



For lease

Marquee Red

2400 Poplar Avenue, Suites 435, 445 & 475 | Memphis, TN 38119

Marquee Red immediately attracts the attention of more than 28,000 bypassers daily with its vivid red facade. Centrally located at East Parkway and Poplar Avenue, Marquee Red is ideal for tenants that need to be close to Downtown or East Memphis. Its prominent corner positioning provides exceptional visibility and branding potential for any business!



Scan or [click here](#) to view the virtual tour



4,215 SF of office space available
(can be subdivided)



On-site security & exterior lighting



Surrounded by numerous amenities

Owned by:
 In-Rel
PROPERTIES

Suites 435, 445 & 475
Square Footage:

4,215

VIEW ONLINE

Contact us:

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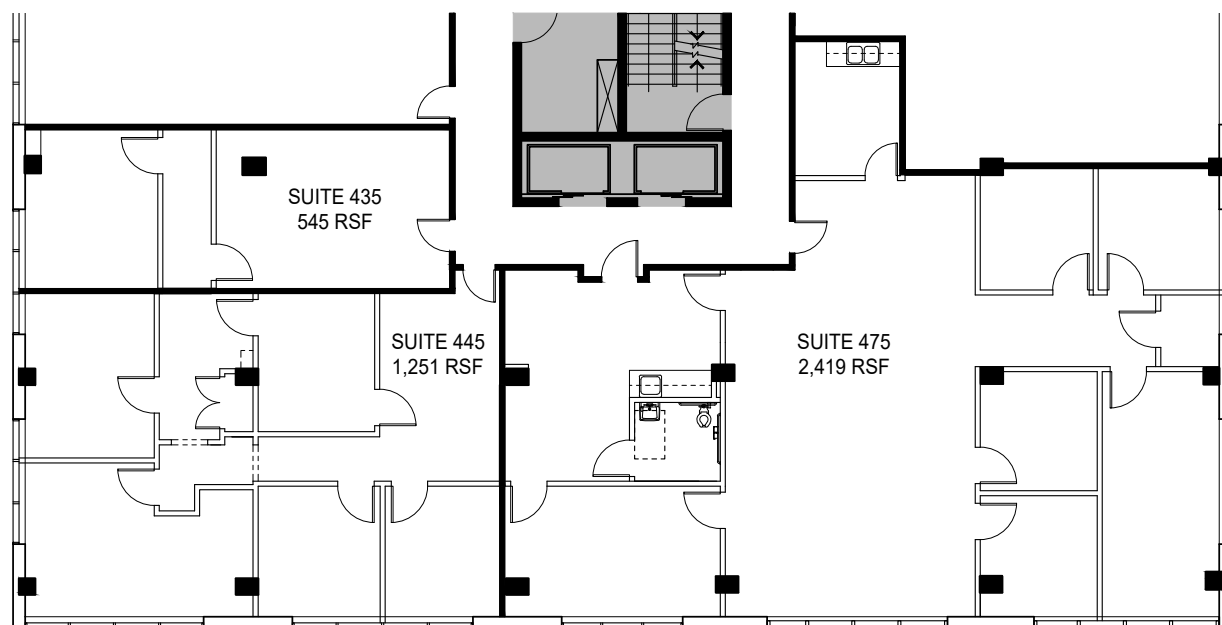
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Suites 435, 445 & 475 Profile



(4,215 SF of total space available - Able to subdivide as shown above)



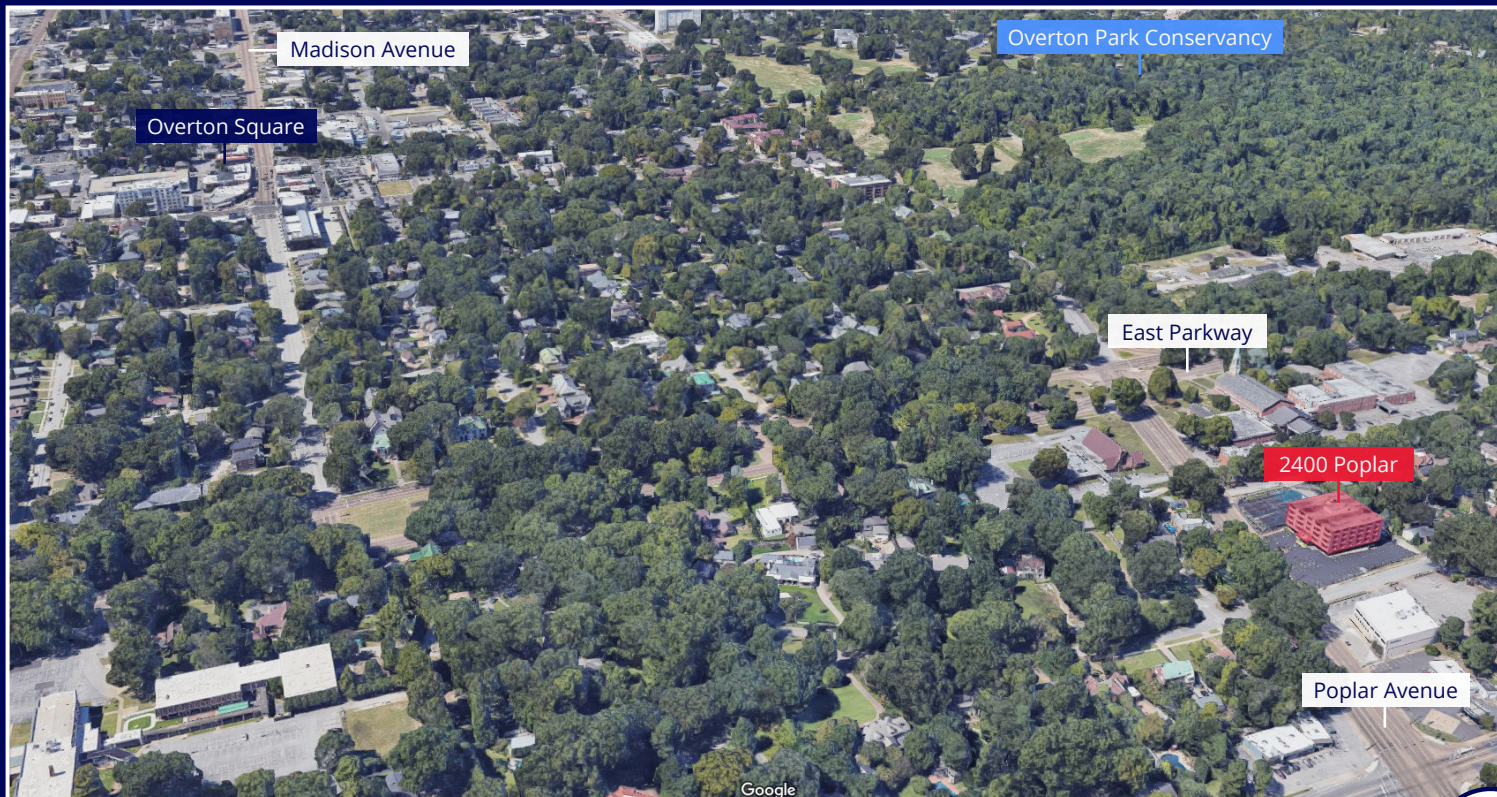
Building Features:

- Suites 435, 445 & 475: 4,215 SF available
- Can accommodate the 4,215 SF contiguous space or subdivide as above
- Five-story office building that totals 43,528 SF
- Two levels of covered parking
- 24/7 access with key card entry system
- On-site security guard positioned in lobby
- Exterior LED lighting for enhanced safety
- Monument signage available
- Poplar Avenue visibility
- Less than a 10 minute drive from Downtown
- Close proximity to numerous upscale restaurants, banks, hotels and retail shopping centers

Property Photos:



Amenities



Overton Square Amenities

- | | |
|--------------------------|----------------------|
| 🍷 17 Berkshire | 🍷 Lenny's |
| 🍷 Babalu | 🎨 Malco Studio |
| 🎭 Ballet Memphis | 🏨 Memphain Hotel |
| 🍷 Bayou | 🍷 Memphis Pizza Cafe |
| 🍷 Belly Acres | 💰 Orion Federal Bank |
| 🍷 Blue Monkey | 🍷 Porch & Parlor |
| 🍷 Boscos | 💰 Regions Bank |
| 🍷 Chef Kelly | 💰 Renasant Bank |
| 🍷 Complicated Pilgrim | 🍷 Robata Ramen |
| 💰 Commercial Bank | 🍷 Saltwater Crab |
| 🌟 Delta Groove Yoga | 🍷 Second Line |
| 💰 First South | 🍷 Side Street Grill |
| 🍷 Golden India | 🛒 Sweet Noshings |
| ✂️ Gould's Salon Spa | 🍷 Tiger and Peacock |
| 🍷 Huey's | 🍷 The Zebra Lounge |
| 🎵 Lafayette's Music Room | |

Overton Park Conservancy

- 🌳 Overton Park
- 🏌️ Overton Park 9 Golf Course
- 🏛️ Memphis Brooks Museum of Art
- 🎵 Overton Park Shell
- 🦒 Memphis Zoo
- 🏛️ Rust Hall *(future home of Metal Museum)*

Demographics (5 mile radius)

250,096
2024 Population

107,999
2024 Households

\$64,946
Average Household
Income

28,710
Poplar Avenue
Traffic Count

▶ View Online
colliers.com/memphis



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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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