

MORGAN KEEGAN TOWER

50 N. Front St, Memphis, TN 38103 | Downtown Submarket

CLASS A SUBLEASE
Office Space Available

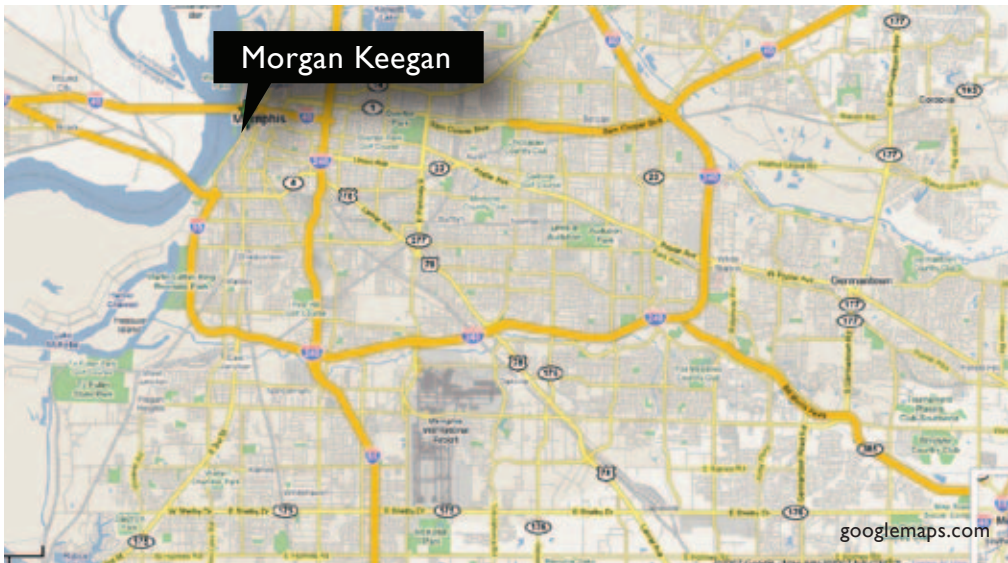
- Largest Available Space in the Building
- Great River Views
- Also 2 Offices Available for Overhead Share Arrangement



Commercial Advisors is proud to present this 3,782 SF sublease opportunity in the 21-story Morgan Keegan Tower. This Class A tower is an icon of the Downtown Memphis skyline and offers some of the best river views in the city. It is steps away from the court district, Main Street trolley line, and provides immediate access to major interstates. Amenities include FedEx Kinko's, Bach's Restaurant, two bank branches, and a connected parking lot. The building is 95.5% leased and this rare availability is the largest space in the building.

SPACE AMENITIES

- Excellent River Views
- 6 Offices
- Conference Room
- Connected by sky bridge to a 550-space covered garage.
- On-site customer service center
- 24/7 Security
- FedEx Kinko's Ship Center
- Bach's Restaurant
- Largest available space in the building
- Branch banking with ATM
- 33-foot grand lobby features flooring and walls of polished and flamed Italian granite
- Eight high-speed Otis passenger elevators, featuring wood paneling, carpet flooring and overhead accent lighting.



FOR MORE INFORMATION:



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CUSHMAN & WAKEFIELD®



COMMERCIAL ADVISORS
INDEPENDENTLY OWNED AND OPERATED

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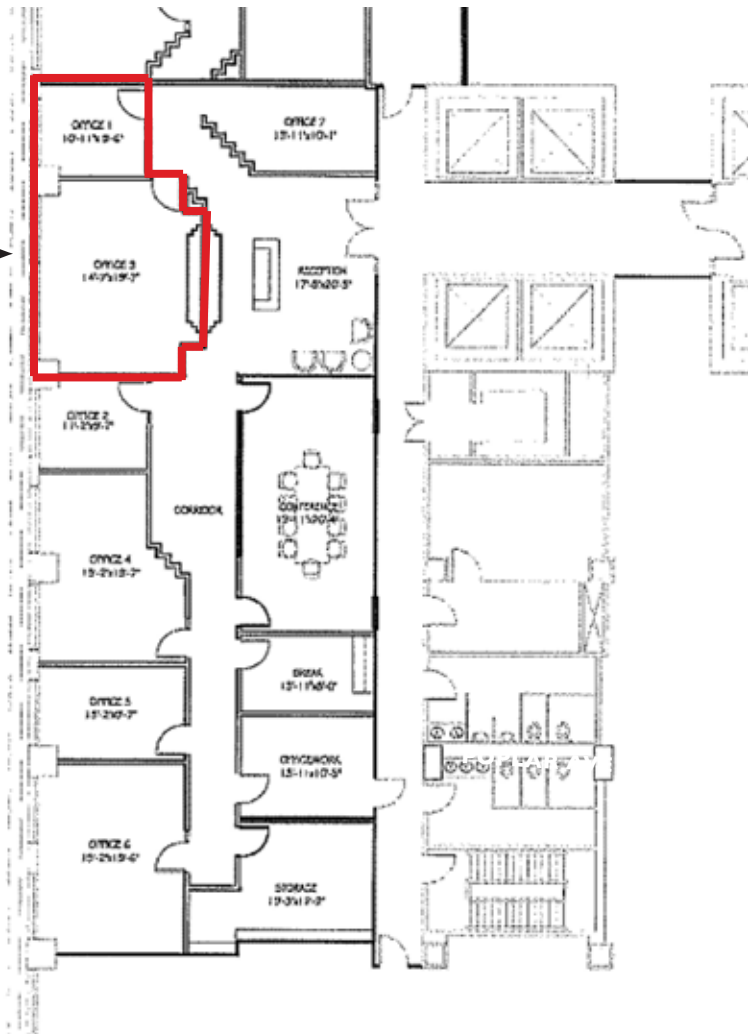
www.commadv.com

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CLASS A SUBLEASE
Office Space Available

386 SF, two office configuration can also be available in overhead sharing arrangement



Availability: 3,782 SF
Lease Expiration: 8/31/2014
Asking Rate: \$18 full service

- Excellent River Views
- 6 Offices
- Conference Room
- Kitchen/Breakroom

1 FLOOR PLAN
SCALE: 1/16"=1'-0"

FLOOR PLAN FOR:
MORGAN KEEGAN TOWER, SUTIE 920

PROJECT NO. 07167
DATE 6/25/07
DRAWN BY JDC
A-1

THE CRUM FIRM
ARCHITECTS-INTERIOR D
81 MONROE BUI
MEMPHIS, TENNE
(901) 525-7744 FAX



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