



Peabody Place Gayoso House

135 Gayoso Lane · Memphis, TN 38103



Now you can live, work and play downtown in the heart of Memphis' shopping and entertainment district at Peabody Place. Historic Gayoso House offers retail and living space outfitted with the latest operating systems. One block from historic Beale Street and the Orpheum Theatre. Within walking distance of Fedex Forum, Autozone Park and the Mississippi riverfront. Join great retailers such as Majestic Grill, Bluefin, Flying Saucer, Circa, the Belz Museum of Asian and Judaic Art, and the Center for Southern Folklore at Pembroke Square.

Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





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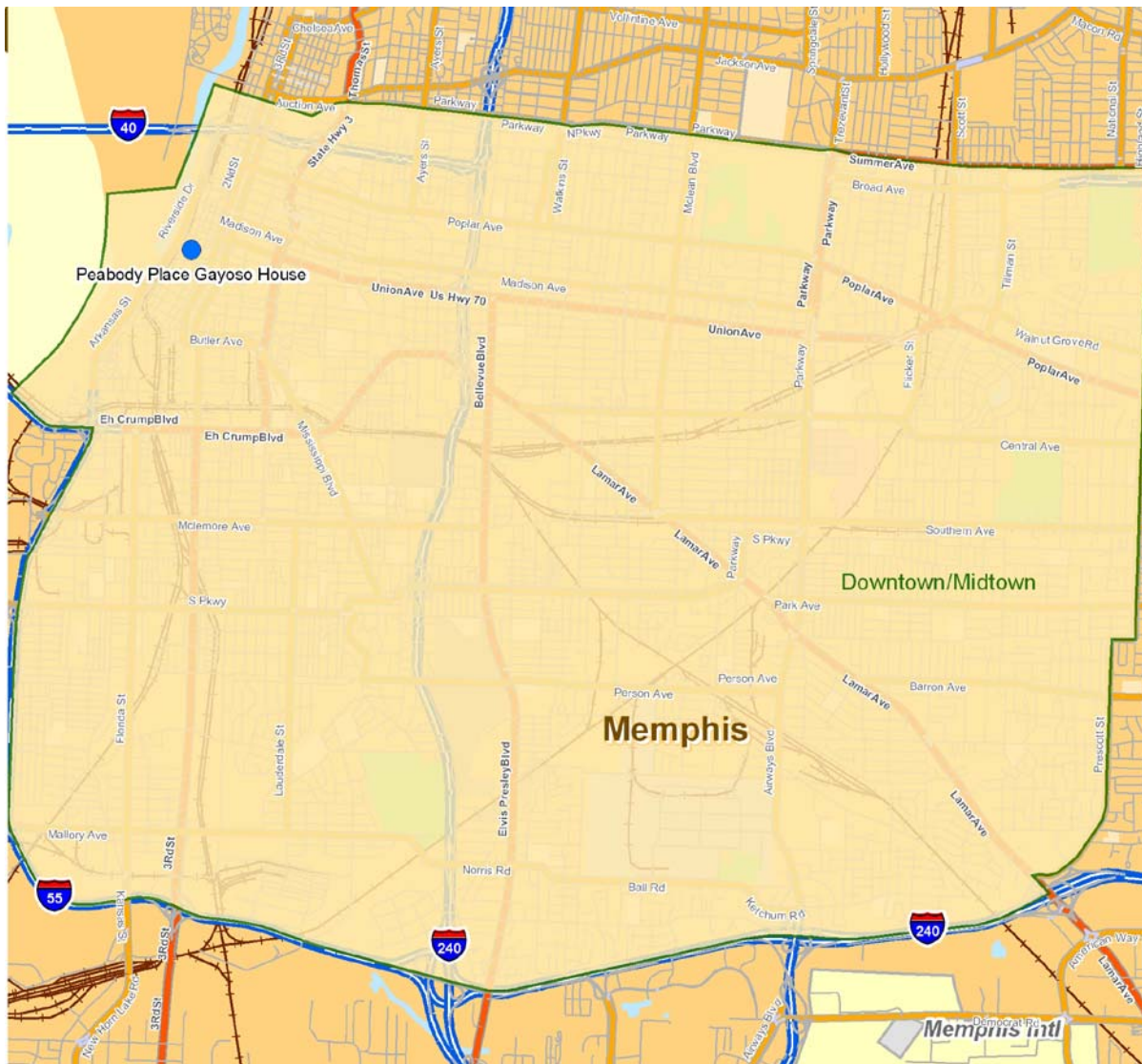
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SubMarket Information

MEMPHIS · DOWNTOWN/MIDTOWN · RETAIL

Contains all properties located East of the Mississippi River, West of Prescott, North of I-55 & Southern portion of I-240 and South of Summer/North Parkway.





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Available Units

| <u>BUILDING</u> | <u>UNIT</u> | <u>TOTAL RENTABLE</u> | <u>USE TYPE</u> |
|-------------------|-------------|-----------------------|-----------------|
| 128 Gayoso Lane | A020 | 539 (SF) | RETAIL |
| 127 Gayoso Lane | A100 | 750 (SF) | RETAIL |
| 122 Gayoso Lane B | A030 | 1,177 (SF) | RETAIL |
| 137 Gayoso Lane | A040 | 1,542 (SF) | RETAIL |
| 141 Gayoso Lane | A050 | 6,079 (SF) | RETAIL |
| 127 Gayoso Lane | A060 | 3,728 (SF) | RETAIL |
| 135 Gayoso Lane | A070 | 734 (SF) | RETAIL |
| 131 Gayoso Lane | A080 | 807 (SF) | RETAIL |



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A020

Address: 128 Gayoso Lane Memphis, TN 38103

Unit Area: 539 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 9' 9"

Tin

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 22' 2" x 16' 3"

● HVAC:

Type: Split System

1 split

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent and Incandescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A100

Address: 127 Gayoso Lane Memphis, TN 38103

Unit Area: 750 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 13'

Open

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 17' 8" x 16' 9"

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent

Temporary

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A030

Address: 122 Gayoso Lane B Memphis, TN 38103

Unit Area: 1,177 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 12' 7"

Open

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 22' 2" x 16' 3"

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent

Temporary

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A040

Address: 137 Gayoso Lane Memphis, TN 38103

Unit Area: 1,542 Square Feet Available

● **Exterior Walls:**

Material: Brick

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Min. Heights: 21'

Open

● **Fire Suppression:**

Type: Wet

Sprinkler/Standpipe

● **Column Spacing:**

Spacing: 17' 8" x 16' 9"

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Material: Asphalt

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A050

Address: 141 Gayoso Lane Memphis, TN 38103

Unit Area: 6,079 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 13'

Open

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 17' 8" x 16' 9"

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent

Temporary

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: A060

Address: 127 Gayoso Lane Memphis, TN 38103

Unit Area: 3,728 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 13'

Open

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 17' 8" x 16' 9"

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent

Temporary

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A070

Address: 135 Gayoso Lane Memphis, TN 38103

Unit Area: 734 Square Feet Available

● Exterior Walls:

Material: Brick

● Loading:

Available from Asset Management Services

Available from Asset Management Services

● Floors:

Available from Asset Management Services

● Clear Heights:

Min. Heights: 16'

Sheetrock

● Fire Suppression:

Type: Wet

Sprinkler/Standpipe

● Column Spacing:

Spacing: 8' 7" x 13' 6"

● HVAC:

Available from Asset Management Services

● Roofing System:

Material: Asphalt

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



Peabody Place Gayoso House

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UNIT INFORMATION

Unit ID: A080

Address: 131 Gayoso Lane Memphis, TN 38103

Unit Area: 807 Square Feet Available

● **Exterior Walls:**

Material: Brick

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Min. Heights: 9'

Tile

● **Fire Suppression:**

Type: Wet

Sprinkler/Standpipe

● **Column Spacing:**

Spacing: 17' 8" x 16' 9"

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Material: Asphalt

● **Lighting:**

Type: Fluorescent and Incandescent

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services