



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.



Suite 810:
3,114 SF available
for lease



Renovated
lobby and
elevators



On-site
management



Surrounded
by numerous
amenities

Owned by:
 In-Rel
PROPERTIES

Suite 810
Square Footage:

3,114

[VIEW LISTING](#)

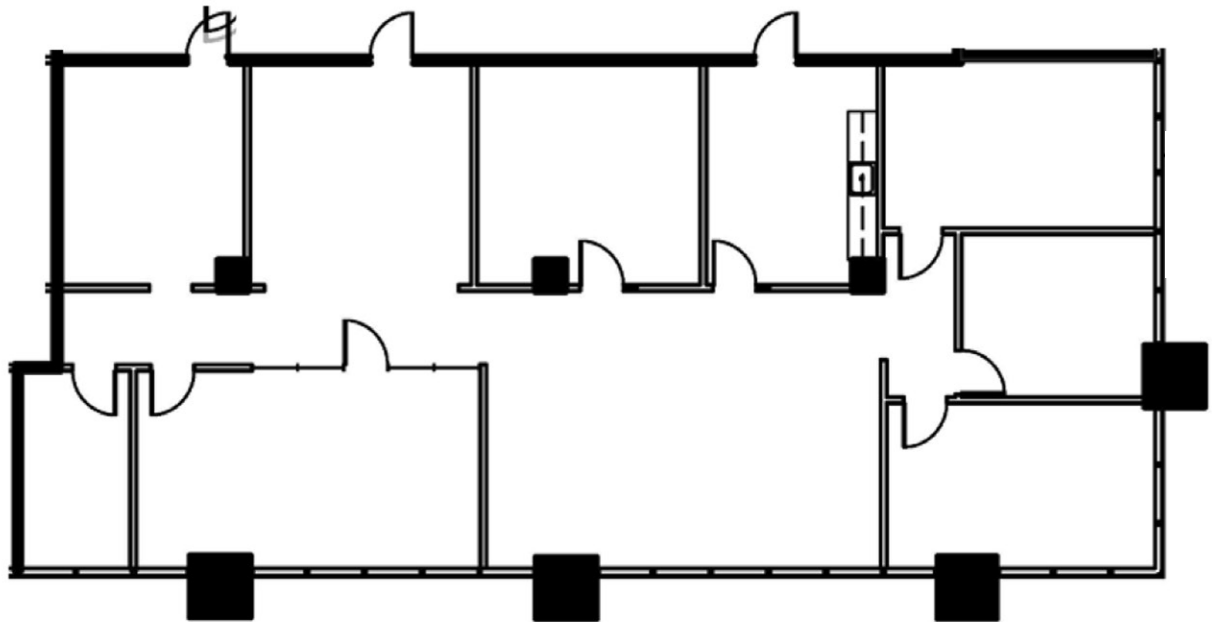
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Suite 810 Profile



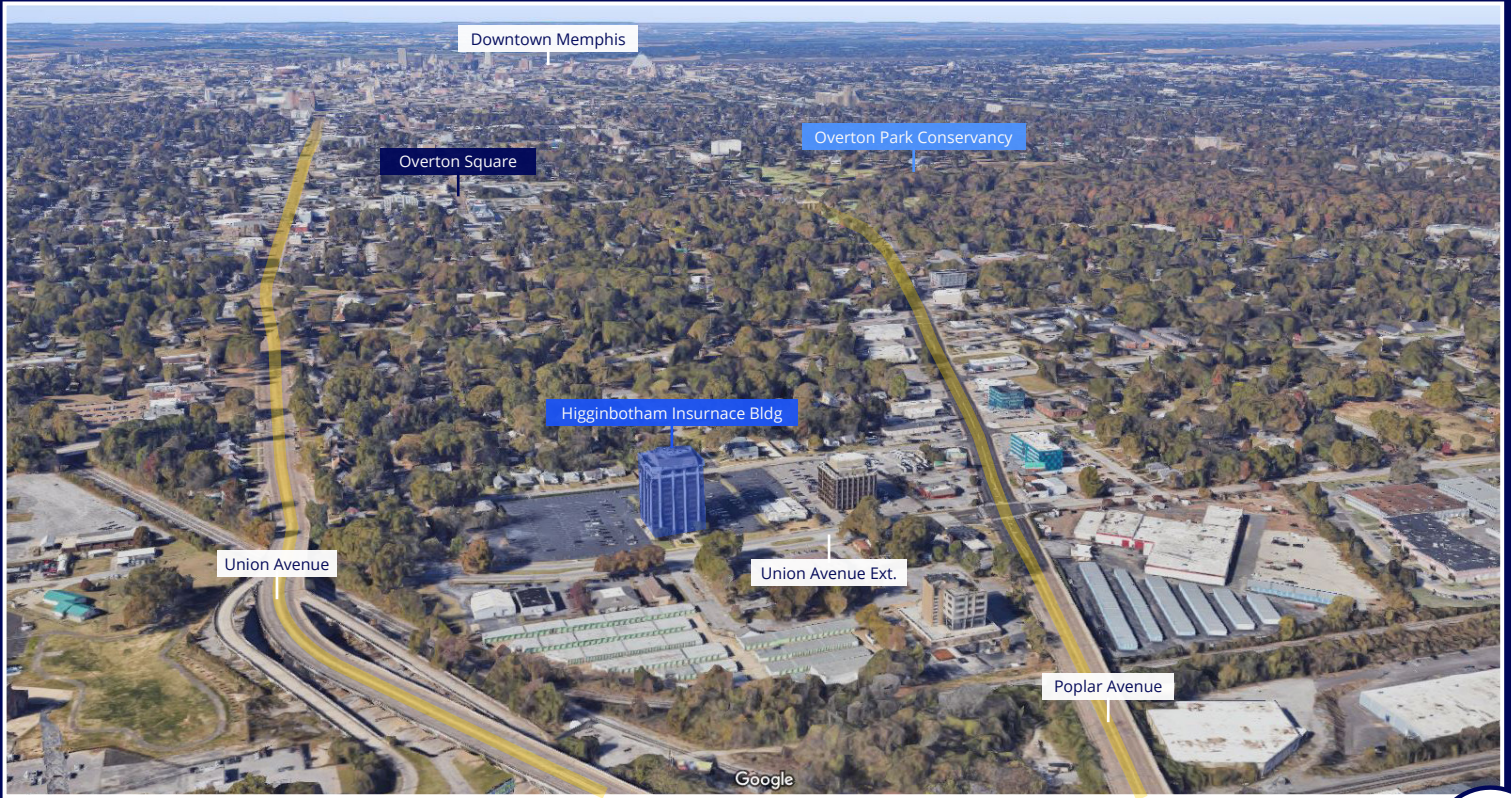
Building Features:

- Suite 810 – 3,114 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



Overton Square Amenities

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

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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