



Accelerating success.



For lease

Higginbotham Insurance Building

2670 Union Avenue Extended | Memphis, TN 38112

The Higginbotham Insurance Building is a 12-story high-rise strategically located between East Memphis and Downtown Memphis. The building offers a renovated lobby and elevators, on-site management, spacious common areas, and a common conference room. The property is surrounded by multiple amenities, including restaurants, banking and prime shopping.



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



Renovated lobby and elevators



On-site management



Surrounded by numerous amenities

Owned by:



Suite 1122
Square Footage:

810

[VIEW LISTING](#)

Contact us:

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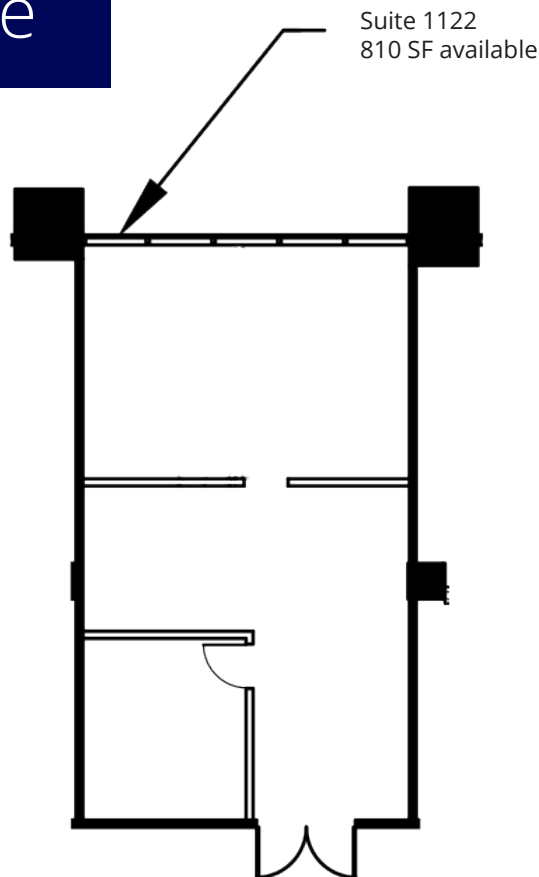
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Suite 1122 Profile



Building Features:

- Suite 1122 – 810 SF available
- Renovated lobby and elevators within the building
- Digital directory in the building's lobby to assist tenants and guests
- On-site building manager
- Monument signage available
- Ample parking for tenants and clients throughout the property
- Located directly off of Poplar Avenue in Midtown Memphis
- Ideal for tenants who want to be close to East Memphis and Downtown Memphis
- Less than 10 minutes from Downtown Memphis
- Surrounded by multiple amenities, including restaurants, banking and prime shopping areas

Photos:



Amenities



N

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)

247,962
2024 Population

106,686
2024 Households

\$64,675
Average Household
Income

22,107
Poplar Avenue
Daily 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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