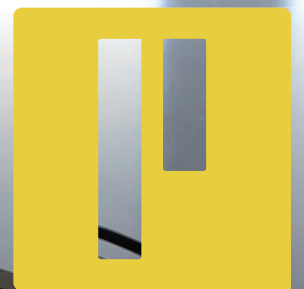


parcels

@ CONCOURSE



RESIDENTIAL LEASING





HISTORICALLY MODERN LIVING

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 Southeast 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.**



RESIDENT TESTIMONIALS



JAZMIN MILLER

CROSTOWN THEATER DIRECTOR

How long have you lived at Crosstown Concourse?

3 and a half years - I moved in the first week of January 2017.

The mission of Concourse is to use a building to positively impact how people experience their lives. How has living at Concourse positively impacted your life?

Over the last 3 years, I have seen Crosstown Concourse both totally vacant (before opening) and filled with nearly 10,000 people at community gatherings. I can buy local produce at Curb Market and diverse cuisine in the restaurants of the building. I have heard TED Talks from Memphis' leaders and innovators at Crosstown Theater and listened to necessary conversations at events such as MLK50 in the Central Atrium. I have spent valuable time with mentors and mentees at French Truck Coffee, the YMCA, and Gloss. And at the end of each day, ordinary or extraordinary, I am able to ride the elevator to an apartment that I call home. The Concourse building has not only fostered community for me, but maintains an ecosystem that nurtures my spirit.



CINDY COLE

HEALTHCARE PROFESSIONAL

How long have you lived at Crosstown Concourse?

I have lived at Crosstown Concourse for 3 years and 3 months.

What is the best live music show you've seen here?

The music and art rank high on the list of my favorite things about Crosstown. Living here gave me an advantage of being exposed to a multitude of offerings. It is hard to choose a favorite, but I guess it would be Kirk Whalum and the guests he brought to his shows!

Favorite restaurant, food offering, cocktail, or CBC beer?

Global is my favorite restaurant. But, I also want to include the Curb Market and the specials they offer. Both Global and the Art Bar have some great cocktails!



CRAIG BREWER

FILM DIRECTOR

What is the best live music show you've seen here?

One of the best performances I saw in the Crosstown Green Room was when my friend Jonathan Kirkscey played with his Mellotron Variations group at a free concert in the middle of Crosstown Arts. It was special to see him branch out creatively with a new team of people and utilize such a fascinating instrument, the mellotron. The stage was surrounded by the audience, which was packed! The light show and digital screens made the performance so thrilling. It was a great night.

Something that has surprised you about living at Concourse?

My son likes to dance. Sometimes he comes down to Crosstown because dancers he admires come here to video themselves dancing in the open spaces. One day I watched a photographer taking headshots of a lady, then he turned to take pictures of the dancers. That's what a creative community should be about: doing your own thing and then being inspired by someone doing their own thing.



BELINDA SIMPSON

COMMUNITY ENGAGEMENT SPECIALIST

The mission of Concourse is to use a building to positively impact how people experience their lives. How has living at Concourse positively impacted your life?

I love how busy the building is during the day time. The energy when people are enjoying the building gives me sense of pride to know that I live here. Working & living in the building is a major plus but even if I didn't work in Crosstown, I can just imagine the feeling of coming home to this space. Having food available when I don't feel like going out always brings a smile to me face.

Favorite restaurant, food offering, cocktail, or CBC beer?

Farm Burger is my favorite restaurant because my son works there. Art Bar has some of the most unique cocktails and I love the atmosphere.

Something that has surprised you about living at Concourse?

How quiet the building is after everything has shut down. It's like a totally different place. Also, I love how quickly the building gets back to normal after an event.

RESIDENT TESTIMONIALS



JUSTIN MERRICK

EXECUTIVE DIRECTOR, CENTER FOR TRANSFORMING COMMUNITIES

How has living at Concourse positively impacted your life?

Living at Concourse has brought the metropolis city vibe that I've missed from my days up North.

What is the best live music show you've seen here?

Being able to walk downstairs and hear the sounds of the Gospel According to Jazz...food for the soul.

Something that has surprised you about living at Concourse?

Something that has surprised me, since living @ Crosstown... is enjoying even the rainy days...

an excuse to slow down, appreciate the view,

hear the rain trickling through the pipes,

inspire new music to push from my fingers to the keys

finding solidarity in the mundane

and creating room despite the current ongoing...

to always continue to dream



CLAY H.W. FRANCIS

EDUCATOR

How long have you lived at Crosstown Concourse?

Pretty much since the building opened.

How has living at Concourse positively impacted your life?

Crosstown has introduced me to some of my best friends in Memphis, some of whom live in the building and many more who work here.

Favorite restaurant, food offering, cocktail, or CBC beer?

It's too difficult to name just one item— the Margarita Gose from Crosstown Brewing, the Old Fashioned from Art Bar, and pretty much anything on the menu at Global Café. French Truck beans fuel my morning coffee and I could not make it through the week without a jalapeño cheddar loaf from Lucy J's.

Something that has surprised you about living at Concourse?

Three years in and I'm still finding new things to do here.



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 **901.459.3633**.

THE CRAFTON

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

| | |
|-----------|-----------|
| BEDROOMS | Studio |
| BATHROOMS | 1 Full |
| SQ. FT. | 540 - 740 |

THE KISMET

A selection of available layouts with 1 Bedroom and 1 Bathroom.

| | |
|-----------|-----------|
| BEDROOMS | 1 |
| BATHROOMS | 1 Full |
| SQ. FT. | 615 - 950 |

THE AMERICUS

A selection of available layouts with 2 Bedrooms and 2 Bathrooms.

| | |
|-----------|------------|
| BEDROOMS | 2 |
| BATHROOMS | 2 Full |
| SQ. FT. | 965 - 1465 |

THE GREENVIEW

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

| | |
|-----------|-----------------|
| BEDROOMS | 3 |
| BATHROOMS | 2 Full / 1 Half |
| SQ. FT. | 1900 |

AMENITIES

CONCOURSE COMMUNITY FEATURES

- Historical 1920s character with many reclaimed and repurposed architectural pieces
- Two acres of public plazas and an additional acre of green space
- Multi-story atria with windows draw in natural light.
- Two live performing arts venues, art galleries, a makers' space, a radio station, and more, that host workshops, screenings, conferences, and concerts
- Numerous common areas to meet and connect

PARKING

- Parking structure with 1,150 free parking spaces, and a reserved residential section at night
- Additional 600 free parking spaces in on-site surface lots and street parking

- On-site 25,000 sq ft professionally managed fitness facility including a gymnasium, a pool, nutrition center, teaching kitchen, as well as aerobics, yoga, Crossfit, and Pilates
- Retail tenants include a small grocery, coffee shop and roastery, bakery, pharmacy, hair salon, nail salon, lifestyle store, brewery, and several restaurants
- Greenline access directly from building
- Dog park and public grills
- Certified Environmentally Sustainable and Platinum LEED certified



APARTMENT AMENITIES

- Free WiFi in all common areas
- 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 park and washing station
- Mechoshades on all windows
- Granite countertops with under-mount sinks
- Walk-in closets
- Central heat and air
- 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
- Recycling available
- Available storage space
- Covered well-lit parking with covered access to building



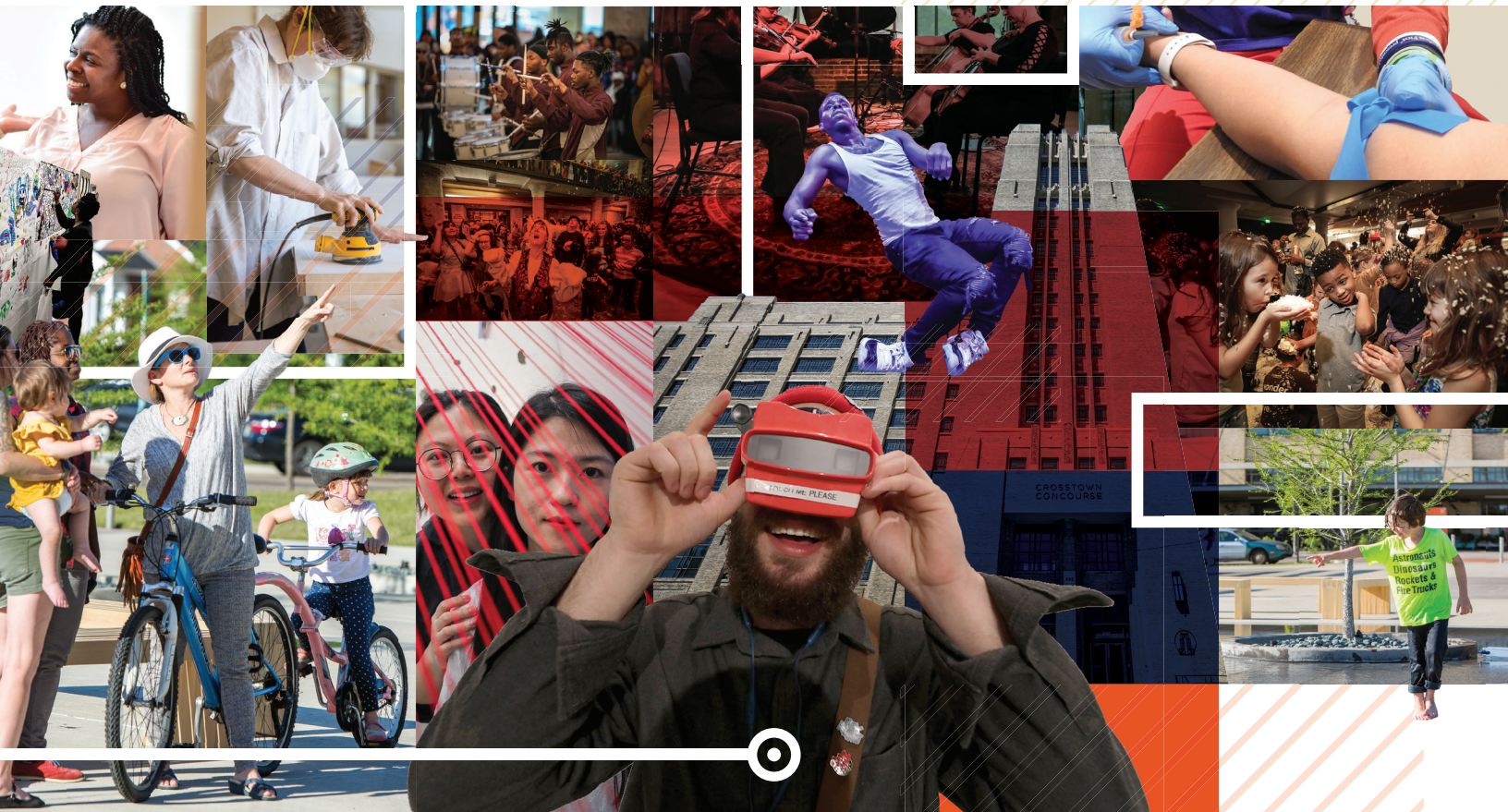
YOUR CONCOURSE

Living at Parcels doesn't end at your doorstep. It's just one part of the Concourse experience.

When we decided upon "Better Together" as the project's mantra, it was not just as a nifty catch phrase: it means Crosstown Concourse was developed, engineered, and designed specifically to provoke and facilitate connections and experiences that aren't encouraged in traditional apartment buildings, offices, malls, etc.

You are invited to join this thriving community, organized around the three pillars of art, education, and wellness. Tenants and visitors alike are invited to study, hang out, wander, meet, or play, just as much as we encourage them to participate in the entertainment, food, and shopping in the building.

HOW WILL YOU MAKE CONCOURSE YOURS?



WELLNESS AT YOUR CONCOURSE

At Concourse, we believe that engaging holistic activities in an open, supportive environment leads to more joy and true wellness. That's why you will find a broad range of resources here, from healthcare to fitness to self-care.

Healthcare:

- Church Health
- Crosstown Back Institute
- Crosstown Dental
- FocalPoint at Crosstown Concourse
- Madison Pharmacy
- Tanenbaum Dermatology

Self-care:

- Gloss Nail Salon
- Hero&Sage Hair Salon
- I Love Juice Bar

Fitness:

- Church Health YMCA
- Free wellness orientation
- Pool
- Crossfit
- Pilates
- Yoga
- State of the art cardio and weight-lifting machines, and much more
- Explore Bike Share docking station
- The V&E Greenline (a 2 mile long urban green space) begins just North of the building
- Large parks to the East (1 mile to Overton Park) and to the West (3 miles to the River Parks)



THE ARTS AT YOUR CONCOURSE

The resurgence of Crosstown as a neighborhood is due, in large part, to the determination of visionary local artists and the contemporary arts non profit Crosstown Arts who took the lead in rethinking spaces, both inside and outside of Crosstown Concourse. With avant-garde programming, performance spaces of all kinds, whimsical displays of public art, free galleries, and cutting-edge resources for multi-disciplinary arts practices, Crosstown Concourse is transformative in the way it cultivates and supports the creative community.

Over 70,000 sq ft of indoor space throughout the building are dedicated to the arts, while public art and local art-focused non-profits, shops, and venues (Urban Art Commission, Ixora, Black Lodge, The Hi-Tone) enliven the neighborhood. There's something here for everyone (as you can see in the Testimonials section, p. 3-5)



LEARNING AT YOUR CONCOURSE

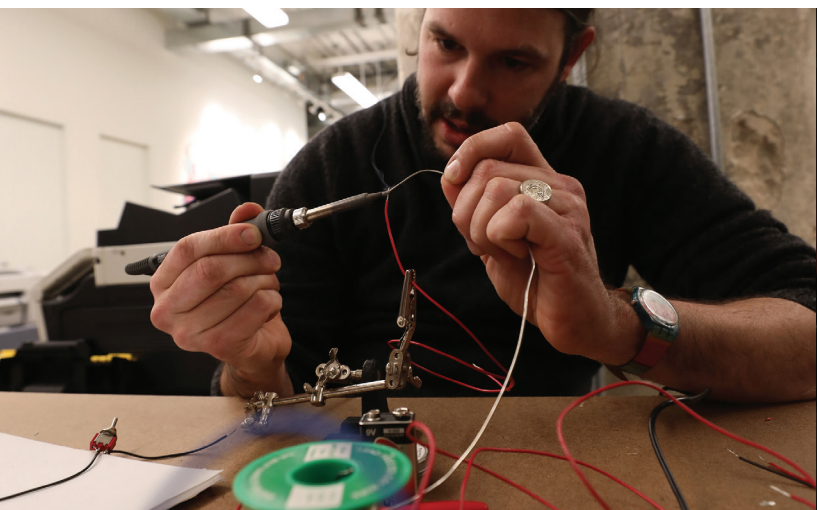
Crosstown Concourse was conceived and developed specifically to encourage and support learning in all its forms, and for all ages. On any given day, and at any given time, you are likely to see teenagers waiting for their friends after class at Crosstown High, but also kids coming out of the Well - the wonderful child wellness education program run by Church Health, - adults pursuing ongoing education at Tech 901 or CBU, or hobbyists developing new skills at the Crosstown Arts's Shared Art space or the Church Health Learning Kitchen.

Organizations supporting K-12 education:

- Crosstown High
- Memphis Education Fund
- Memphis Teacher Residency
- Teach for America
- Teach901
- Urban Child Institute
- A Step Ahead Foundation

Ongoing education resources:

- Crosstown Arts Shared Art
- Crosstown Arts residency program
- Crosstown Arts workshops
- Christian Brothers University
- Tech 901
- For a map of all public and charter schools in the area, visit scsk12.org/schools/



FOOD AT YOUR CONCOURSE

You can eat here all day every day (trust us, we've done it) and never get bored! Dedicated to sustainable practices and independent management, the Concourse mix of eateries and bars is unique to the Crosstown neighborhood.

Small batch, handmade ice creamery, **AREA 51**

Eclectic full-service, **ART BAR**

Neighborhood brewery **CROSTOWN BREWING COMPANY**

Local grocer **CURB MARKET**

Seasonal and sustainable burger and milkshake joint, **FARM BURGER**

In-house coffee roaster, **FRENCH TRUCK**

Refugee-fueled international food hall, **GLOBAL CAFÉ**

Vegetarian and gluten-free hot spot, **I LOVE JUICE BAR**

Fair-wage, non-profit, from-scratch bakery, **LUCY J'S**

Popsicle superstars, **MEMPOPS**

Authentic Neapolitan-style pizza, **PIZZERIA TRASIMENO**

Gourmet popcorn and slushy emporium, **POPAROOS**

Fried chicken haven, **SAUCY CHICKEN**



YOU ARE HERE



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 @ CONCOURSE

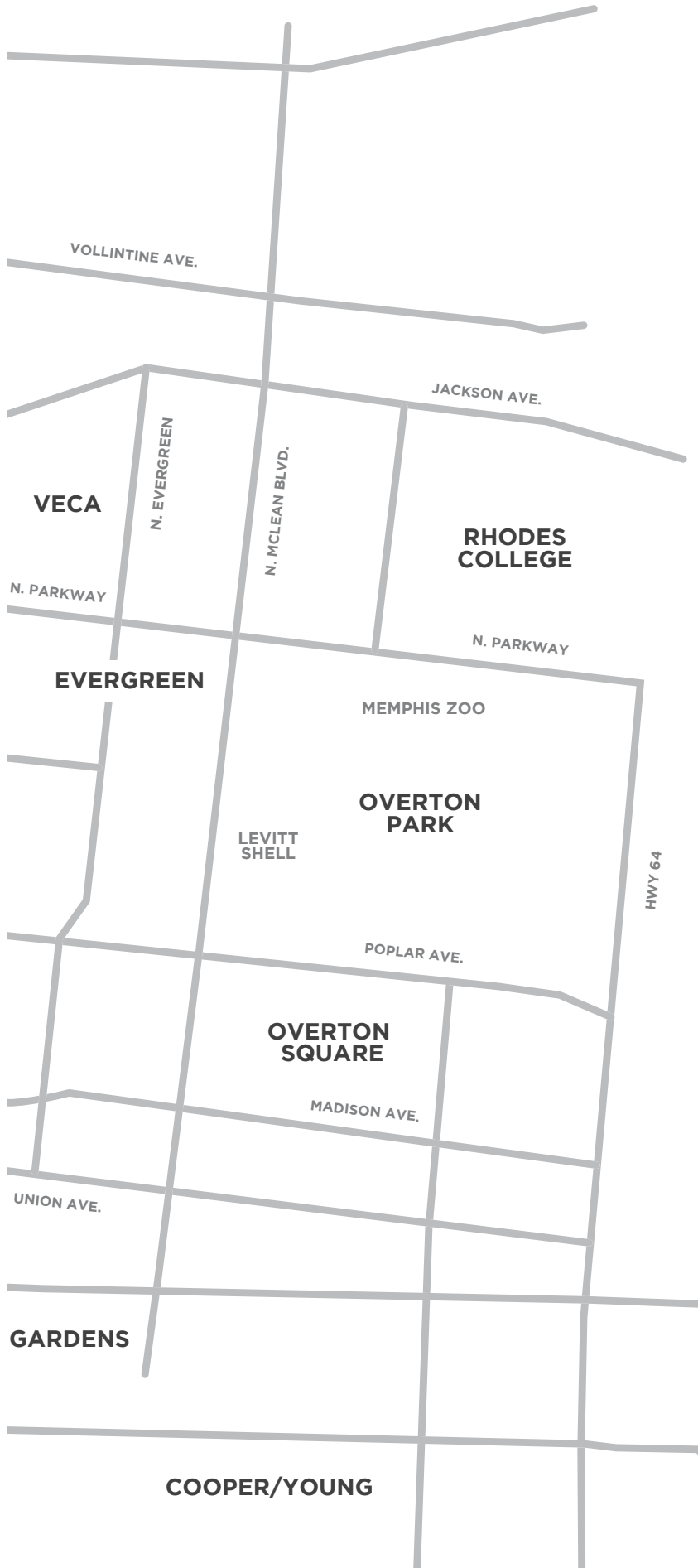
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To learn more about reduced monthly rate opportunities for your Parcel,

CALL 901.459.3633

Leasing office located at
**1350 CONCOURSE AVE.
7TH FLOOR**

For more information, please visit:
PARCELSATCONCOURSE.COM



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