The Sears Crosstown building has been home to many things over its 88-year history. Over 400,000 sq ft on the upper floors of the building housed tens of thousands of unique products – goods that were pulled by hand, packaged and tied with the distinctive “Sears Knot,” then shipped out daily to one of over 650,000 customers in the region. These parcels were the lifeblood of the building, and when they stopped flowing, the building was forced into dormancy.

Today, the lifeblood of this building is you. Be a part of the reawakening as these floors churn back into action as a home to people on the forefront of engaging Memphis: urban educators, healthcare scientists and researchers, artists, and many others who are excited to live above the unique experiences and amenities Crosstown Concourse has to offer. Parcels is where the spirit of Concourse takes physical form through its residents. Our lives are lived better when we discover together.
Parcels at Concourse is part of a vertical urban village — a completely new concept in Memphis. At Parcels, your neighbors are agents of good health, healing, arts, and education. You live above restaurants and retail, art galleries and performance spaces, fitness facilities and wellness centers. Your front and back yard consist of open-air plazas and gardens that serve as gateways connecting you to the surrounding community.

Inside, the connecting corridors and atria have been designed as dynamic architectural environments, inspiring movement and exploration through the space. Brick walls, exposed structure, concrete floors, and natural light are intrinsic to Parcels at Concourse. These characteristics, paired with found building relics, natural finishes, creative use of building materials, and thoughtful space planning, further enhance Parcels’ environment and ensure a uniquely textured lifestyle.
**UNIT TYPES**

Parcels at Concourse strives to bring our community together, regardless of income. To learn more about reduced monthly rate opportunities for your Parcel, call 901.435.7796.

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**THE CRAFTON**
A selection of available layouts with a Studio and 1 Bathroom.

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>Studio</th>
</tr>
</thead>
<tbody>
<tr>
<td>BATHROOMS</td>
<td>1 Full</td>
</tr>
<tr>
<td>SQ. FT.</td>
<td>540 - 740</td>
</tr>
</tbody>
</table>

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**THE KISMET**
A selection of available layouts with 1 Bedroom and 1 Bathroom.

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>BATHROOMS</td>
<td>1 Full</td>
</tr>
<tr>
<td>SQ. FT.</td>
<td>615 - 950</td>
</tr>
</tbody>
</table>

---

**THE AMERICUS**
A selection of available layouts with 2 Bedrooms and 2 Bathrooms.

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>2</th>
</tr>
</thead>
<tbody>
<tr>
<td>BATHROOMS</td>
<td>2 Full</td>
</tr>
<tr>
<td>SQ. FT.</td>
<td>965 - 1465</td>
</tr>
</tbody>
</table>

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**THE GREENVIEW**
A selection of available layouts with 3 Bedrooms and 2.5 Bathrooms.

<table>
<thead>
<tr>
<th>BEDROOMS</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td>BATHROOMS</td>
<td>2 Full / 1 Half</td>
</tr>
<tr>
<td>SQ. FT.</td>
<td>1900</td>
</tr>
</tbody>
</table>
AMENITIES

CONCOURSE COMMUNITY FEATURES

• Historic 1920’s character with many reclaimed and repurposed architectural pieces
• Rooftop deck and greenhouse
• Two acres of public plazas and an additional acre of green space
• Multi-story atriums and windows draw in natural light
• Performing Arts Theater for workshops, conferences, and performances of all kinds
• Numerous common areas to meet and connect

• On-site 25,000 sq ft professionally managed fitness facility including a gymnasium, nutrition center, teaching kitchen, as well as aerobics, yoga, and Pilates
• Retail tenants include a small grocery, coffee shop and roastery, bakery, pharmacy, barbershop, and several restaurants
• Greenline access directly from building
• Certified Environmentally Sustainable and pursuing LEED certification

PARKING

• Parking structure with 1,150 free parking spaces
• Additional 600 free parking spaces in on-site surface lots and street parking

• Short-term convenience parking
• Reserved parking (fee based) in basement
APARTMENT AMENITIES

• Free WiFi in all common areas
• Each Parcel comes with one membership to the Crosstown Fitness Center
• Original stained concrete floors
• Tall brick walls and high ceilings
• Large windows with panoramic Midtown and Downtown views
• 24/7 on-site security
• Pet friendly
• Dog washing station
• Mechoshades on all windows
• Granite countertops with under-mount sinks
• Walk-in closets
• Central heat and air

• Remote control thermostats
• Brand new appliances including a full size side-by-side washer and dryer in each apartment
• Patios at entrance with internal light wells
• Secure bike storage and maintenance tools along with changing rooms
• Controlled access
• Cable ready
• Rooftop access
• Trash chutes on each floor
• Recycling available
• Available storage space
• Covered well-lit parking with covered access to building
Living at Parcels doesn't end at your doorstep. It’s just one part of the Concourse experience.

In contrast to typical commercial real estate projects that fit tenants into generic spaces, Crosstown Concourse is a place where unique settings and uses are intimately related, interconnected and interdependent and, as a result, better because they are together. True sustainability comes from the relationships between uses, tenants, and the organizations within a space, rather than from simply coexisting.

People will be living and working, learning and teaching, healing and growing well, creating and recreating, shopping and eating—like a really great neighborhood.
At Concourse, we believe that engaging holistic resources and tools in an open, supportive environment leads to true wellness. The Crosstown Fitness Center is the embodiment of that belief— it is a community, not a gym.

Our 25,000 sq ft facility provides many wellness benefits, including:

• All new, state-of-the-art Matrix 7xi cardio equipment with interactive entertainment
• Extensive functional training space and personal training
• Free wellness orientation
• Access to group fitness classes including spin, yoga, Pilates, and more
• Indoor walking track
• Privileges at partnering facilities throughout the Mid-South, including Tennessee, Mississippi, and Alabama

Additionally, Crosstown Concourse is the gateway to the V&E Greenline, a 1.7 mile urban greenspace populated with walking paths, gardens, and springs, which also serves to connect Crosstown with adjacent neighborhoods.
THE LOADING DOCKS

Until 1993, thousands of packages from the Sears catalogue warehouse were distributed daily from two loading docks that lined the north and south sides of the building. Those same docks are now being transformed into active hubs where thousands of people will populate unique retail, plaza and community gathering spaces. Retail tenants will include a small grocery, coffee shop and roastery, bakery, pharmacy, barbershop, and several restaurants. There will be seating along the dock, as well as free public WiFi access.
Crosstown Arts will manage an 8,000 sq ft. contemporary art gallery that will exhibit 10 shows annually, with each show up for one month at a time.

A 25-foot wide and 50-foot long theater stair in the main atrium will connect the second and third floors. 18 feet of the stair will function as an amphitheater in the atrium and will be equipped with audio/visual technology for public presentations and live music.
What was once a massive parking lot and location of the Sears Auto Center will be transformed into a two-acre community plaza that connects the surrounding neighborhood with the activities of the building.

On the left side, new canopies will provide shade for seating and lounging. Food trucks will have dedicated parking and easy access. An infinity pool and water feature will define the promenade in the middle section that leads to the main entrance.
One of three atria that extend through all ten floors of the building, the glassed in West Atrium will provide interior natural light to tenants such as the Church Health Center, Methodist Healthcare, and ALSAC/St. Jude, as well as residential apartments on floors 7-10. A steel-clad ribbon stair will ascend to the sixth floor allowing for vertical circulation in addition to elevators. The Crosstown Fitness Center fitness center on the second floor can be easily accessed from here.

Two “pop-out” boxes will be located on the third and fifth floors (south and north sides), and will provide “outdoor” patio seating for adjacent tenants.
Crosstown Concourse is centrally located in Memphis, TN, a few blocks from Interstate 40, two miles from the downtown core and the Mississippi River, and half a mile from the world-renowned Medical District. Nearby attractions include Overton Park, Memphis Zoo, Levitt Shell Amphitheater, Overton Square, Rhodes College, Southern College of Optometry, and the Bass Pro Shop Pyramid.
Parcels at Concourse strives to bring our community together, regardless of income.

To learn more about reduced monthly rate opportunities for your Parcel,

CALL 901.435.7796

Leasing office located at 430 N. CLEVELAND

For more information, please visit: PARCELSATCONCOURSE.COM