

CROSTOWN CONCOURSE



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CROSTOWN

The Sears Crosstown building has been home to many things over its almost 100-year history. Over 400,000 sq ft on the upper floors of the building housed tens of thousands of unique products – goods that were pulled by hand, packaged and tied with the distinctive “Sears Knot,” then shipped out daily to one of over 650,000 customers in the region. These parcels were the lifeblood of the building, and when they stopped flowing, the building was forced into dormancy.



A mixed-use
redevelopment
totaling 1,200,000
square feet in the
vibrant Midtown
neighborhood of
Memphis, TN.



CROSTOWN CONCOURSE

Crosstown, so named for the intersecting trolley tracks at Cleveland and Poplar that connected Memphis commuters to the neighborhood in 1927. Today, Crosstown remains a hub where Memphians of all backgrounds come together to live, work, dine, shop, go to school, and experience the arts in the heart of the city. Bordered by Poplar and Jackson Ave., the Crosstown neighborhood is located two miles from downtown and is anchored by Crosstown Concourse, a 1,200,000 sq ft marvel of architectural rehabilitation housed in an old Sears distribution center.

Whether you are a hometown explorer, or an international visitor, Crosstown will pull you into its magical time warp, where the past is still present and the future is already here: the cutting edge music performances, whimsical public art, treasured artifacts of Memphis history, delicious eateries, and forward-thinking spirit of the many organizations, retailers, residents, and visitors of Crosstown will keep you coming back.

With immediate access to I-240, Sam Cooper and less than two miles from Downtown, residents and tenants can easily access the property from anywhere in the city.



CONSTRUCTION FACTS

- The façade of the building is 60% glass.
- 3,200 window panels were replaced but were meticulously fabricated to match the originals.
- The mortar between all 7 million exterior bricks was replaced by 120 workers over the course of 14 months. If you lined every brick up end-to-end, it would span the distance from Memphis to New Orleans!
- Workers installed 15 miles of HVAC duct and 32 miles of sprinkler piping through the course of renovation.
- Concourse contains a state-of-the-art central plant capable of heating and cooling 730 3-bedroom homes.

Claybrook Pass

Crosstown Brewing Company and our community garden is open to the public.

Parking

1,200 contiguous spaces over four levels is located within our on-site parking garage with +/- 500 additional surface parking spaces.

West Atrium

620,000 square feet of Class-A office space above 50,000 square feet of ground floor retail seamlessly connected with the retail contained in the adjacent buildings.

Central Atrium

The 620,000 square feet of Class-A office space also spans across the Central Atrium on stories 2-6. The 50,000 square feet of retail and amenity space on the ground-floor joins the West and East Atriums as well.

East Atrium

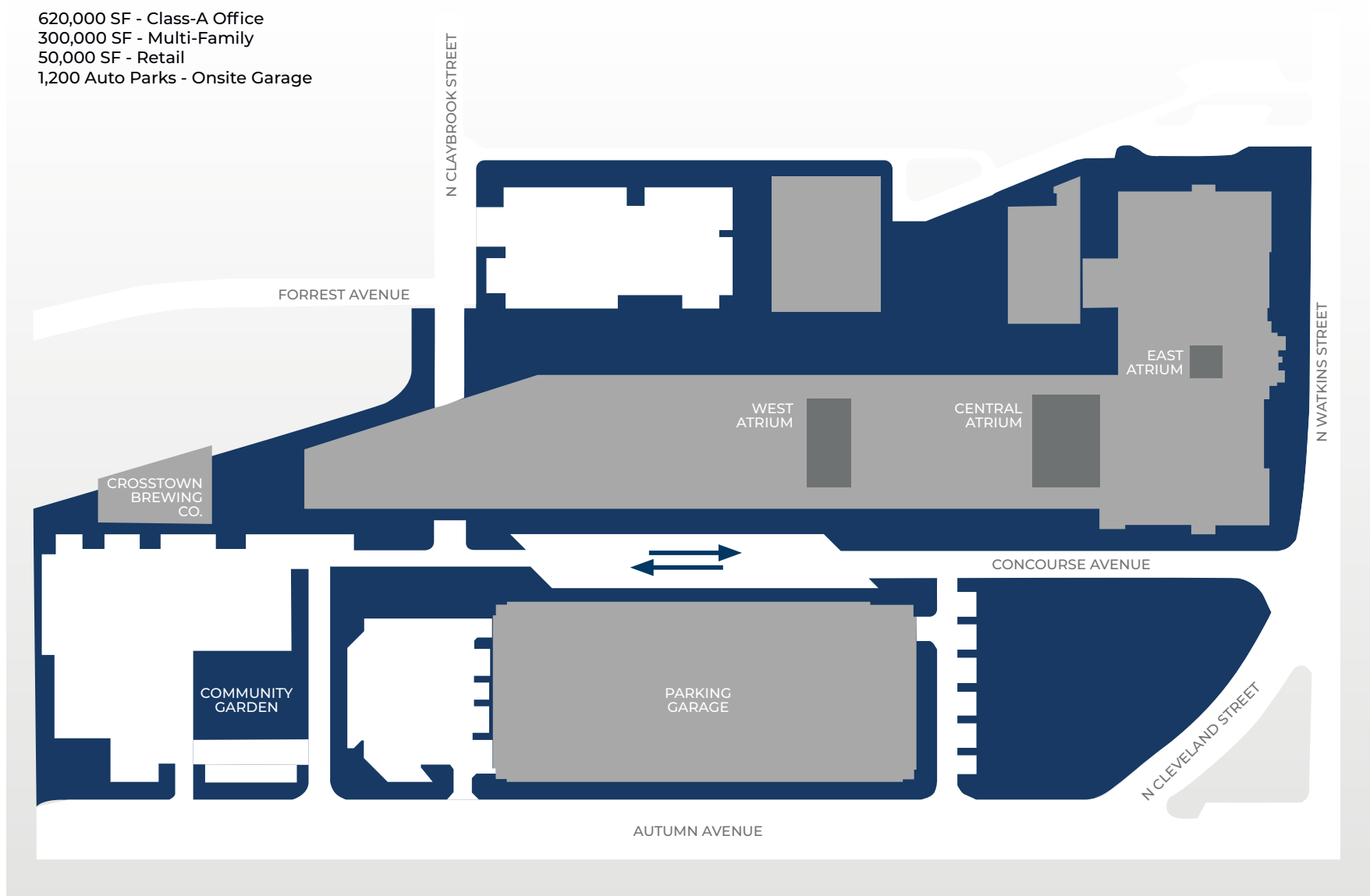
The East Atrium's amenities include Farm Burger and SriMu on the ground floor; as well as The Art Bar, Crosstown Arts, the Green Room, Music Listening Lab and more. The Parcels are Crosstown Concourse's multifamily component which consists of 265 units located on the top four stories of the building (floors 7-10).



SITE PLAN

1,200,000 square feet of Mixed-Use Redevelopment Space:

- 620,000 SF - Class-A Office
- 300,000 SF - Multi-Family
- 50,000 SF - Retail
- 1,200 Auto Parks - Onsite Garage

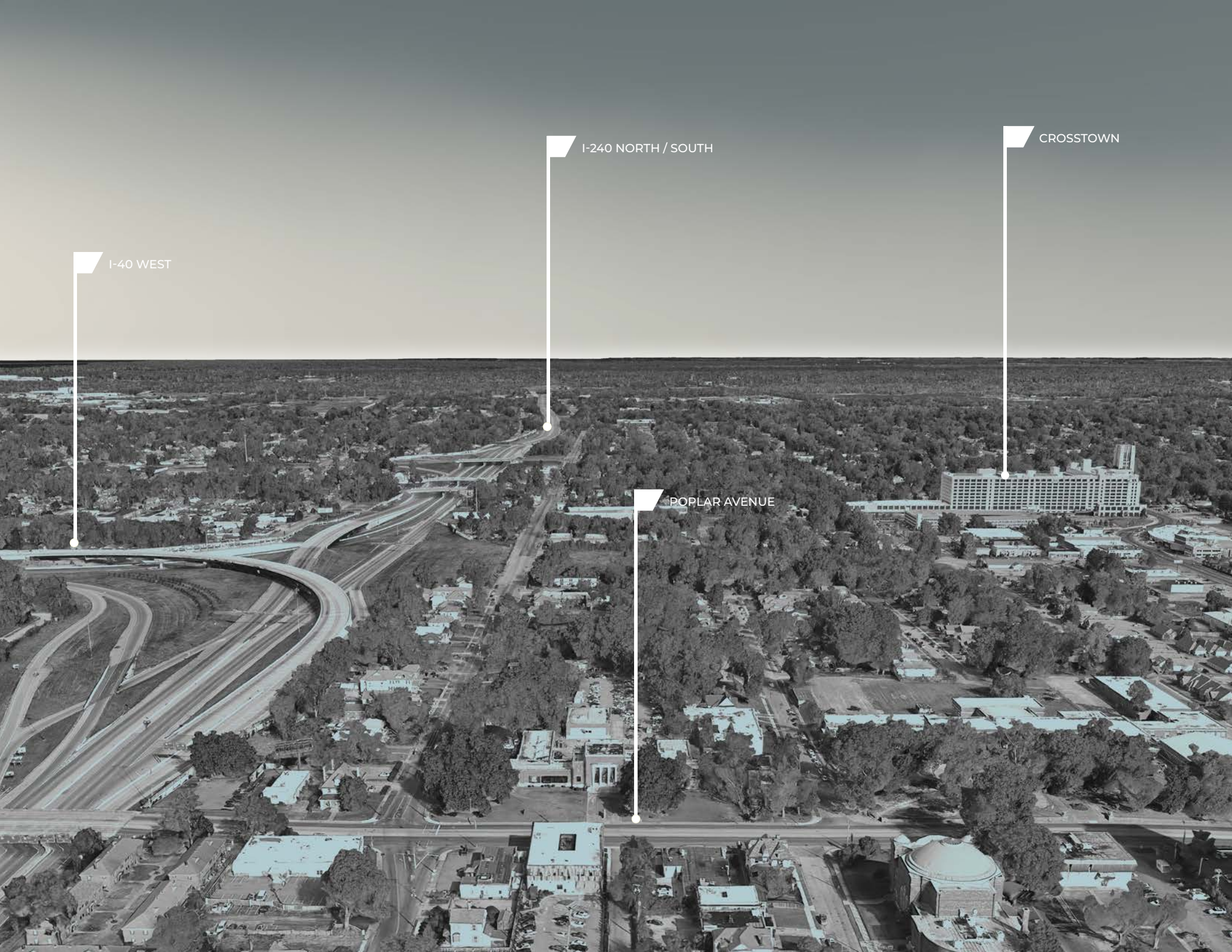


I-40 WEST

I-240 NORTH / SOUTH

CROSTOWN

POPLAR AVENUE



DOWNTOWN MEDICAL DISTRICT

- Sanitas Medical Center**
1 Minute
- Le Bonheur Children's Hospital**
5 Minutes
- Lt. Col. Luke Weathers, Jr. VA Hospital**
4 Minutes
- Regional One Health**
6 Minutes
- University Health Center**
6 Minutes
- MH Methodist University Hospital**
5 Minutes
- St. Jude Advanced Research**
6 Minutes
- Parkwood Hospital**
8 Minutes

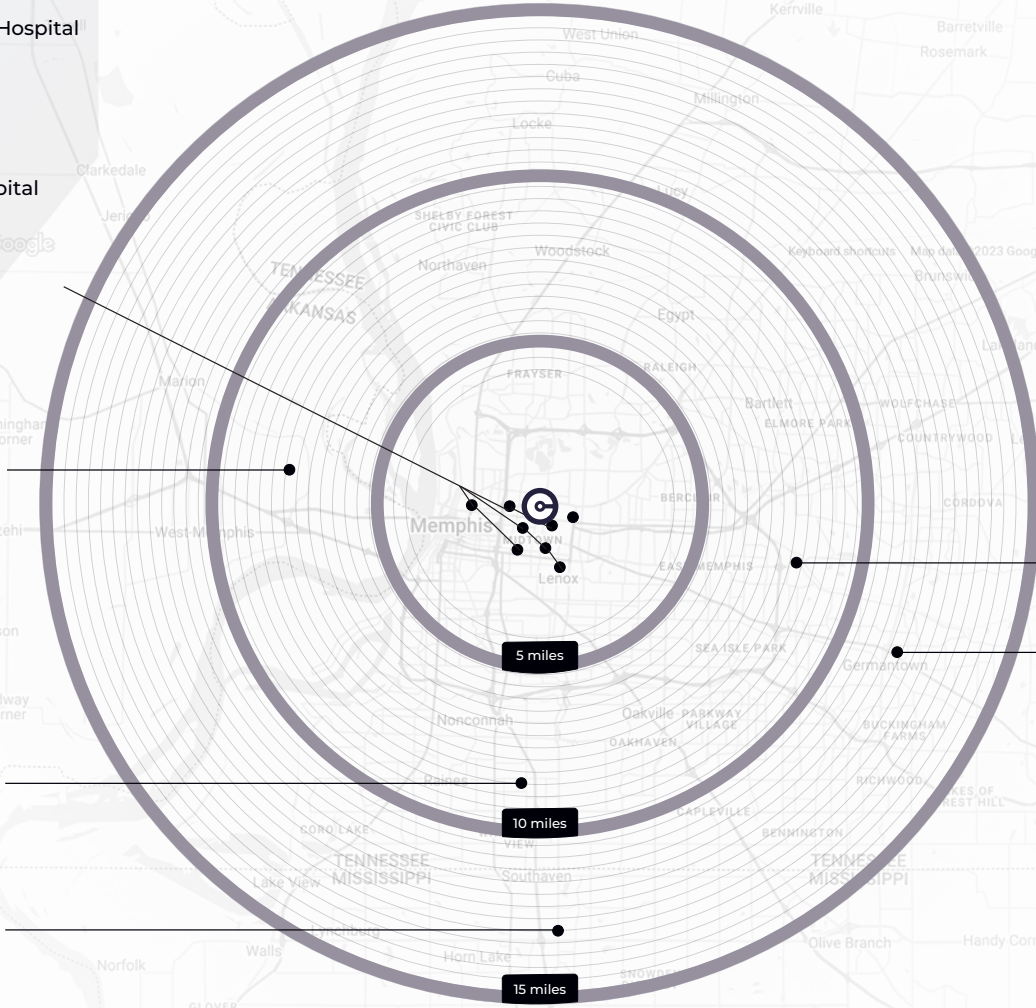
**Baptist Memorial Hospital
Crittenden**
13 Minutes

**Methodist South Hospital
Olive Branch**
17 Minutes

**Baptist Memorial Hospital
DeSoto**
20 Minutes

**Baptist Memorial
Hospital
Germantown**
19 Minutes

**Methodist Le
Bonheur**
16 Minutes



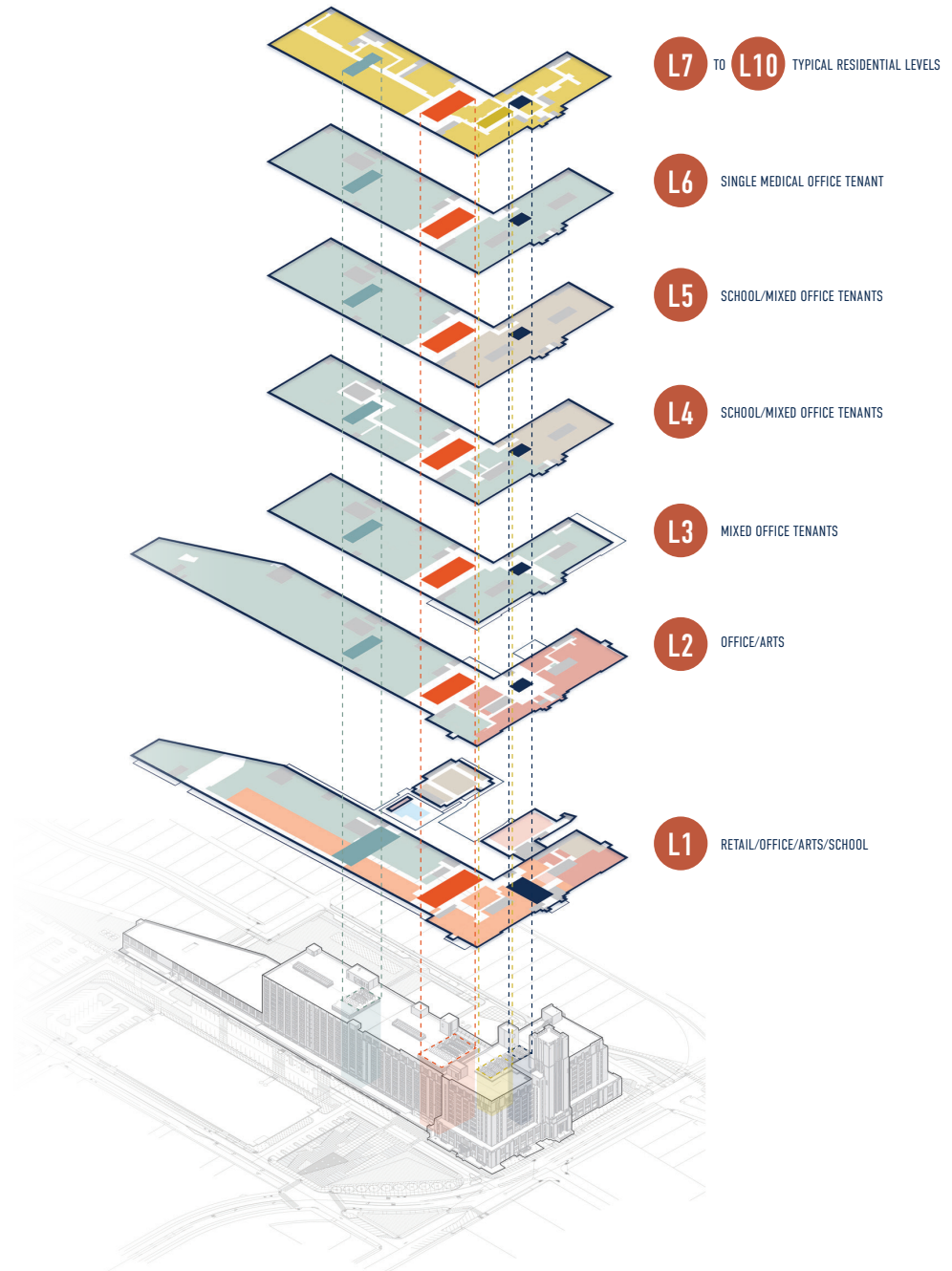
Drive Times

STACKING AND FLOOR PLANS



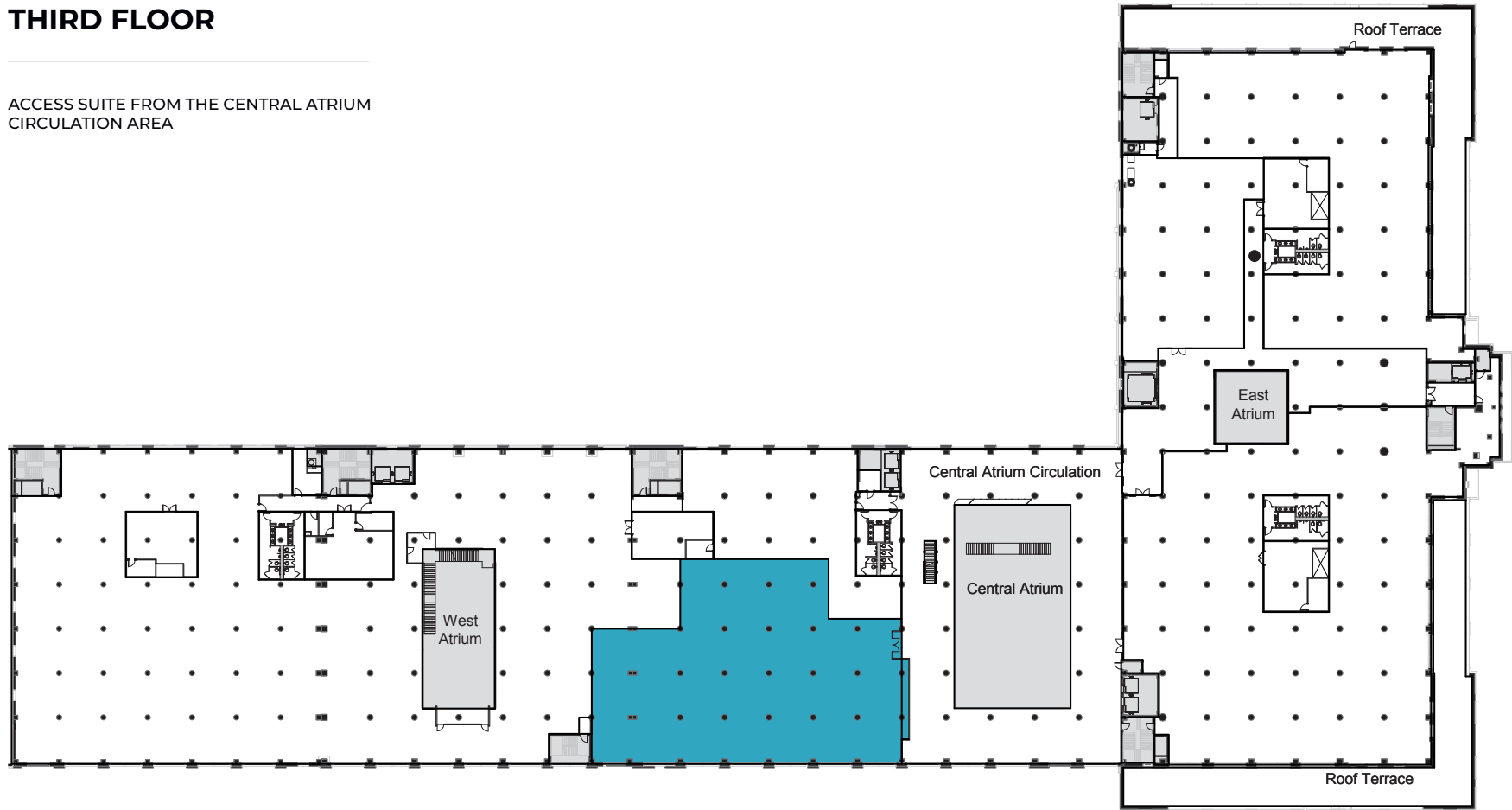
BUILDING LAYOUT

- RETAIL/RESTAURANT
- OFFICE
- COMMUNITY
- ARTS
- SCHOOL
- RESIDENTIAL
- SERVICE CORE



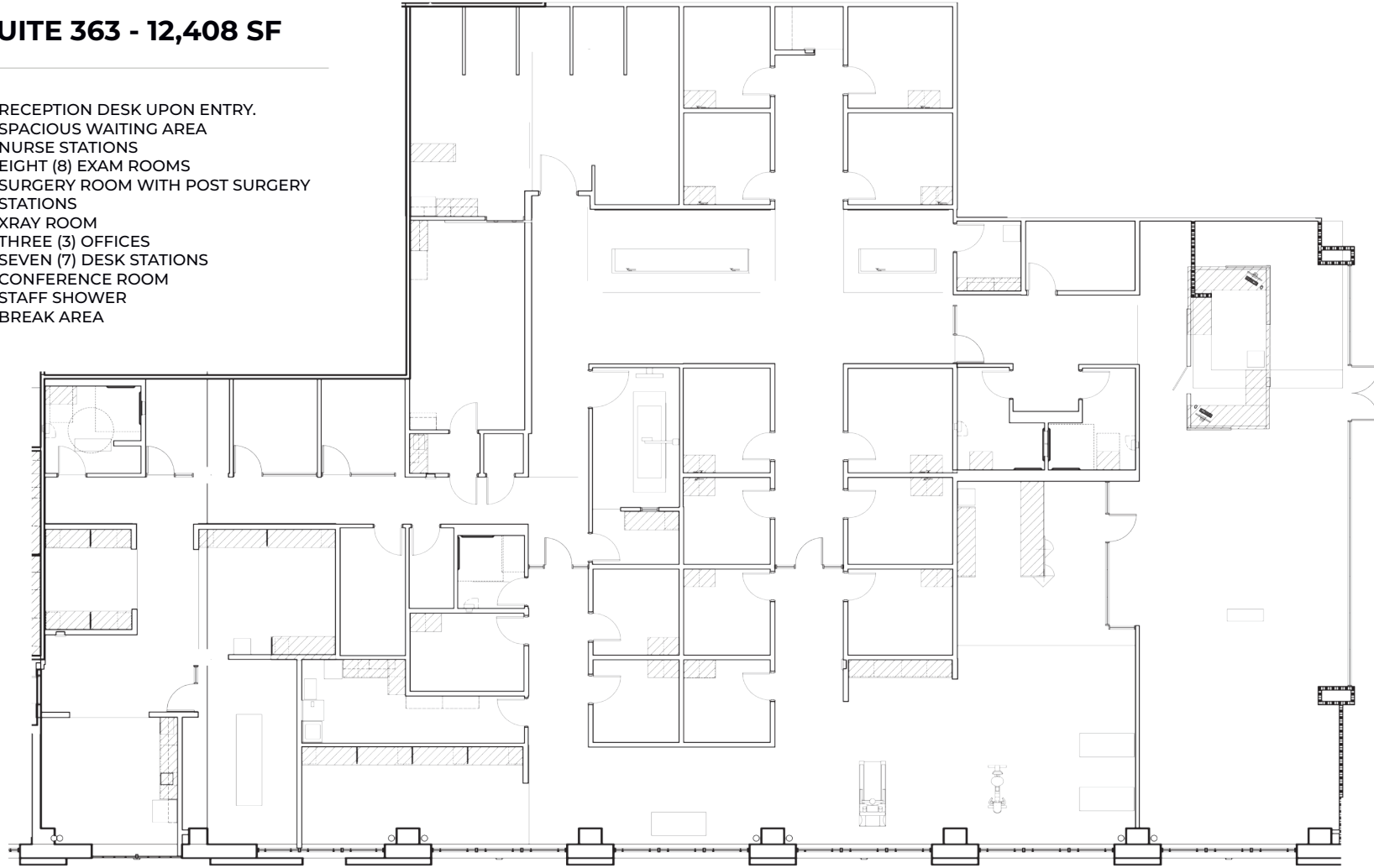
THIRD FLOOR

ACCESS SUITE FROM THE CENTRAL ATRIUM
CIRCULATION AREA



SUITE 363 - 12,408 SF

- RECEPTION DESK UPON ENTRY.
- SPACIOUS WAITING AREA
- NURSE STATIONS
- EIGHT (8) EXAM ROOMS
- SURGERY ROOM WITH POST SURGERY STATIONS
- XRAY ROOM
- THREE (3) OFFICES
- SEVEN (7) DESK STATIONS
- CONFERENCE ROOM
- STAFF SHOWER
- BREAK AREA

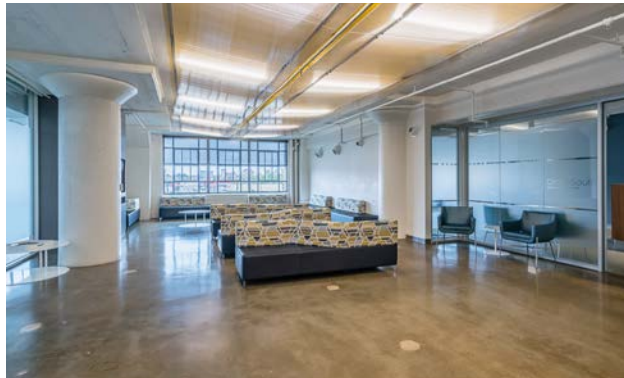




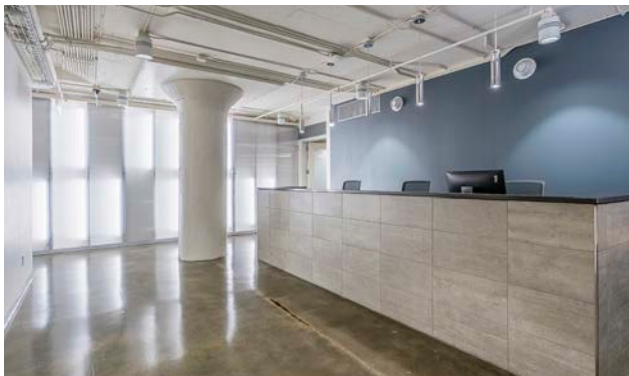
Suite 363 - 12,408 SF - ENTRY



WAITING ROOM



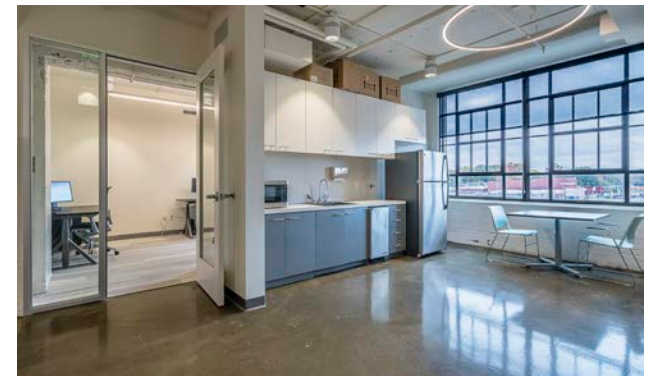
RECEPTION DESK



NURSE STATION



X-RAY ROOM



BREAK AREA



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