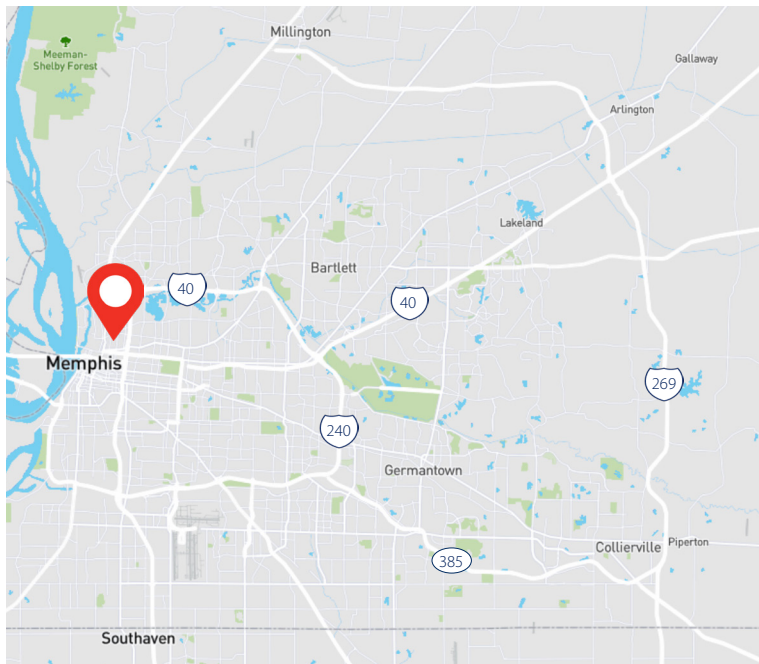


# Washington Square



## LOCATION OVERVIEW

- 18,746-sf office space available
- Conveniently located in walking distance of the Shelby County Criminal Justice Center, in the core of the Central Business Improvement District
- Close proximity to I-40 (53,565 VPD)

## OPPORTUNITY

- Ample, securely gated parking on property
- Build-to-suit space available
- Open floor plan with kitchen/kitchenette facilities
- Both executive and single suite offices available
- Newly renovated space with co-working space

**Broker Incentive:** Any broker who executes deal before August 1st, will receive 5% commission.

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**Suite 205**  
Memphis, TN 38119  
901 231 1400



## 1ST FLOOR

- 10+ Private Offices
- Kitchen/Kitchenette
- Private Restrooms
- 3 Conference Rooms
- Reception Area
- Wifi Connectivity
- Security System

## 2ND/3RD FLOOR

- 15+ Private Offices
- Reception Area
- 3+ Conference Rooms
- Kitchen/Kitchenette
- Private Restrooms
- City Views
- Accessible Balcony
- Wifi Connectivity
- Security System



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