



# 150 Peabody Place

Memphis, Tennessee 38103

## Property Features

- 15,682 - 150,000 SF
- Additional SF Potentially Available
- Class A Office Space
- First Floor and Multi Floor Availabilities
- Common Area Cafeteria and Lounge
- Parking Garage Access
- Flexible Sublease Term (Expiration: 12/31/2034)
- Located in the Heart of Downtown Memphis
- Situated on the Corner of Peabody Place and BB King Blvd
- One Block from Beale Street, FedEx Forum & Peabody Hotel
- Below Market Lease Rate



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NAI Saig Company

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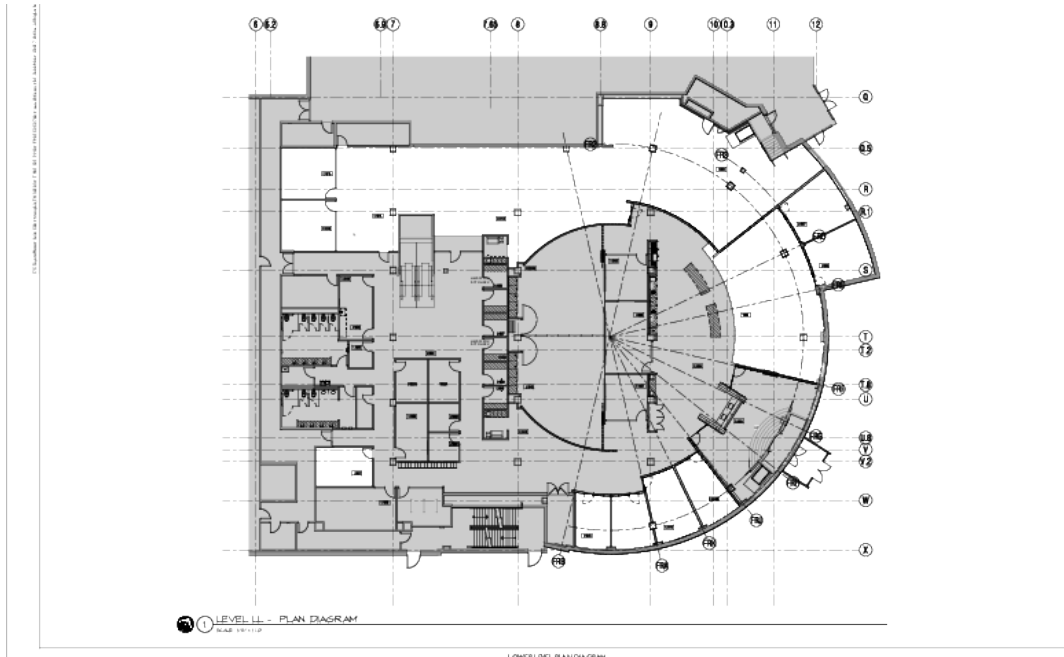
[saigcompany.com](http://saigcompany.com)

# Interior Pictures

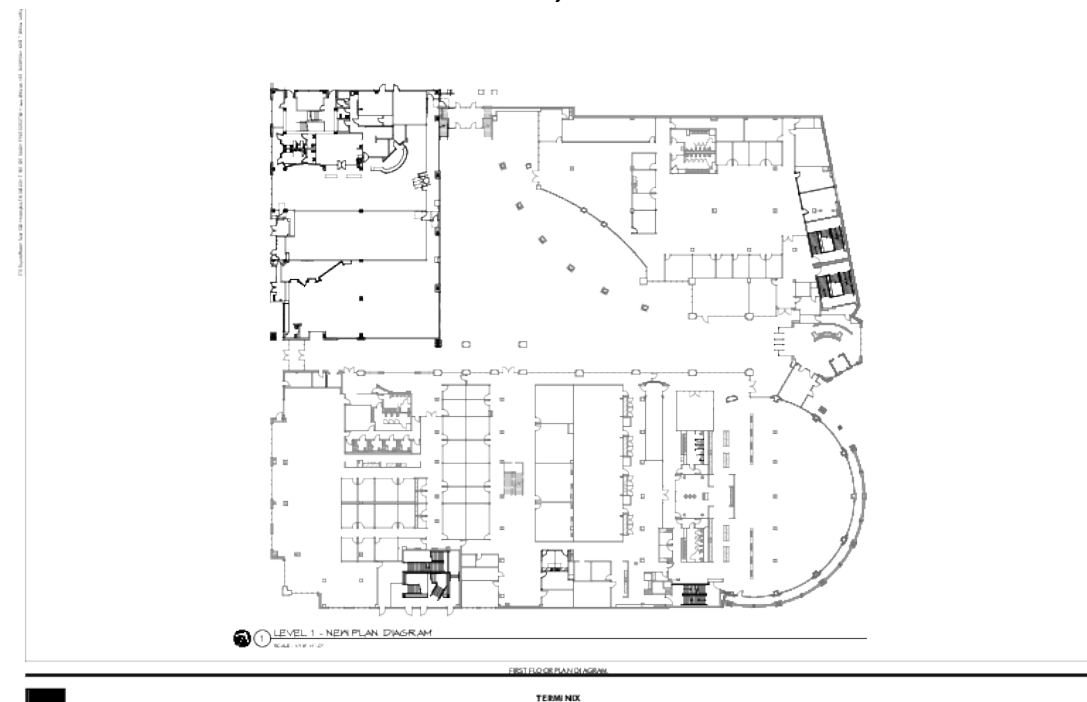


# Office Plans

## Level 1 – 36,435 SF

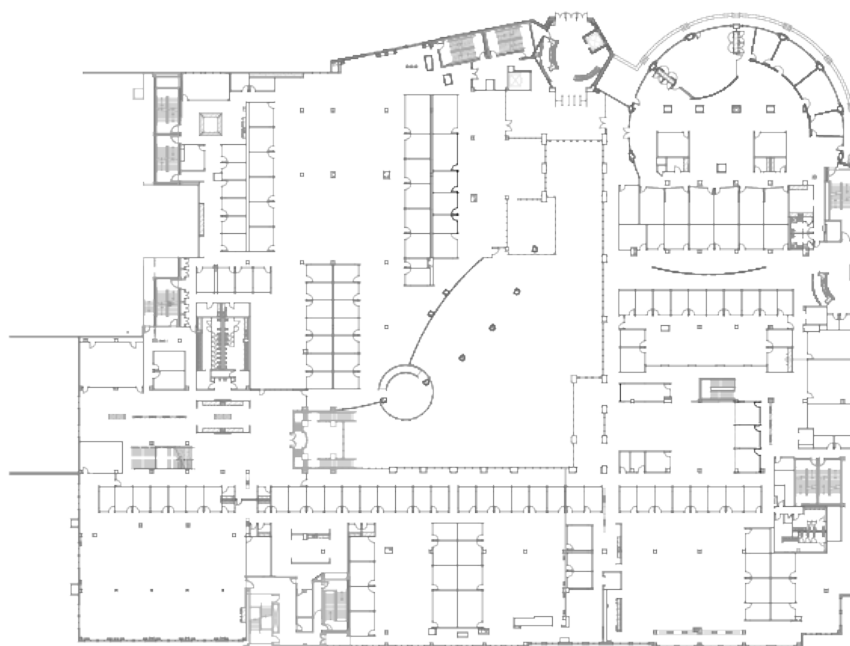


## Level 2 – 56,980 SF

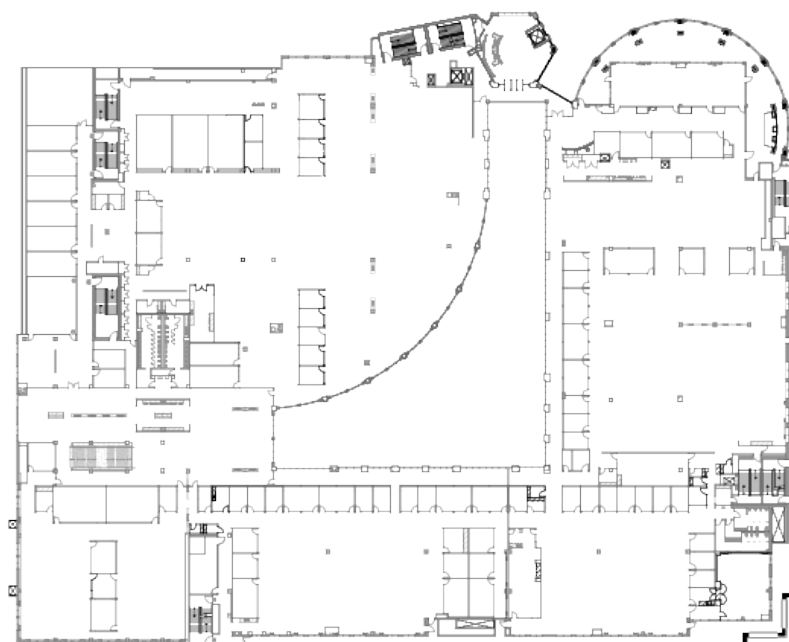


# Office Plans

## Level 3 – 114,660 SF



## Level 4 – 114,315 SF



TERMINIX  
150 Peckish Place  
Memphis, TN 38119

# Why Memphis?

## Talent

Memphis is a competitive metropolitan area – connecting employers to national and international markets. Known for its originality and leading innovation, Memphis offers a mix of talent and expertise pairing technology to key industries and building future-ready systems.

## 1.35 Million Regional Residents

34.0%

Younger than  
24

39.6%

Prime Age Workforce  
(25 to 54)

26.5%

55+

## Livability

In addition to a strong business climate, young professionals are flocking to Greater Memphis to put down roots and grow professionally. With one of the Southeast's youngest populations, Memphis has become a destination for the next generations of talent interested in making its mark. In addition to the region's growing reputation as a cultural mecca, the cost of living in Memphis continues to be 12 percent lower than the national average. With low commute times, affordable and varied housing options and endless activities, the city's affordability continues to be a significant driver for young professionals – singles and families – who are looking for a city that offers an authentic urban lifestyle with all the amenities of a metropolitan area.

## Location and Infrastructure

Strategically located in the heart of the United States, the intermodal infrastructure and workforce specializations that exist in Greater Memphis offers significant advantages for companies looking to be connected to national and international markets. In fact, 75% of the United States population can be accessed within a two-day truck drive.



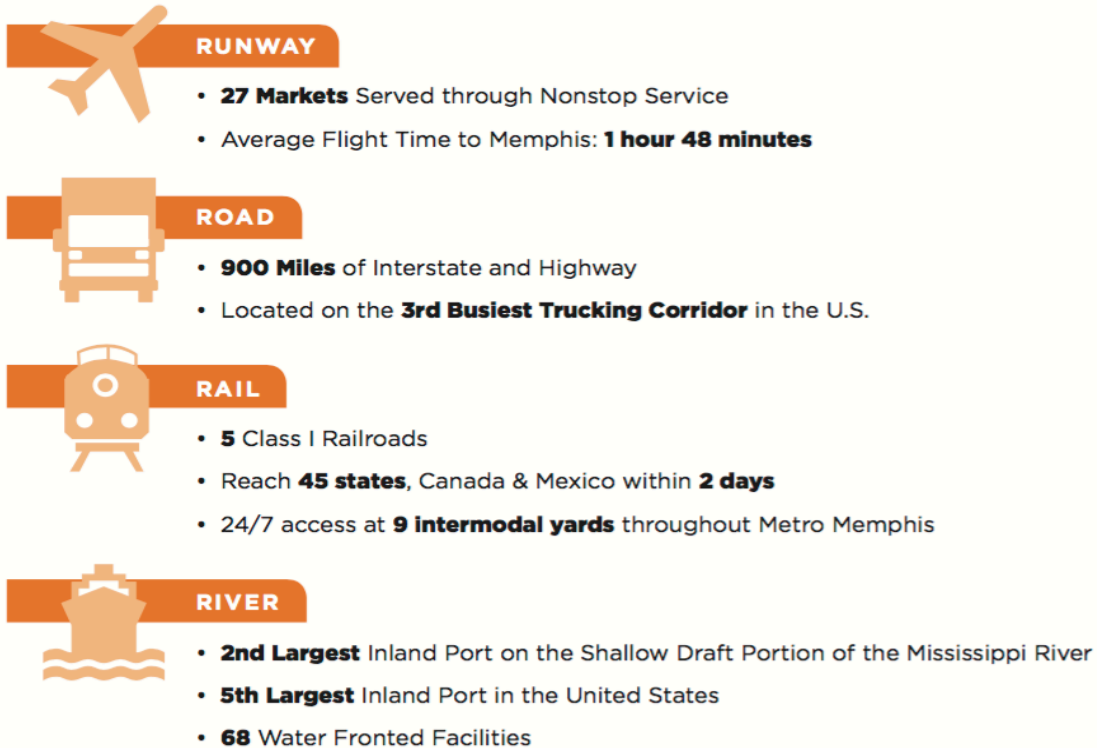
Information Provided By:



# Why Memphis?

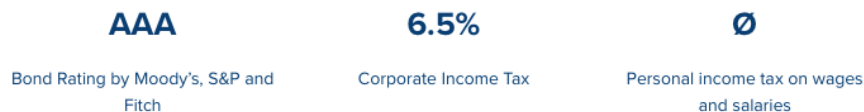
## Market Proximity

Greater Memphis is the economic hub of a seven- state region that is home to nearly 5 million people, three Fortune 500 companies and a world-class global logistics network.



## Business Climate

With AAA bond ratings by Moody's, S&P, and Fitch, a corporate income tax rate of 6.5% and no personal income tax on wages and salaries, Tennessee provides a stable, inviting and business-friendly operating environment. Nestled within the pro-business climate of the State of Tennessee, Memphis is the economic hub of a three-state region that includes Tennessee, Arkansas and Mississippi. For 150-miles in every direction, Greater Memphis is the largest metropolitan area. More than 1.35 million people live in the Memphis MSA and nearly 5 million people live in the three-state region known as the Mid-South. Our diverse economy also boasts a world-class startup scene that continues to garner national attention for its diversity.



Information Provided By:



# Aerial Map



# Meet The Team



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