF

Restaurant or event space



*Conceptual images
of music venue*

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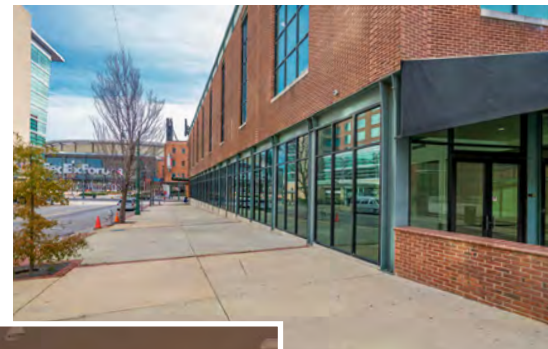
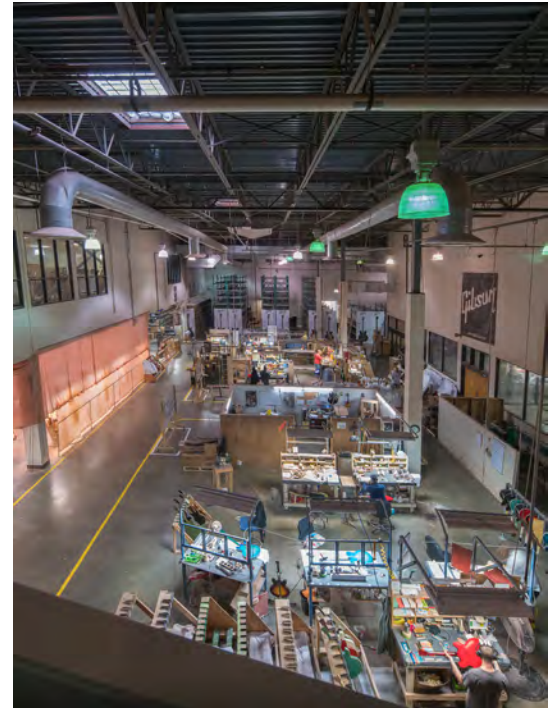
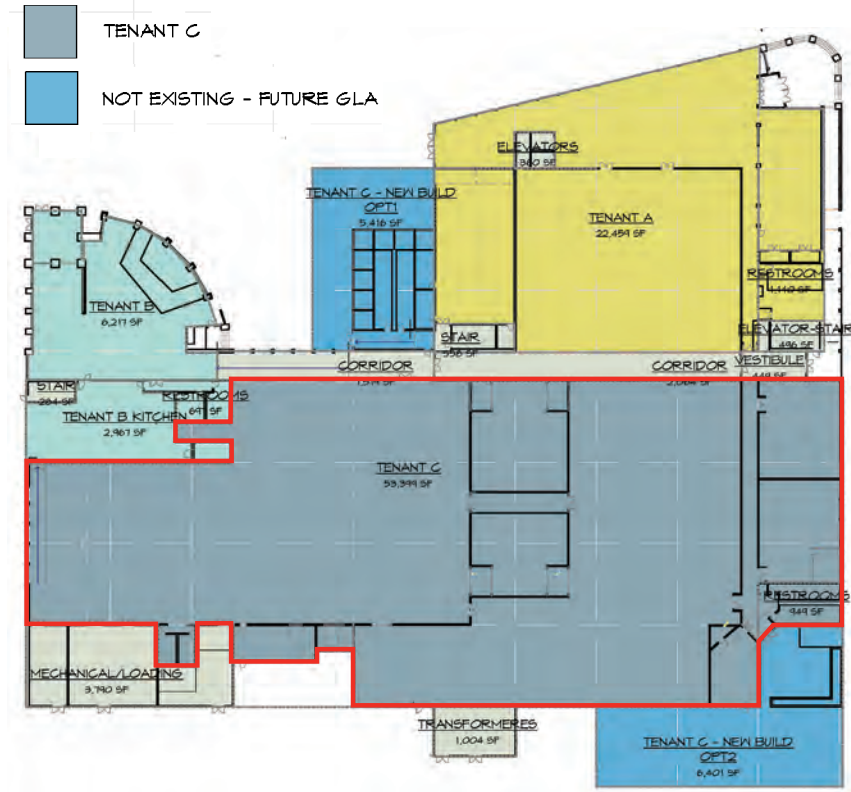
AVAILABLE SPACE TENANT C - 76,000 SF

1st Floor Availability: 55,000 SF

New Build Option 1: 5,400 SF

New Build Option 2: 6,400 SF

Retail, office, or event space



Conceptual image

THE GIBSON

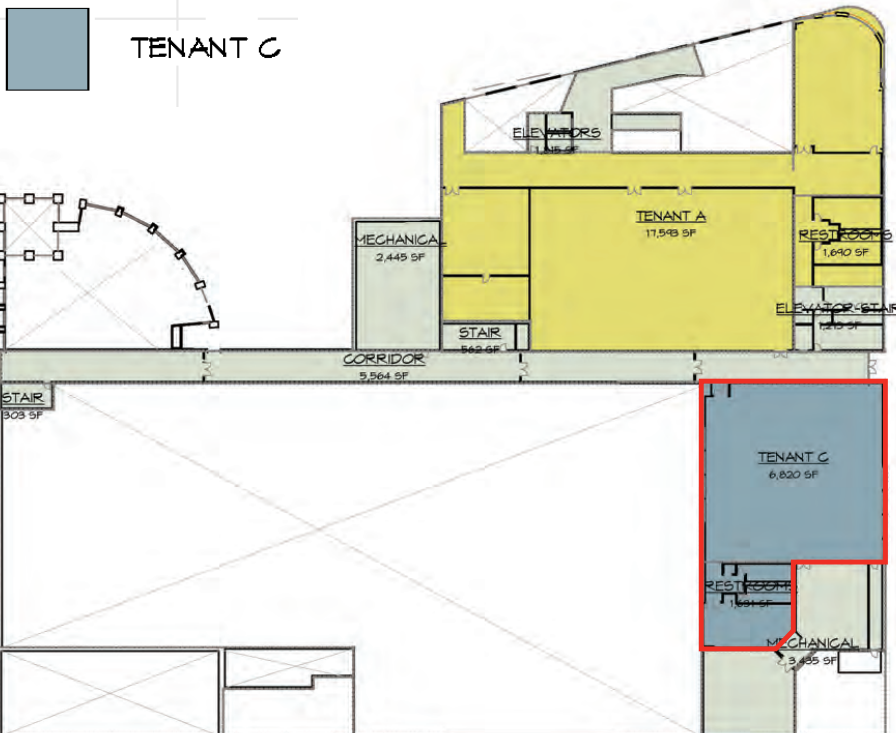
AVAILABLE SPACE TENANT C

2nd Floor Availability: 9,000 SF

Retail, office, or event space

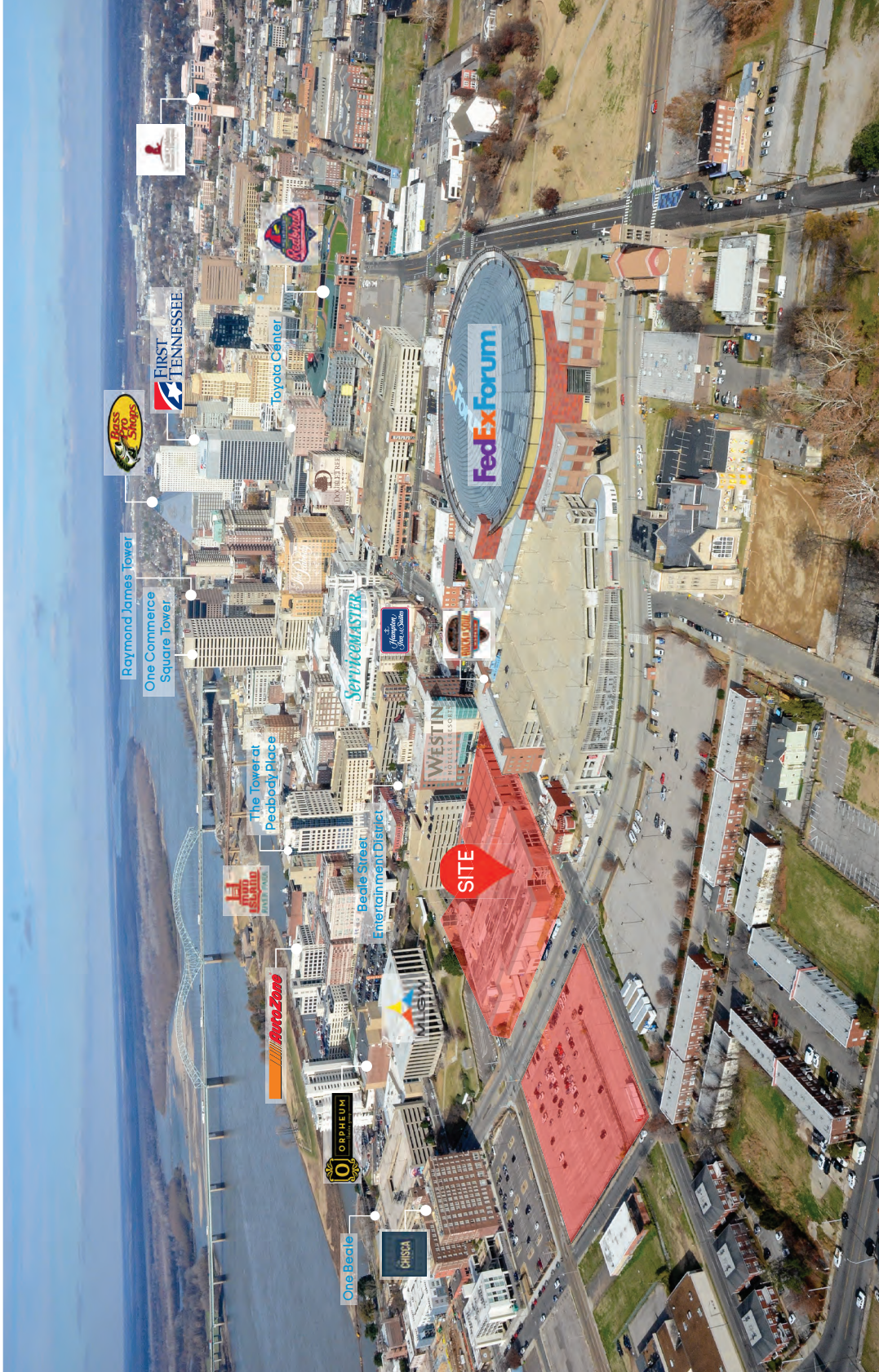


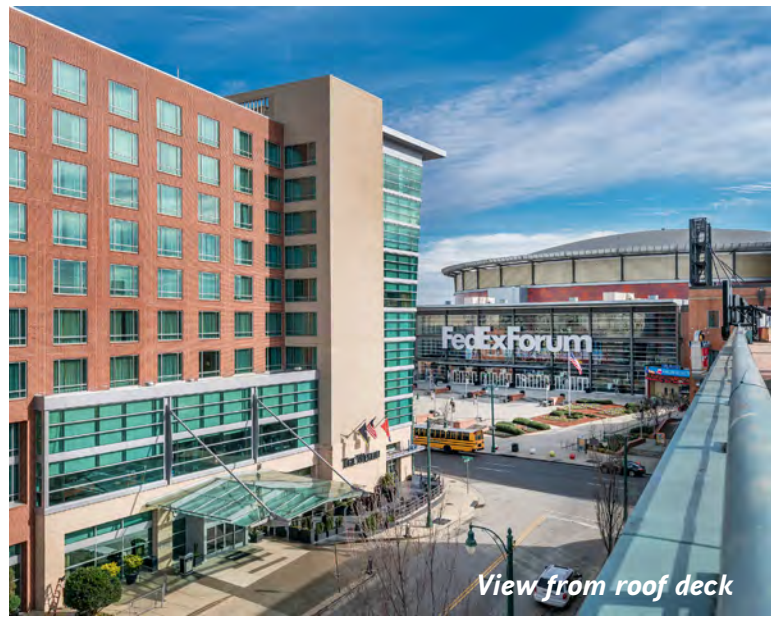
Conceptual image



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DOING BUSINESS IN MEMPHIS





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