



LIBERTY PARK

CENTRAL AVENUE, MEMPHIS, TN 38104

MIXED-USE DEVELOPMENT PROPERTY FOR LEASE

Libertyparkmemphis.com

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- First Newly-Constructed “Class A” Office Space (77,107 SF Available) in the Midtown Submarket in more than 20 years
- Mixed-Use: Office, Retail, Multifamily, Hotel, Family Entertainment, Sports- LIVE *WORK* PLAY destination
- Central to Everywhere: Minutes to Downtown, Overton Square, Cooper-Young, Chickasaw Gardens, East Memphis, Airport
- Opportunity Zone Designation- Federal Tax Benefits for Tenants
- Nearby Higher Education Institutions- Christian Brothers University, Rhodes College, University of Memphis, Memphis Theological Seminary
- Discounts for Tenants to Neighboring Amenities- Fitness, Hotel, Restaurants, Entertainment
- Complimentary Valet Parking for Tenants/Guests
- Visibility/Branding Opportunities Available to Tenants
- Fall 2022 Occupancy

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,068	114,142	243,166
Daytime Population	13,248	28,092	339,809
Households	5,365	49,232	100,038
Average HH Income	\$81,042	\$59,981	\$58,740

EXCLUSIVE AGENTS

DARRELL COBBINS / BRANDON INGRAM | darrell@universalcommercial.com | brandon@universalcommercial.com | 901-249-9744
PATRICK REILLY | patrick.reilly@cbre.com | 901.260.1054





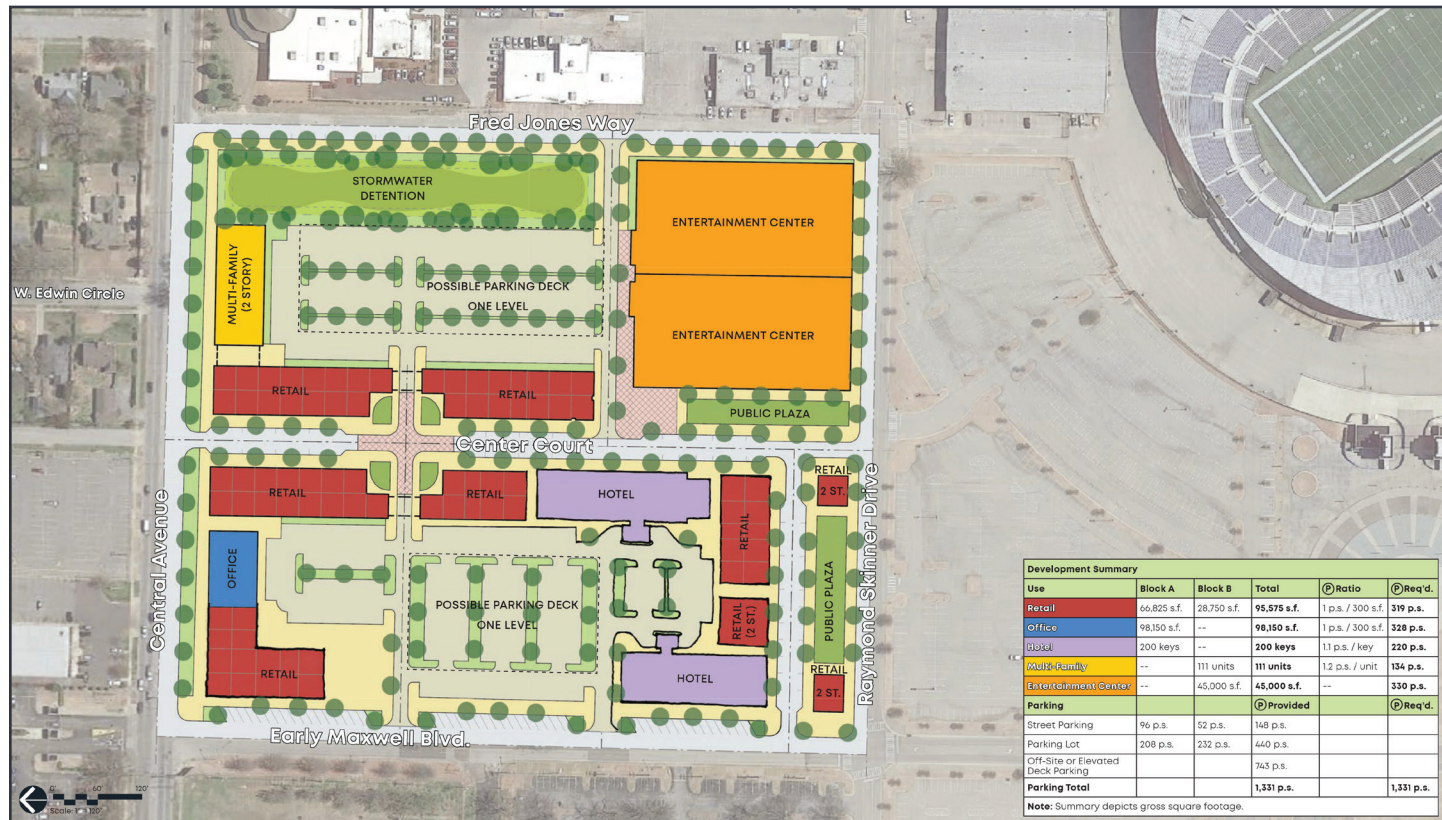
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CONCEPT PLAN - GROUND PLAN



Development Summary					
Use	Block A	Block B	Total	Ⓟ Ratio	Ⓟ Req'd.
Retail	66,825 s.f.	28,750 s.f.	95,575 s.f.	1 p.s. / 300 s.f.	319 p.s.
Office	98,150 s.f.	--	98,150 s.f.	1 p.s. / 300 s.f.	328 p.s.
Office	200 keys	--	200 keys	11 p.s. / key	220 p.s.
Multi-Family	--	111 units	111 units	12 p.s. / unit	134 p.s.
Entertainment Center	--	45,000 s.f.	45,000 s.f.	--	330 p.s.
Parking				Ⓟ Provided	Ⓟ Req'd.
Street Parking	96 p.s.	52 p.s.	148 p.s.		
Parking Lot	208 p.s.	232 p.s.	440 p.s.		
Off-Site or Elevated Deck Parking			743 p.s.		
Parking Total			1,331 p.s.		1,331 p.s.

Note: Summary depicts gross square footage.

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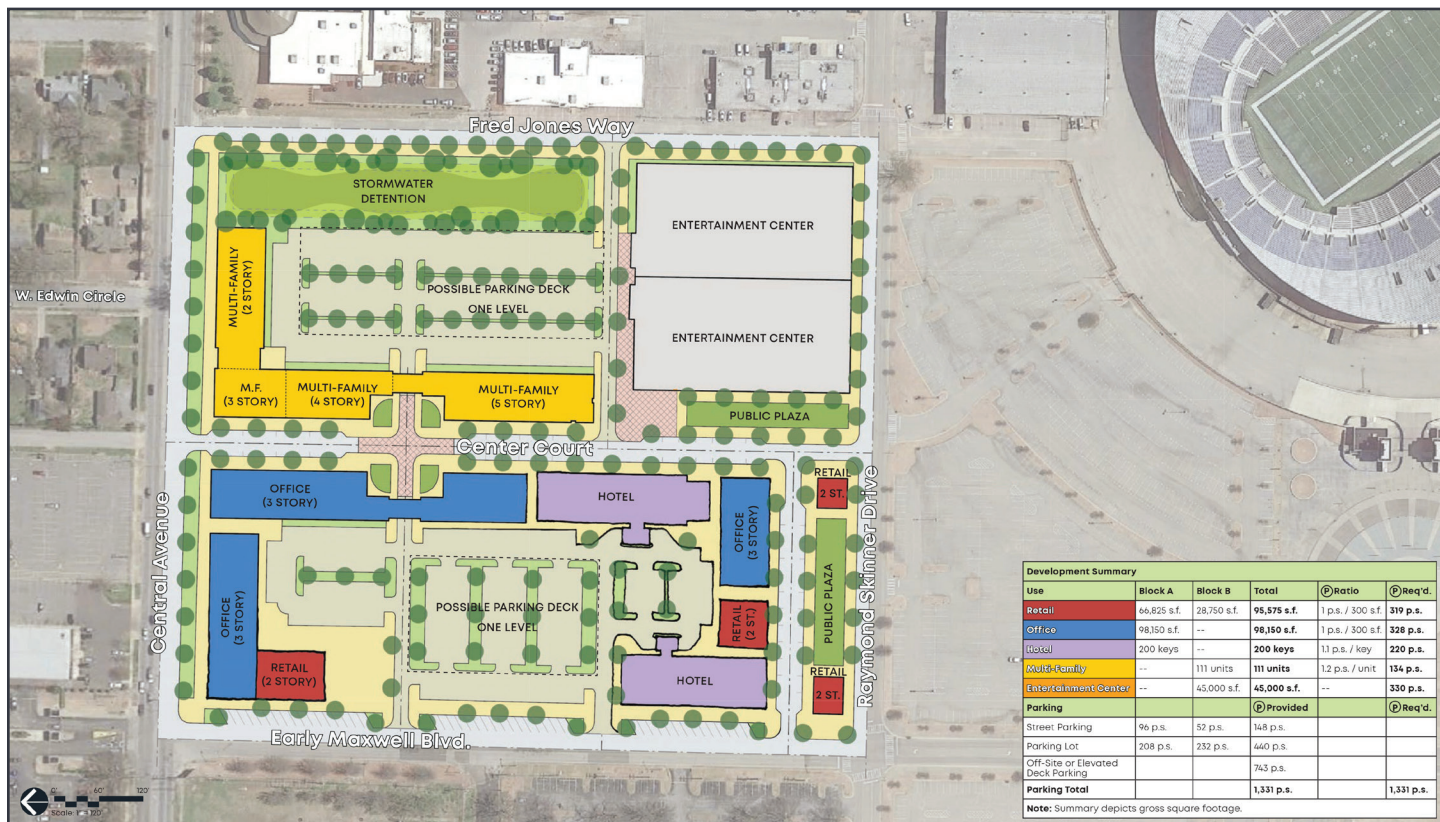
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CONCEPT PLAN - UPPER FLOORS



Development Summary					
Use	Block A	Block B	Total	Ⓟ Ratio	Ⓟ Req'd.
Retail	66,825 s.f.	28,750 s.f.	95,575 s.f.	1 p.s. / 300 s.f.	319 p.s.
Office	98,150 s.f.	--	98,150 s.f.	1 p.s. / 300 s.f.	328 p.s.
Hotel	200 keys	--	200 keys	11 p.s. / key	220 p.s.
Multi-Family	--	111 units	111 units	12 p.s. / unit	134 p.s.
Entertainment Center	--	45,000 s.f.	45,000 s.f.	--	330 p.s.
Parking				Ⓟ Provided	Ⓟ Req'd.
Street Parking	96 p.s.	52 p.s.	148 p.s.		
Parking Lot	208 p.s.	232 p.s.	440 p.s.		
Off-Site or Elevated Deck Parking	--	--	743 p.s.		
Parking Total			1,331 p.s.		1,331 p.s.

Note: Summary depicts gross square footage.

	Building I	Building II	Building III	Building IV
Ground Floor	5,025	-	-	-
Second Floor	11,054	11,363	6,338	7,286
Third Floor	11,054	11,363	6,338	7,286
TOTAL USABLE SQ. FT.	27,133	22,726	12,676	14,572

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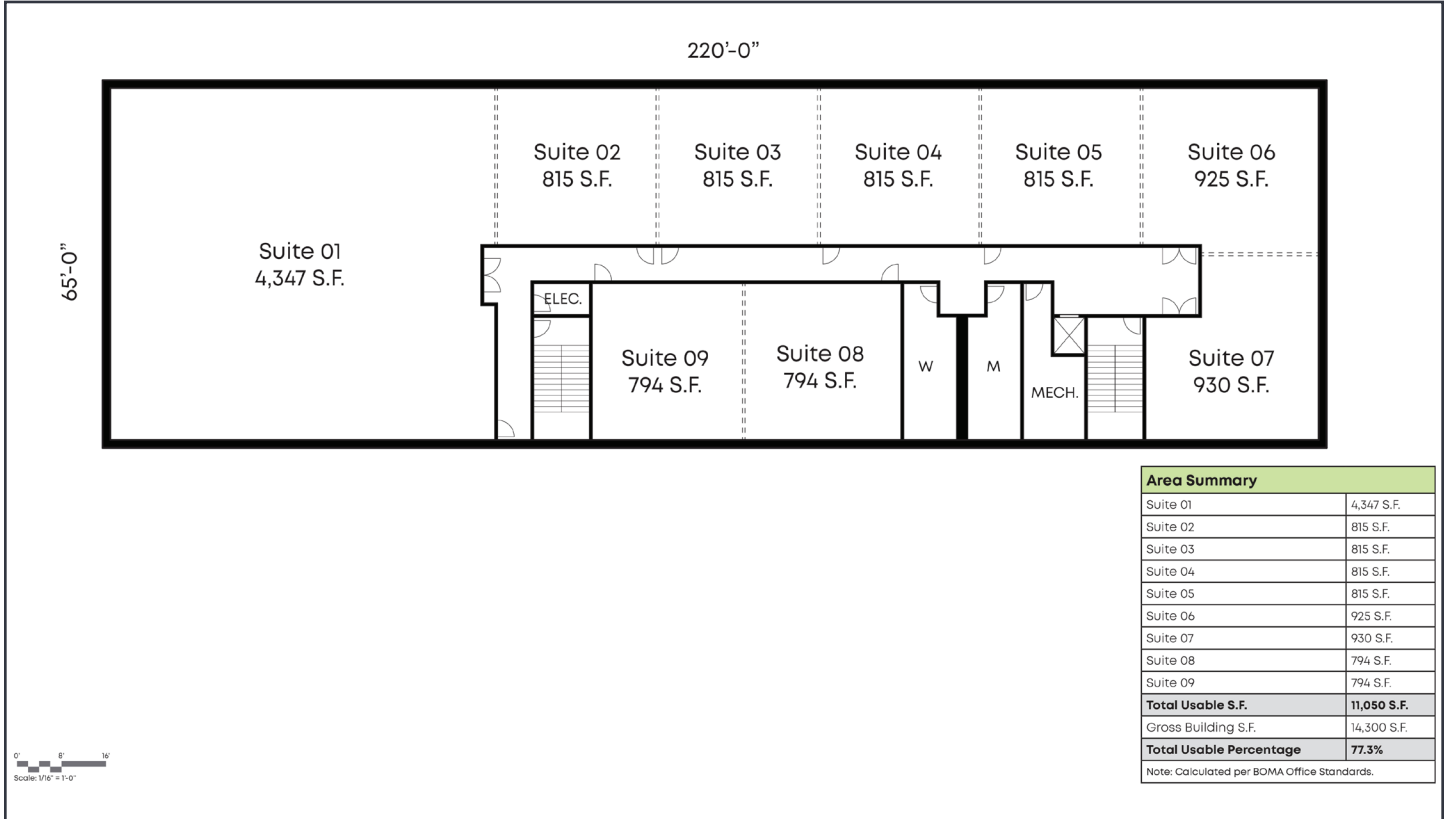
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CONCEPT OFFICE LAYOUT - MULTIPLE TENANTS



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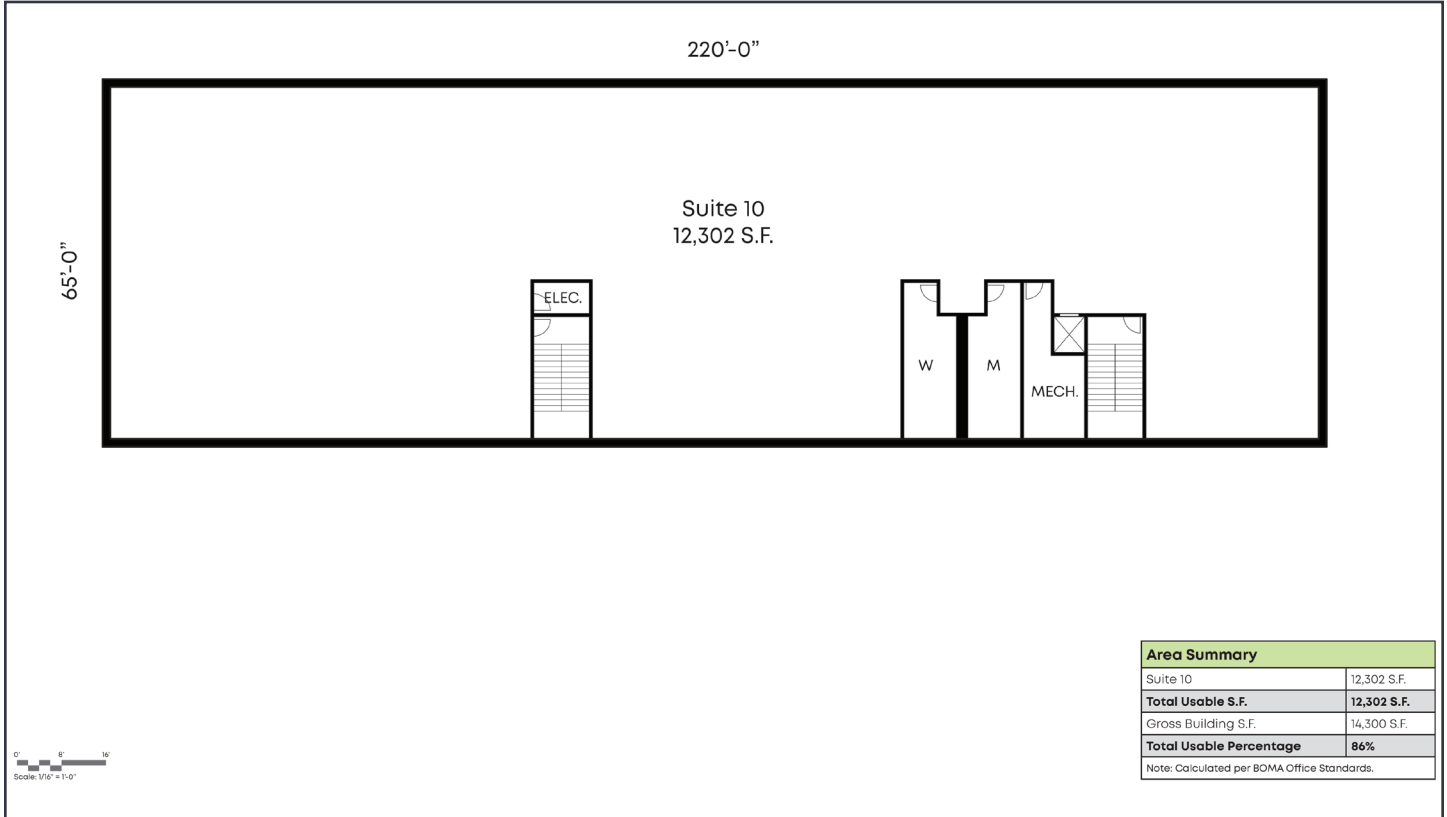
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CONCEPT OFFICE LAYOUT - SINGLE TENANT



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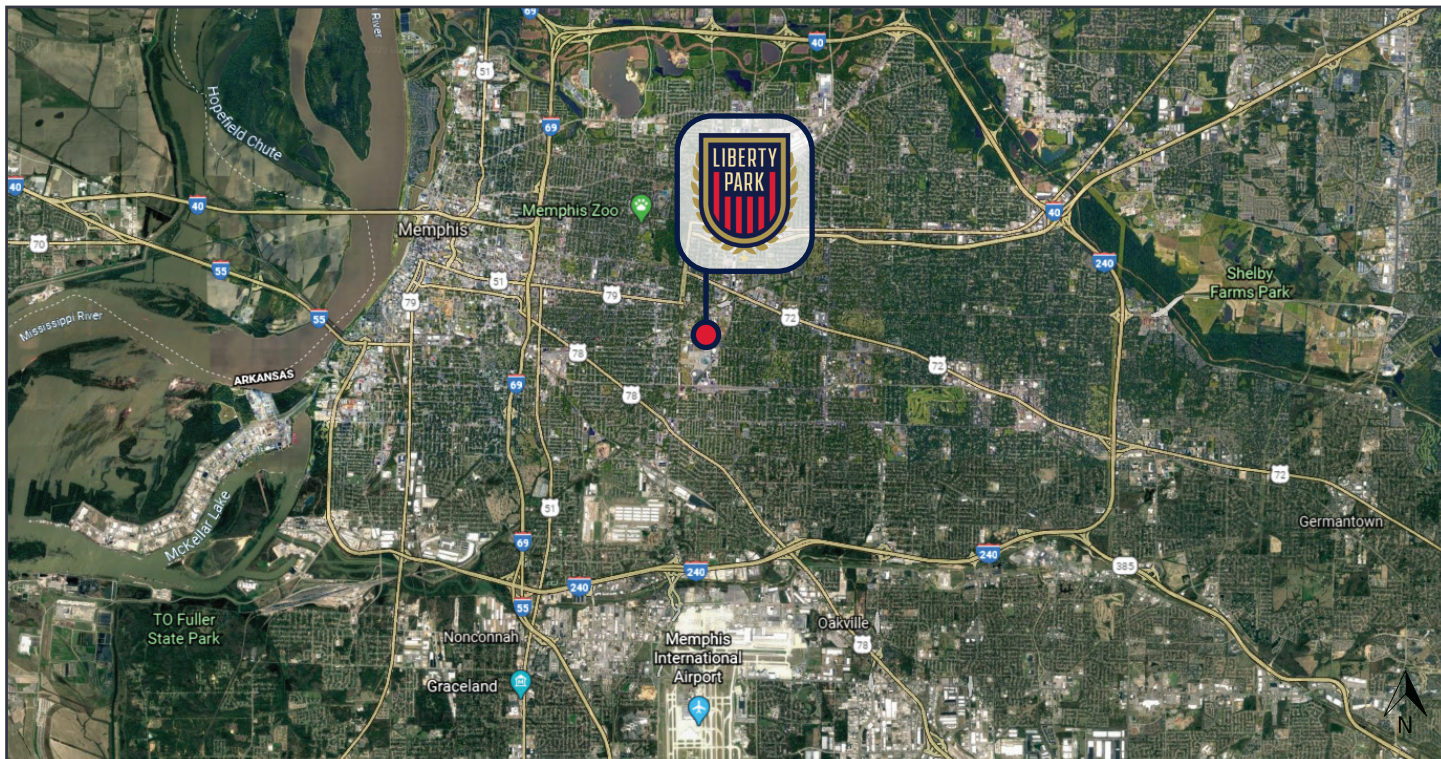
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AERIAL MAP



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VENUES FUTURE LEASE PARK MEDIA NEWS CONTACT

LIBERTY PARK MEMPHIS



<https://www.libertyparkmemphis.com/>

PAUL YOUNG OF THE CITY OF MEMPHIS DISCUSSES LIBERTY PARK



<https://www.commercialappeal.com/videos/news/2020/08/19/paul-young-city-memphis-discusses-liberty-park/3390944001/>

MEET LIBERTY PARK – NEW REMAKE OF MID-SOUTH FAIRGROUNDS TO INCLUDE HOTEL, ENTERTAINMENT VENUE



<https://www.commercialappeal.com/story/news/2020/08/13/liberty-park-new-remake-mid-south-fairgrounds-hotel-venue/3344028001/>

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FAIRGROUNDS PROJECT BRANDED AS 'LIBERTY PARK'



<https://www.memphisflyer.com/NewsBlog/archives/2020/08/13/fairgrounds-project-branded-as-liberty-park>

MID-SOUTH FAIRGROUNDS WILL SOON BE KNOWN AS LIBERTY PARK



<https://www.wmcactionnews5.com/2020/08/13/mid-south-fairgrounds-will-soon-be-known-liberty-park/>

OLD FAIRGROUNDS TO BE TRANSFORMED INTO NEW LIBERTY PARK DEVELOPMENT, MEMPHIS OFFICIALS ANNOUNCE



<https://wreg.com/news/old-fairgrounds-to-be-transformed-into-new-liberty-park-development-memphis-officials-announce/>

FORMER MID-SOUTH FAIRGROUNDS BEING REVAMPED & REBRANDED AS "LIBERTY PARK"



<https://www.localmemphis.com/article/news/local/mid-south-fairgrounds-being-revamped-rebranded-as-liberty-park/522-95384dcb-53b4-48dd-a24a-b24b9ff9f346>

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Fairgrounds Redevelopment
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Central Avenue

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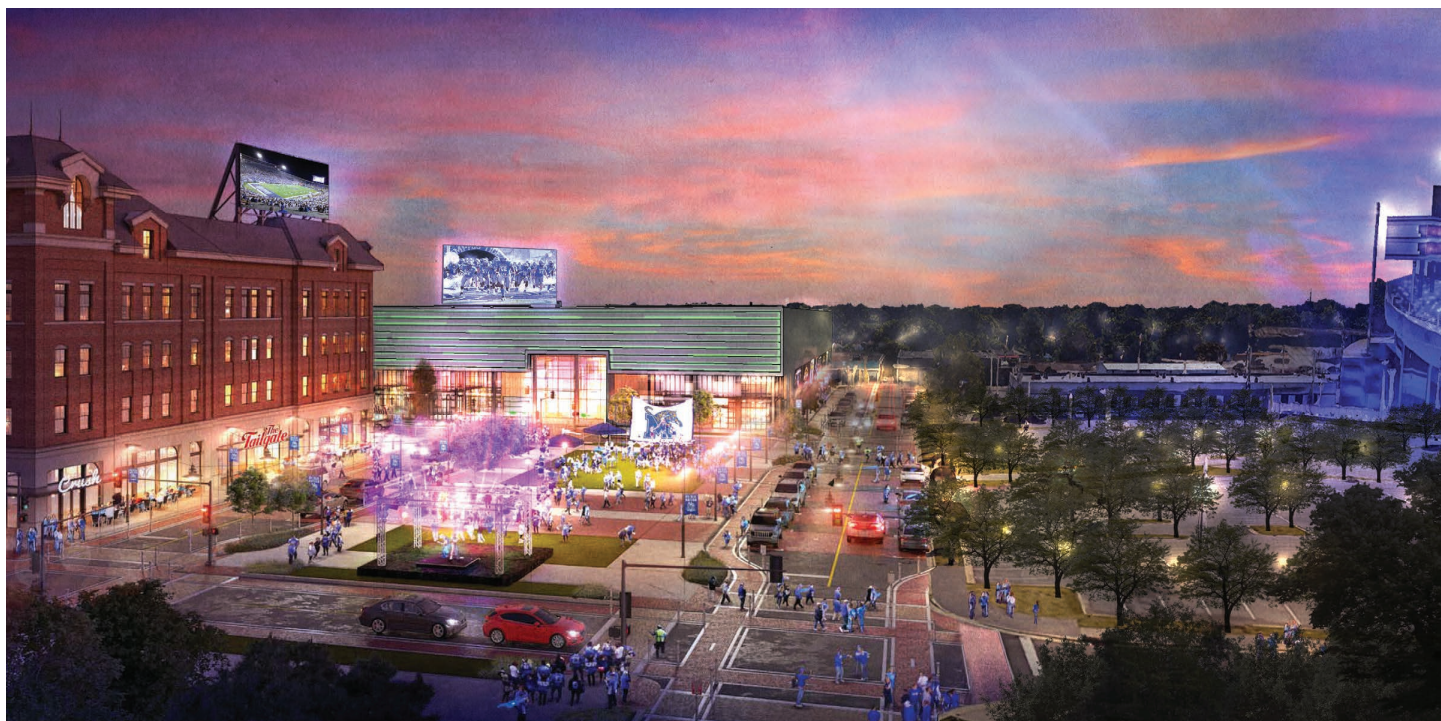


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Entertainment Center

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Center Court

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Corner of Central and Early Maxwell

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