



40 S. Main St. | Memphis, TN 38103

Colliers presents Suite 1600 and Suite 1800 which are each 14,400± square feet in the One Commerce Square building available for sublease. The 29 story office building is located in the heart of the Downtown Memphis at the corner of Main Street and Monroe Avenue. It's downtown location, minutes from the South Main Trolley Line, provides the perfect access for the building's employees to enjoy the numerous apartments, restaurants, cafés, banks and other neighborhood attractions.

In recent years One Commerce Square has had substantial upgrades to property features such as, roofs, elevators, lighting, lobby and common areas. The entire building has a total of 391,440 square feet of rentable office space, a 63,230 square foot, -story annex of event space, a 500-space parking garage and a beautiful view of the Mississippi River.

14,400± SF
Fully Furnished
Office
Sublease
Expires 03/01/2031

[VIEW ONLINE](#) 

colliers.com/memphis

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Accelerating success.

Downtown Sublease

One Commerce Square is the only multi-tenant LEED Gold certified building in Downtown area.



One Commerce Square is a Class A high-rise with stunning views of the Mississippi River.



Quick facts you need to know about Downtown Memphis



Downtown is for the future

The Downtown Memphis Commission has funded over 100 Million in grants for future downtown projects to create a more thriving community and an active office campus.



Getting around is easy

More than 30,000 parking spaces, several pedestrian walkways, bike lanes, and renovated trolley buses to easily get around town.



Employees have so much to see and do

Downtown has 192 restaurants, 153 shops, 21 museums, 500-acres of greenspace and parks, etc.



Downtown is for everyone

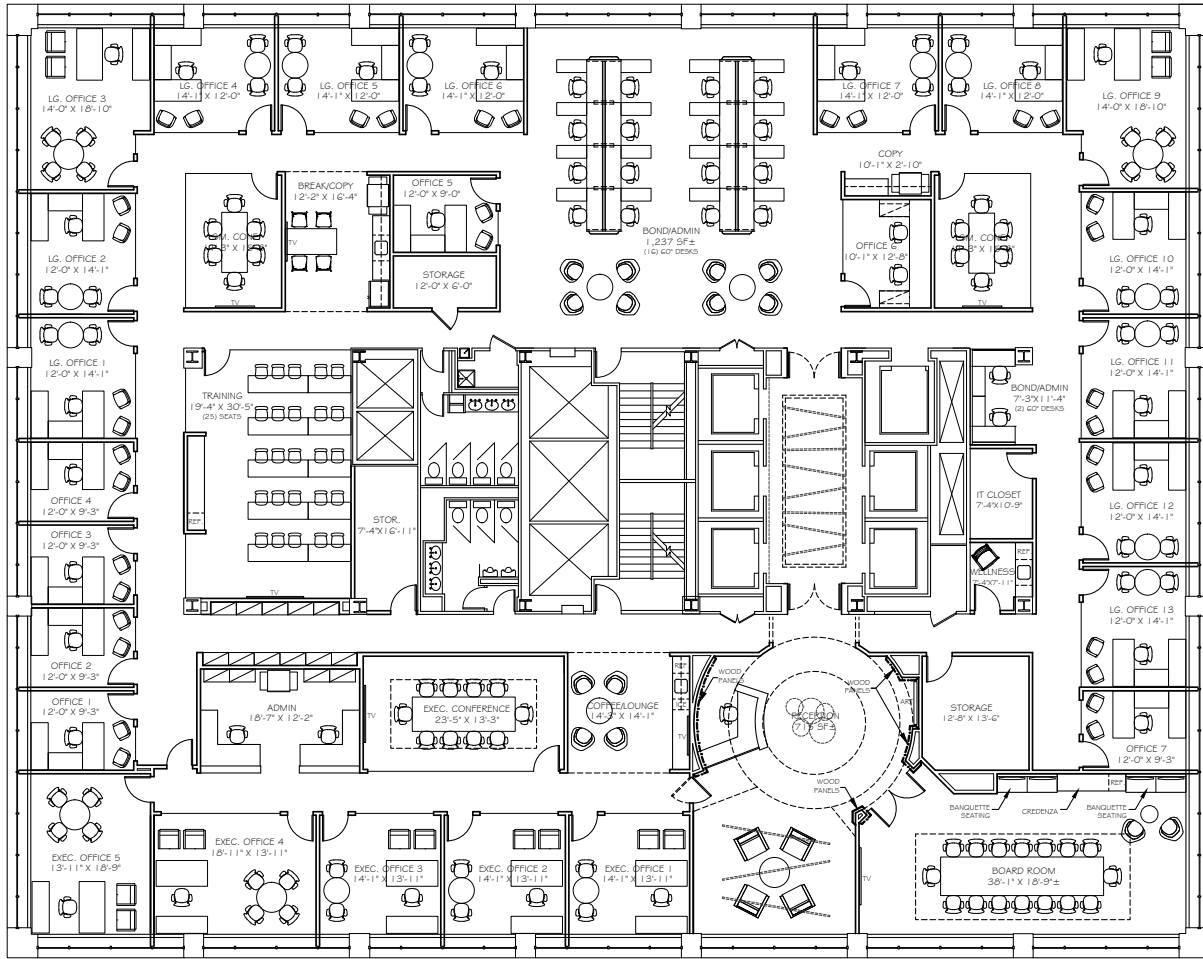
With a breathtaking view of the Memphis city skyline, you can enjoy a work place with an energetic ambience.



Jobs are moving here in record numbers

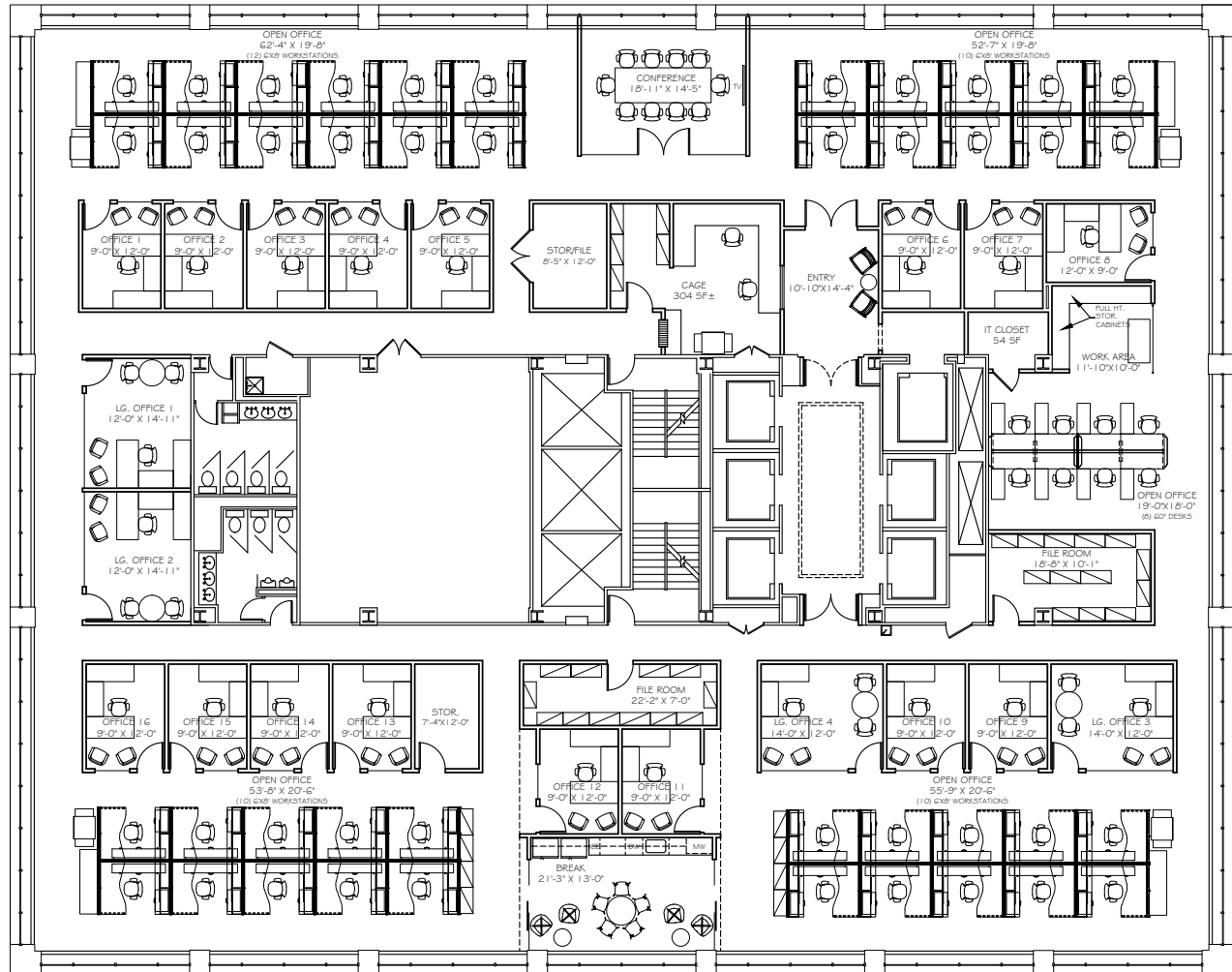
More than 88,000 daily workers and counting. Over \$4 billion in the development pipeline. More industry and businesses are moving to downtown.

Suite 1800 Floor Plan



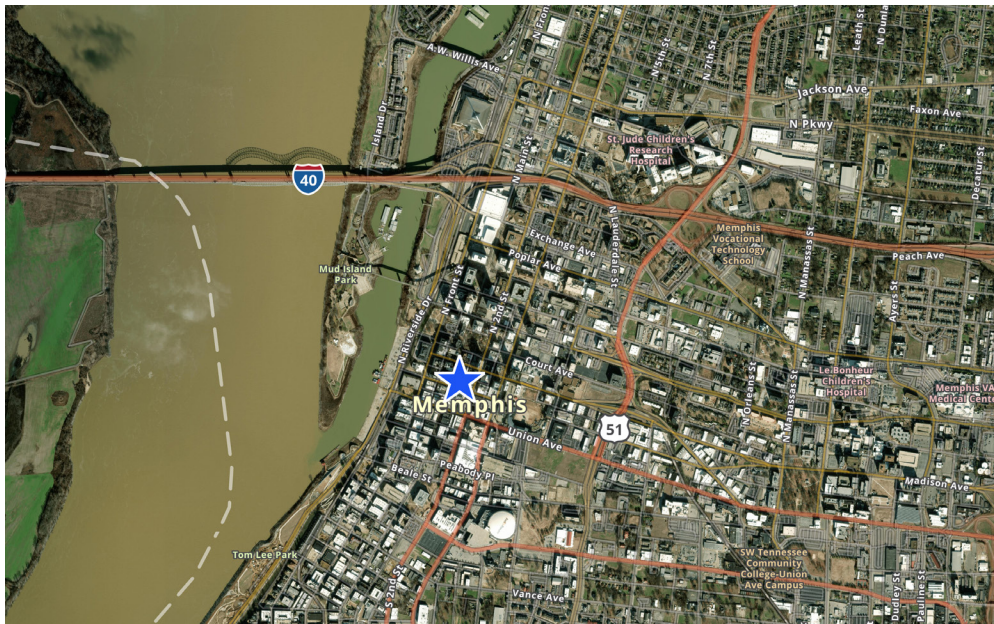
Suite Features	
25 Offices	2 Break Areas
18 Cubicles	Board Room
5 Conference Rooms	Large Training Room

Suite 1600 Floor Plan



Suite Features	
20 Offices	Conference Room
50 Cubicles	Break Area

Downtown Sublease



Our Mission

Maximize the potential of property to accelerate the success of our clients and our people.

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