

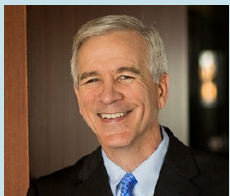
Triad Centre III

6070 POPLAR AVE

Market: Memphis

3 AVAILABLE SPACES

The newest of a three-building office complex along the Poplar corridor, with seven stories and 148,000 SF of Class A space. It was the area's first office building to become LEED Gold certified in 2009. Along with key "green" features, the front entry boasts impressive granite floors, mahogany wall panels and a barrel vaulted ceiling. There's covered parking, on-site banking, a café and fitness facility in the building.



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Building Information

General

- SUBMARKET: East • BUILDING TYPE: Office • BUILDING SF: 148,810 • LEASE TYPE: Full-Service • FLOORS: 7
- TELECOM AND FIBER PROVIDER(S): Verizon Cellular, AT&T

Amenities

- ATM • Bank • Bike Storage • Café • Fitness Center

Specifications

- Balcony
- Life Safety - Fully Sprinklered
- Loading Dock
- On-Site Maintenance
- Security - 24 Hour Card Key Access
- Security - Patrol
- Security - Regular Business Hours
- Security - Video Monitoring
- Signage Opportunities
- Telecom - Fiber Providers Available
- 1 Freight Elevator
- Parking Ratio: 3.3/1000
- 3 Passenger Elevators

Green Features

- 50% parking under cover
- Bike Storage
- Showers
- Convenient to Shopping
- Energy Management System
- Energy Sub Metering
- Green Cleaning
- H.E.V. Preferred Parking
- Hands Free Restroom Fixtures
- High Efficiency HVAC Chiller
- High Efficiency HVAC Drives
- High Efficiency Lighting
- LEED® Certified
- Low VOC Finishes
- Low Water Irrigation
- Monitored Ventilations
- Occupancy Sensors: Common Areas
- Occupancy Sensors: Lavatory
- Public Transit Access
- Recycling Program
- Structured Parking
- Water Conserving Fixtures
- White roof (SRI > 78)

Available Space Listing

Floor 6 *1 Suites Available*

Suite 650	CURRENT 4,405 SF	MIN 4,405 SF	MAX 4,405 SF
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Floor 7 *2 Suites Available*

Suite 765	CURRENT 3,770 SF	MIN 3,770 SF	MAX 3,770 SF
Suite 700	CURRENT 5,335 SF	MIN 5,335 SF	MAX 5,335 SF



