

40 S Main Street
Memphis, TN 38103



Sublease Availability – One Commerce Square

**Fully Furnished space in the
heart of downtown with
stunning views of the MS River**



One Commerce Square is a 29 story, 391,440 SF Class A office building located in the heart of downtown Memphis with a 500-space parking garage directly adjacent to the building. The building is LEED Gold Certified with 24/7 on-site security. Recent improvements include a new roof, modernization of the elevators, upgrades to the lobby and common areas, as well as LED lighting in the parking garage. Within walking distance of the building, there are a number of amenities that include hotels, restaurants, banking, shops and sporting attractions.

Available Space: Suite 2560: 5,852 RSF

Term: Through April 29, 2026

Asking Rent: Upon Request

[Virtual Tour Link](#)

Matt Denny, SIOR

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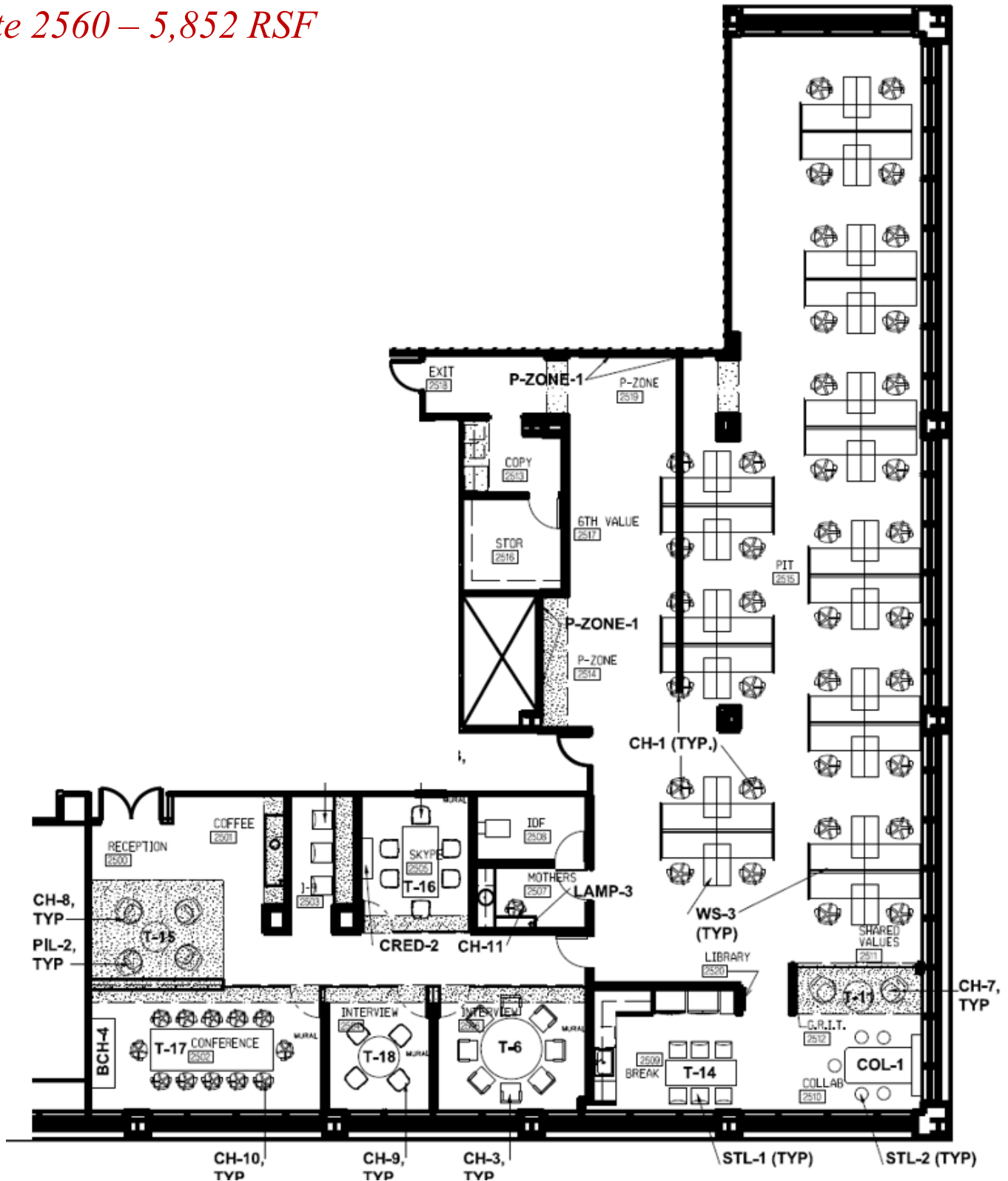
Jones Lang LaSalle Brokerage, Inc. | 6410 Poplar Avenue, Suite 350, Memphis, TN 38119

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Suite 2560 – 5,852 RSF



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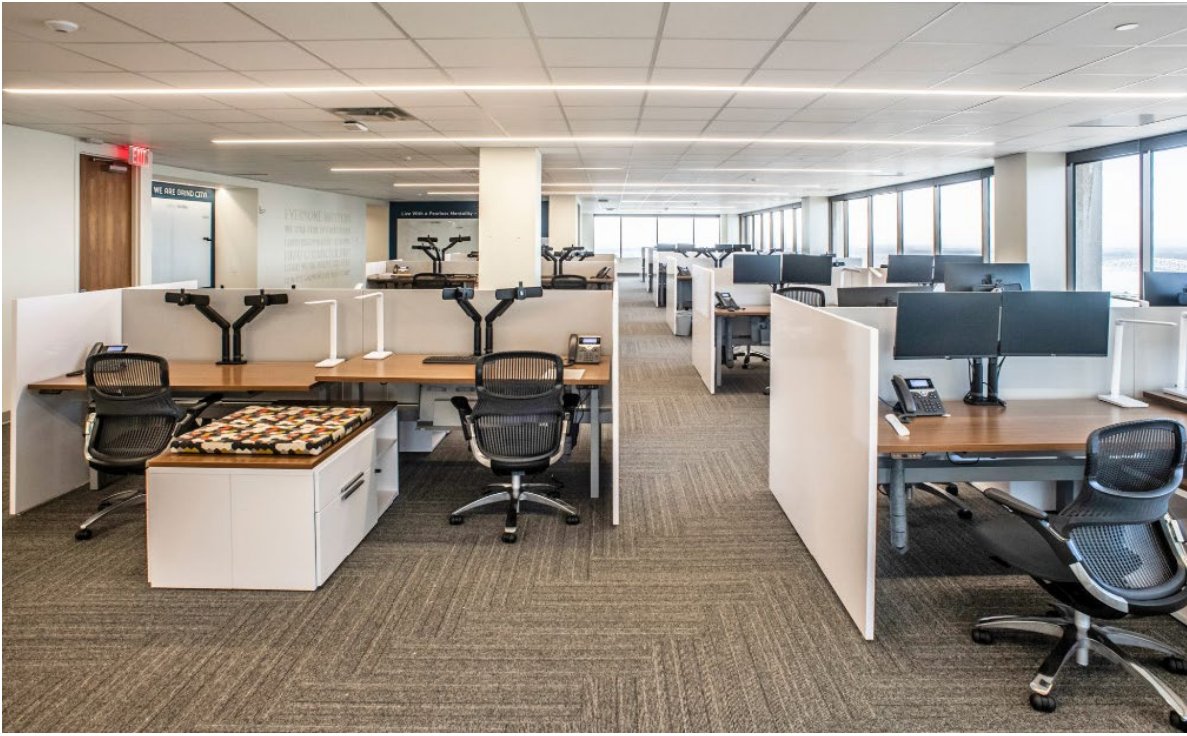
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