

HISTORIC ADDRESS. MODERN OFFICE. MOVE-IN READY

FOR LEASE

+/- 126,000 SF

**21,500 SF
PER FLOOR**

50 S

**B.B. King
Blvd** Memphis, TN
38103



MAKE YOUR MARK ON *B.B. KING BLVD* IN *THE HEART OF DOWNTOWN*

PROPERTY HIGHLIGHTS

- Class A office space
- Historic building with modern upgrades
- Prime downtown Memphis location on B.B. King Boulevard
- Highly visible signage and branding opportunities
- Attached garage parking and on-site fitness center
- On-site management and security
- Directly Connected to AutoZone Park
- Flexible layouts for all workstyles
- Ideal for a corporate headquarters with full-floor options

Caleb Park, SIOR

Vice President
901 362 3454
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Haley Lyerly Cowan

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STACKING PLAN



TOTAL BUILDING:
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PER FLOOR:
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**except for 1st floor*

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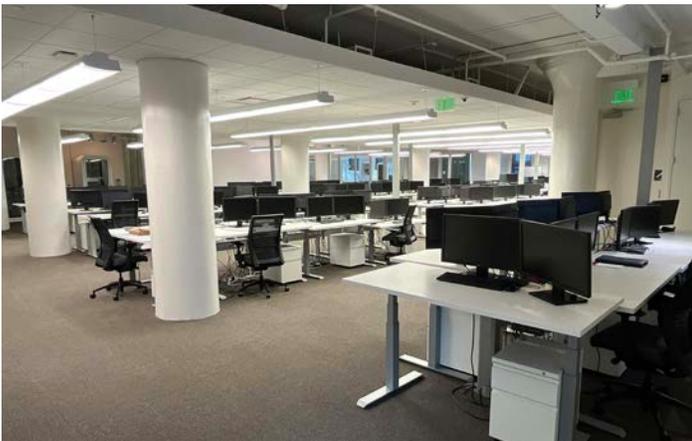
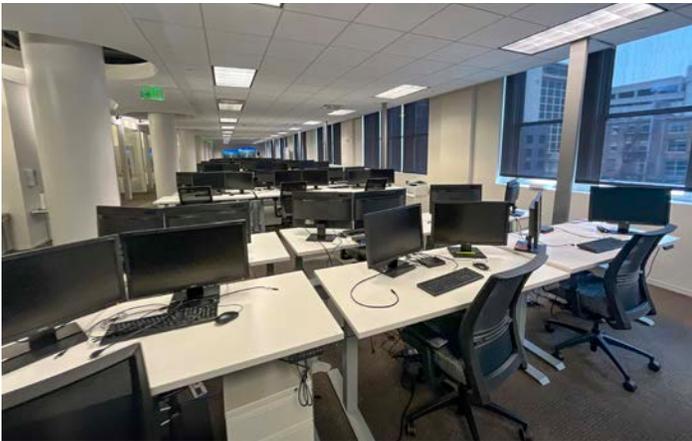
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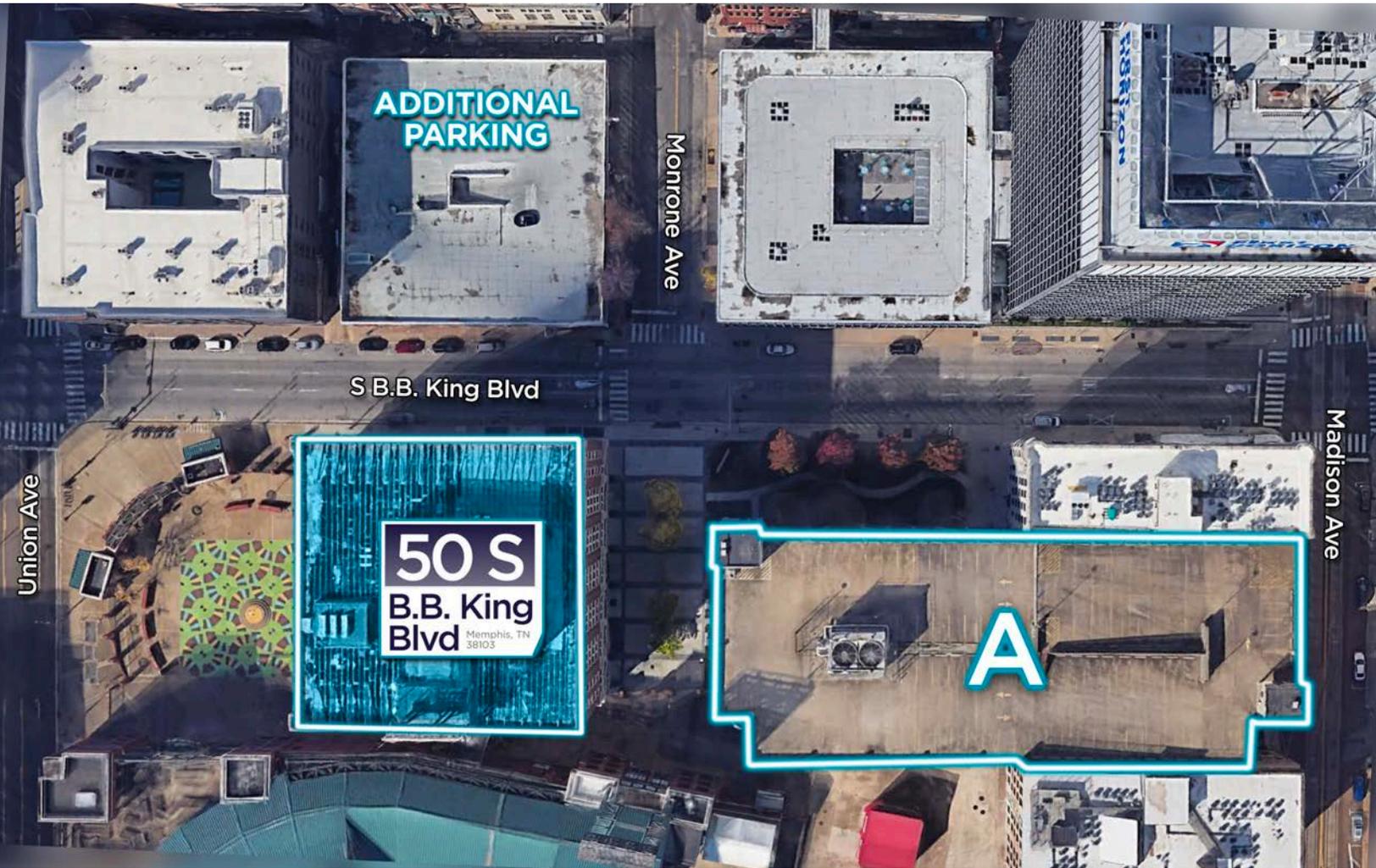
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PARKING



PARKING SPOTS

- **A:** 756 spaces, non-reserved for \$120/month per space
- **Additional parking:** 300 spaces, non-reserved parking - \$100 / month per space

TRAFFIC COUNTS

S B.B. King Blvd - 6,084 VPD
Union Ave - 14,726 VPD
Madison Ave - 14,300 VPD

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AMENITIES MAP



Within a 10-minute walk of
100+ of downtown
Memphis's premier amenities

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