

247 Washington Street

Property Assessment

June 5, 2026

City of
MEMPHIS



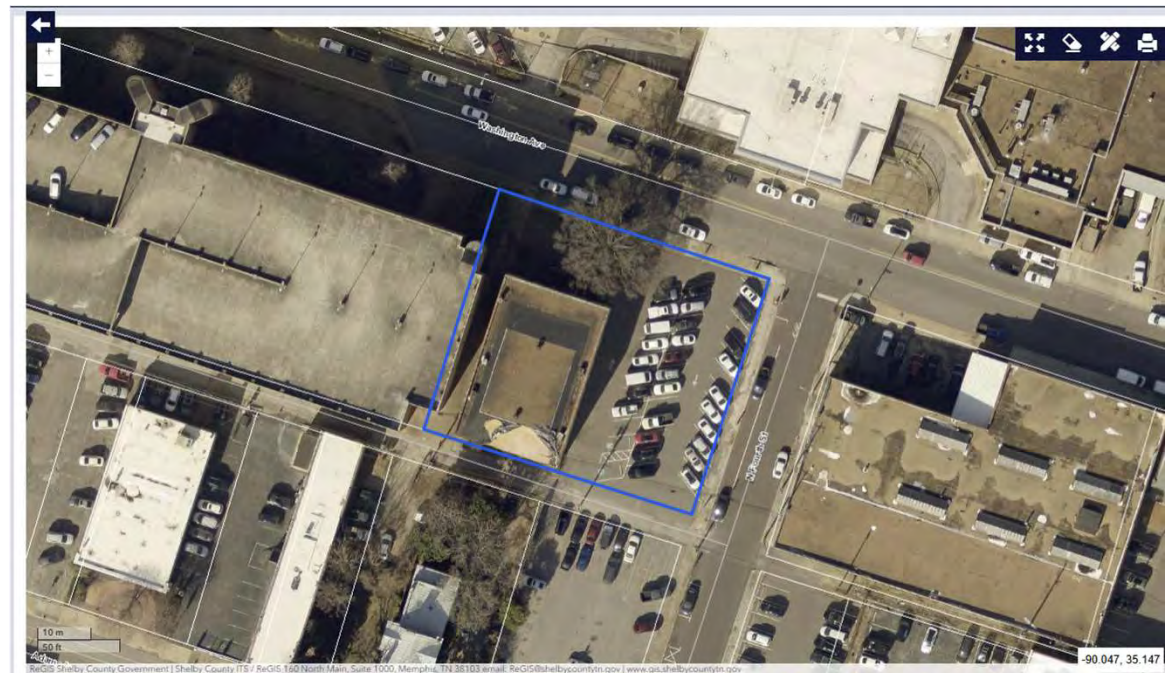
247 Washington Street *Property Assessment*

Building Overview

- Located in Downtown Memphis across from the Shelby County Jail and Courthouse
- Three-story masonry structure
- Approximately 20,000 square feet
- Constructed circa 1927
- Adjacent to public parking facilities
- City-owned property currently used for storage purposes

Strategic Location

- Downtown core location
- Near government facilities
- Potential redevelopment opportunity
- High visibility and accessibility



Source: A2H Property Condition Assessment.

247 Washington Street *Property Assessment*

Overall Building Condition

The assessment identified numerous deficiencies requiring substantial capital investment before occupancy.

Major Issues Identified

- Extensive water intrusion
- Damaged roof system
- Broken and boarded windows
- Obsolete electrical systems
- HVAC systems beyond useful life
- Plumbing deficiencies
- Lack of fire protection system
- ADA accessibility deficiencies
- Non-compliant emergency egress



The report concluded that most building systems are no longer serviceable and require replacement or major upgrades.

247 Washington Street *Property Assessment*

Overall Building Condition

The assessment identified numerous deficiencies requiring substantial capital investment before occupancy.



Estimated Capital Improvements

Category	Estimated Cost
Electrical Systems	\$320,000 – \$400,000
HVAC Systems	\$308,000 – \$460,000
Plumbing & Fire Protection	\$220,000 – \$325,000
Roofing	\$60,000 – \$100,000
Windows	\$100,000 – \$150,000
ADA Improvements	\$40,000 – \$60,000
New Stair / Egress Improvements	\$150,000 – \$225,000
Elevator Improvements	\$100,000 – \$125,000

Total Estimated Renovation Cost
\$2.16 Million – \$3.11 Million

Based on 2018 A2H assessment. Actual costs today are expected to be substantially higher due to inflation and construction market conditions.

Immediate Building Concerns

Life Safety

- No compliant secondary means of egress
- Existing exterior fire escape does not meet code
- No fire suppression system
- ADA accessibility deficiencies

Building Systems

- Electrical distribution requires replacement
- HVAC system replacement required
- Plumbing upgrades required
- Roof replacement required

Building Envelope

- Water intrusion from roof and windows
- Interior damage caused by prolonged moisture exposure

Potential Future Uses

Subject to Council direction and financial feasibility:

- Office redevelopment
- City Municipal Courts & Clerks Office
- Mixed-use redevelopment
- Government office space
- Public-private partnership
- Historic rehabilitation project
- Sale for private redevelopment

Considerations

- Significant rehabilitation costs
- Downtown market demand
- Historic character of building
- Code compliance requirements
- Long-term maintenance obligations



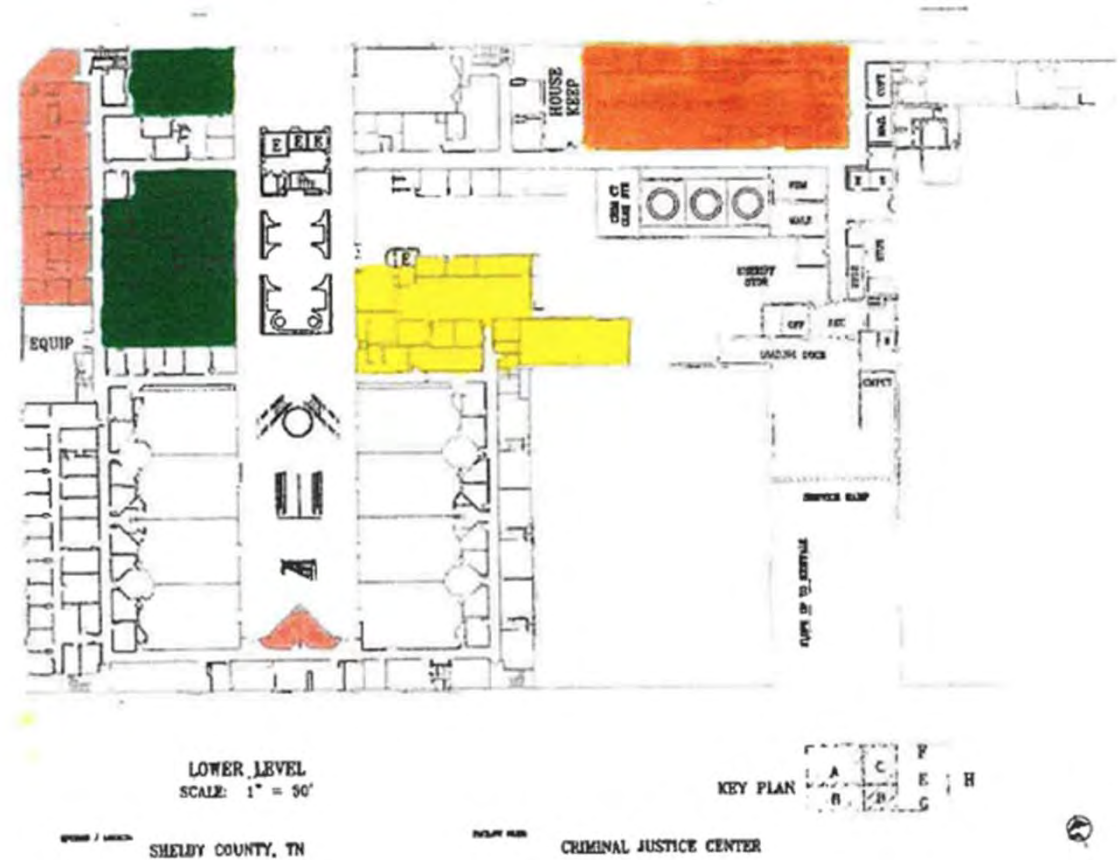
Current Lease Cost at 201 Poplar

City of Memphis Occupancy

- Total leased space: 17,106 SF
- Annual lease rate: \$18.00/SF
- Monthly lease payment: \$25,659
- Annual lease payment: \$307,908

Departments Located in 201 Poplar

- Memphis City Clerk
- Municipal Court Divisions
- Municipal Court Judges
- Prosecutors
- Court Coordinators
- Police Dispatch
- Property Evidence Room



Lease Agreement Executed by the City of Memphis; Pending Final Execution by Shelby County Government.

**128 Adams Avenue
Police Station Hotel
Concept Presentation**
May 2026

**Building
History**

**Existing
Conditions**

**Project Scope of
Work**

**Floor
Plans**

Summary



Current Owner: NCE Realty

Sale Date: September 15, 2016

Sale Price: \$2,000,000.00

Seller: City of Memphis

My Apps Dashboard | City of M... x | 247 Washington Ave - Google... x | Register Of Deeds x +

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Willie F. Brooks, Jr.
Shelby County Register of Deeds

Search Details Layers

Property Details

Owner Name:	NCE REALTY LLC
Property Address:	128 ADAMS AVE
Parcel ID:	002019 00003
Appraisal:	\$2,420,200
Tax District:	MEMPHIS
Tax Map:	132F
Year Built:	
Lot Number:	1
Subdivision:	128 ADAMS
Plat Book & Page :	269-011
Dimensions:	89.5 X 316.37 IRR
Total Acres:	0.854
Owner Address:	1106 KANASAS ST MEMPHIS TN 38106 1906
Class:	COMMERCIAL
Use:	- OFFICE LOW
Longitude:	-90.05044069
Latitude:	35.14848644

[Appraisal Info](#)
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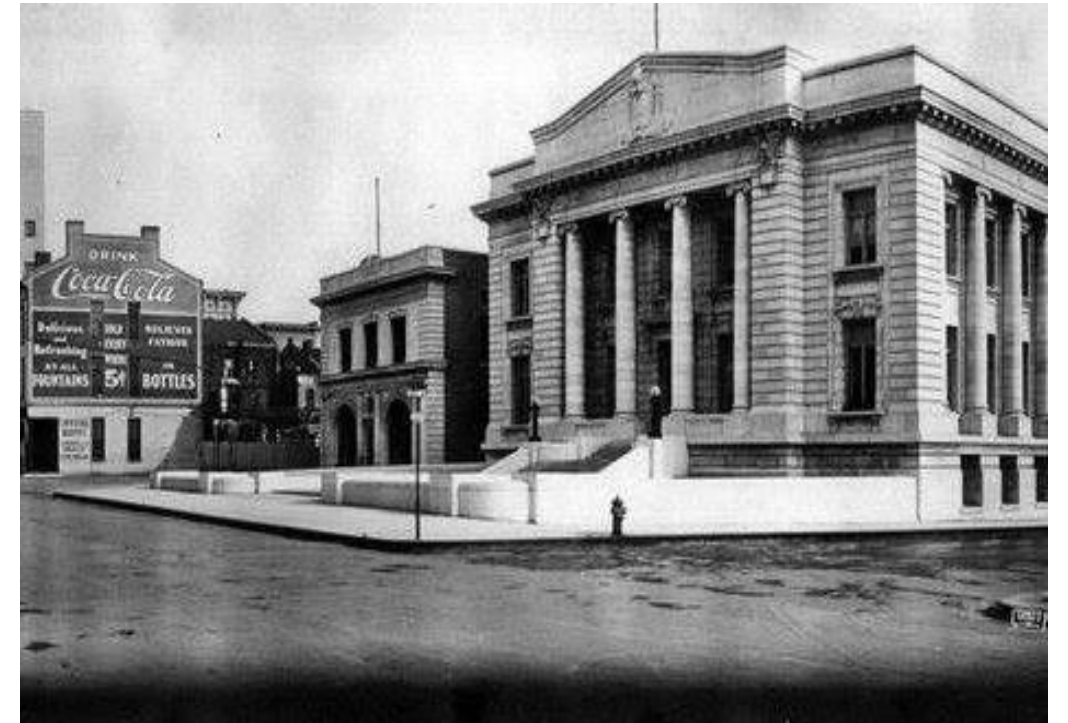
© 2016 WILLIE F. BROOKS, JR., SHELBY COUNTY REGISTER OF DEEDS

Building History

Constructed in 1911 in the Neo-Classical style with extended Tetra-style portico & Ionic columns, this stone building was the product of Progressive mayor E.H. Crump's drive to create the best police department in the country. The police department began selecting police officers based on civil service certificates, a recent innovation in Memphis, and this building was their headquarters. At its time, it boasted then cutting-edge technologies of a telephone system, a Gamewell Police Telegraph System, and a Bertillon System in the Bureau of Identification. It operated as the headquarters from 1911 until 1981.

An addition was built in 1959 at the north end, adding three floors and building onto the northwest support space. The addition housed court rooms, jails, and office space, and was designed to echo and compliment the original neoclassical style and materials.

The historic character of the building will be preserved and celebrated, and brought to its original excellence.



Memphis Police Dept. 128 A

Existing Conditions

The building is currently blocked off at the front entry via fencing, and windows around the perimeter, both the original building and the 1962 Addition, are often broken or boarded up. The building allows for access on all facades, with some original openings now buried under raised grade. The 1962 Addition was built over the rear portion of the original building as well as a secondary northwest building and utilizes simplified versions of the original motifs. The historic grand cornice continues on the Addition, causing Level 05 to be without windows. The windows where present are regularly spaced, with a symmetrical design on the north facade. The inward west facade changes materials to simple brick, and the upper Penthouse and portions of the Level 06 exterior walls are corrugated metal on metal framing.



1. Front Facade

The front facade is marble-clad in a neo-classical style, with symmetrical design, and an entry stair procession.

2. East Facade & Building Recess

The east steps inward, and extends down to Level 01 for entry and light from N 2nd St.

3. East Facade & 1962 Addition

The addition retains the grand cornice alignment, with simplified versions of design details throughout.

4. Rear North Facade

The Level 01 main entry has a unique surround, and the upper levels have an added cornice line.

5. Northwest Facade Corner

The Addition's marble transitions to simple brick at the loading dock & parking area, with sharp grade changes.

6. Southwest Facade Corner

The original building transitions from marble to simple brick, and the Level 01 windows have been covered.



Existing Conditions

The building's original entry to its second floor, at the south end from Adams Avenue, opens from an exterior granite stair through a portico into a multi-level round atrium served with natural light through an ornate skylight and ocular floor opening at the third floor and surrounded by columns & pilasters. The third floor also is home to a grand meeting room & skylight with ornate, Neo-Classical motifs.



The 1959 addition encapsulated the original north exterior wall inside the building, creating a dynamic design element.



The building's exterior is consistent in its stone facade and Neo-Classical style, with the addition presenting modern interpretations, including a grand north entrance.



Project Scope of Work

Building Information

Address: 128 Adams

Avenue Floors: 7

Building Square Footage: **107,637 SF**

Program Components

The project is expected to include the following functional areas:

Court Operations

- Three (3) full-service courtrooms
- Judge benches, witness stands, jury/witness areas, and public seating
- Clerk stations within courtrooms
- Audio/visual infrastructure (allowance-based)

Judicial & Chambers Area

- Private judge chambers (3 total)
- Administrative support offices
- Private or semi-private restroom access
- Direct access to secure circulation paths

City Clerk Operations

- Open office environment with cubicles/workstations
- Supervisor and leadership offices
- Centralized file storage and records management areas
- Finance and administrative offices
- Printing, scanning, and document processing areas

Public Service & Customer Interface

- Customer service counters and transaction windows
- Payment processing stations
- Ticket processing and appeals windows
- Large public lobby designed for high traffic volume
- Queuing and waiting areas

Prosecutor Offices

- Multiple private offices
- Shared support space and conference capability
- Proximity to courtrooms for operational efficiency

Security & Controlled Access Areas

- Public Screening Zone
- Secure Circulation
- Holding & Officer Areas

Staff Support & Shared Spaces

- Conference rooms and meeting areas
- Break rooms and kitchenettes
- Holding & Officer Areas
- IT/Server rooms, storage, and janitorial spaces

Restrooms

- Public restrooms sized for high occupancy
- Staff restrooms
- ADA-compliant access throughout

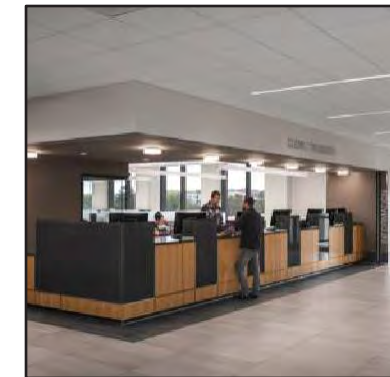
Floor Plan

01

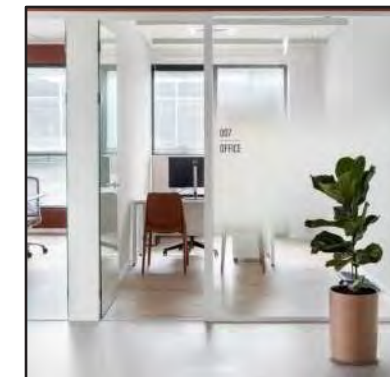
Level 01 Overall Plan
23,975 SF



1. Security Checkpoint



2. Customer Service Counter

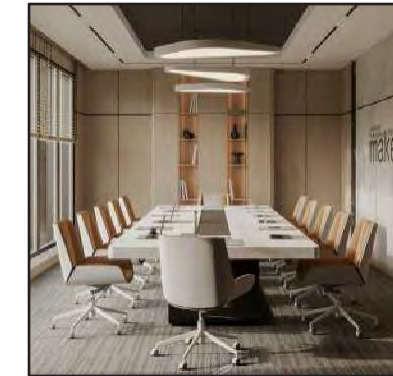
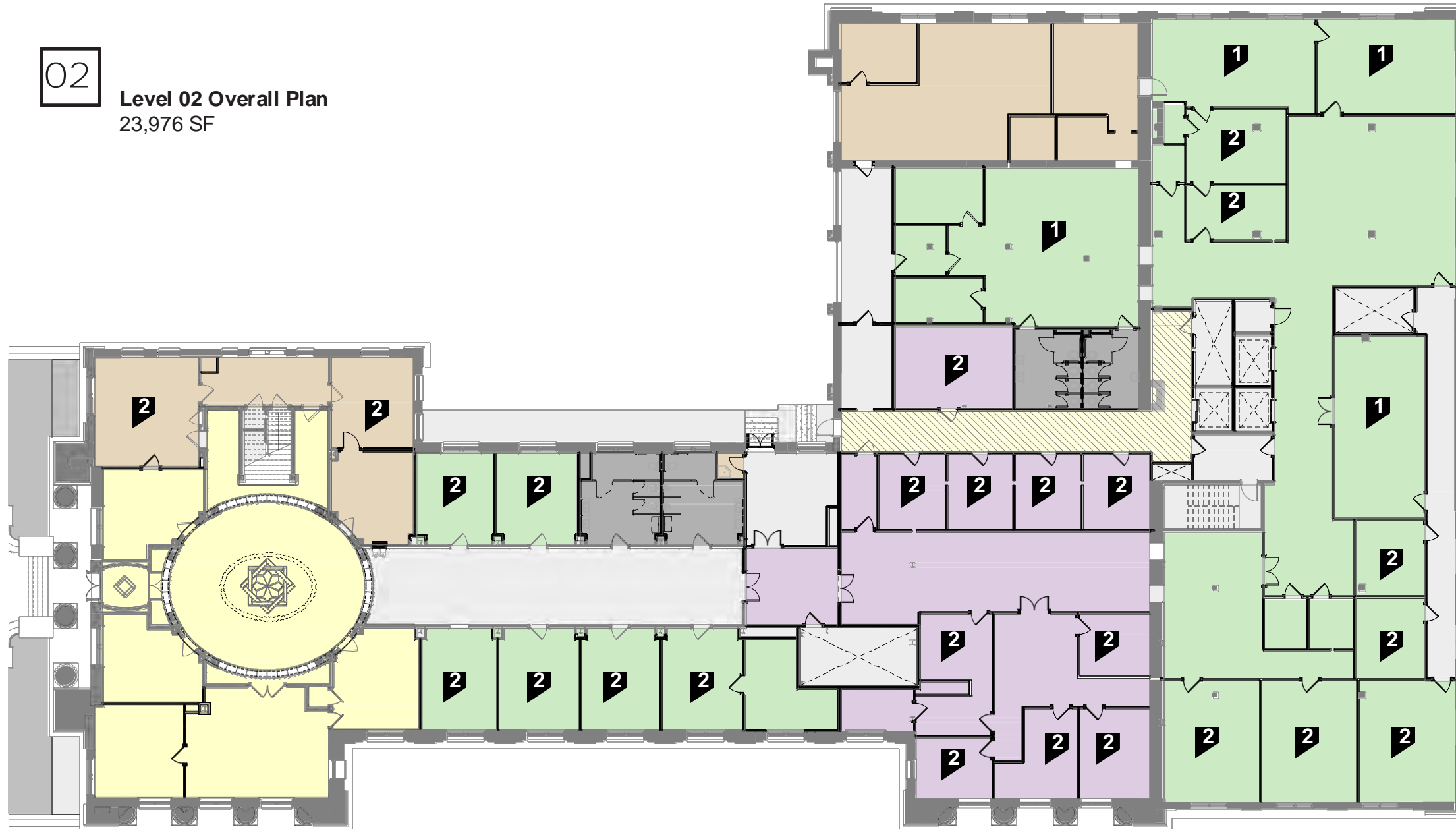


3. Office Spaces

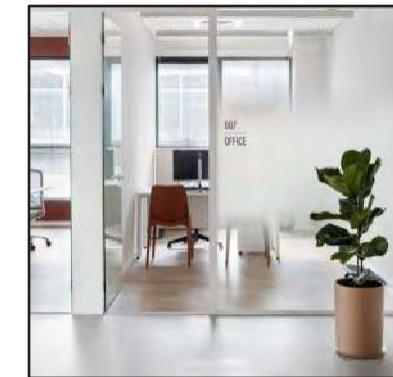
- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

Floor Plan

02 Level 02 Overall Plan
23,976 SF



1. Conference/
Meeting Area



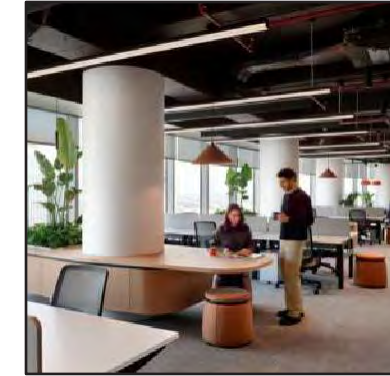
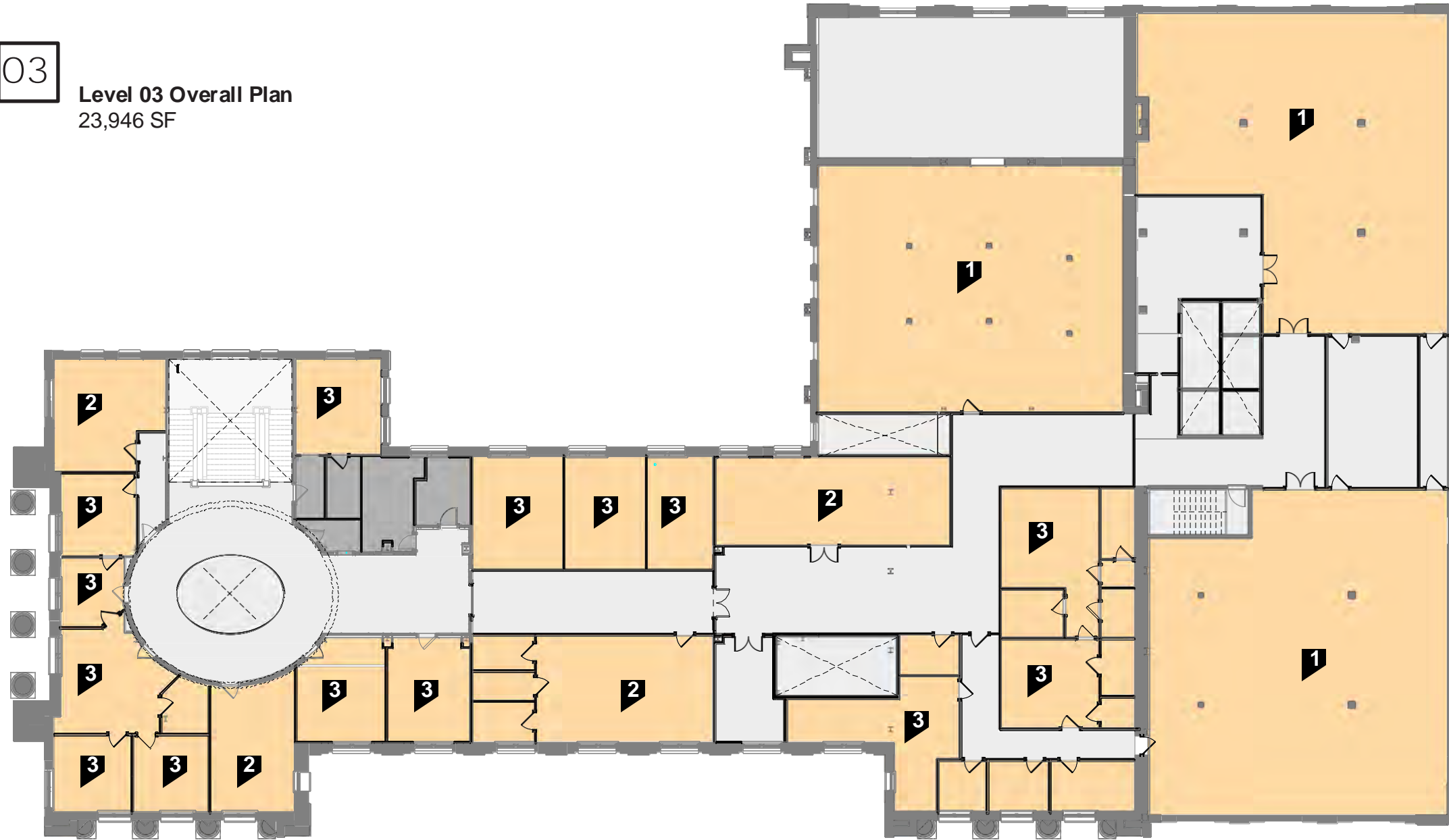
2. Office Spaces

- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

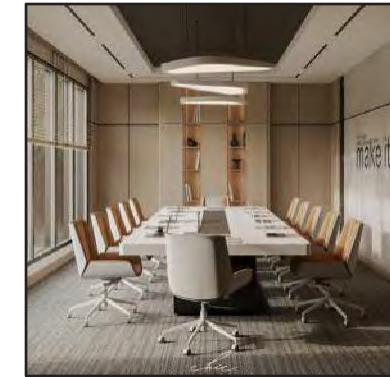
Floor Plan

03

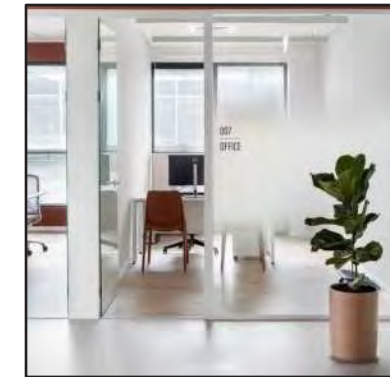
Level 03 Overall Plan
23,946 SF



1. Open Office



2. Conference/
Meeting Area



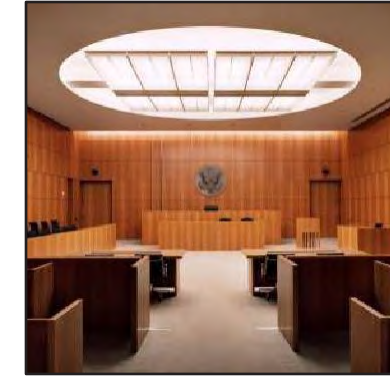
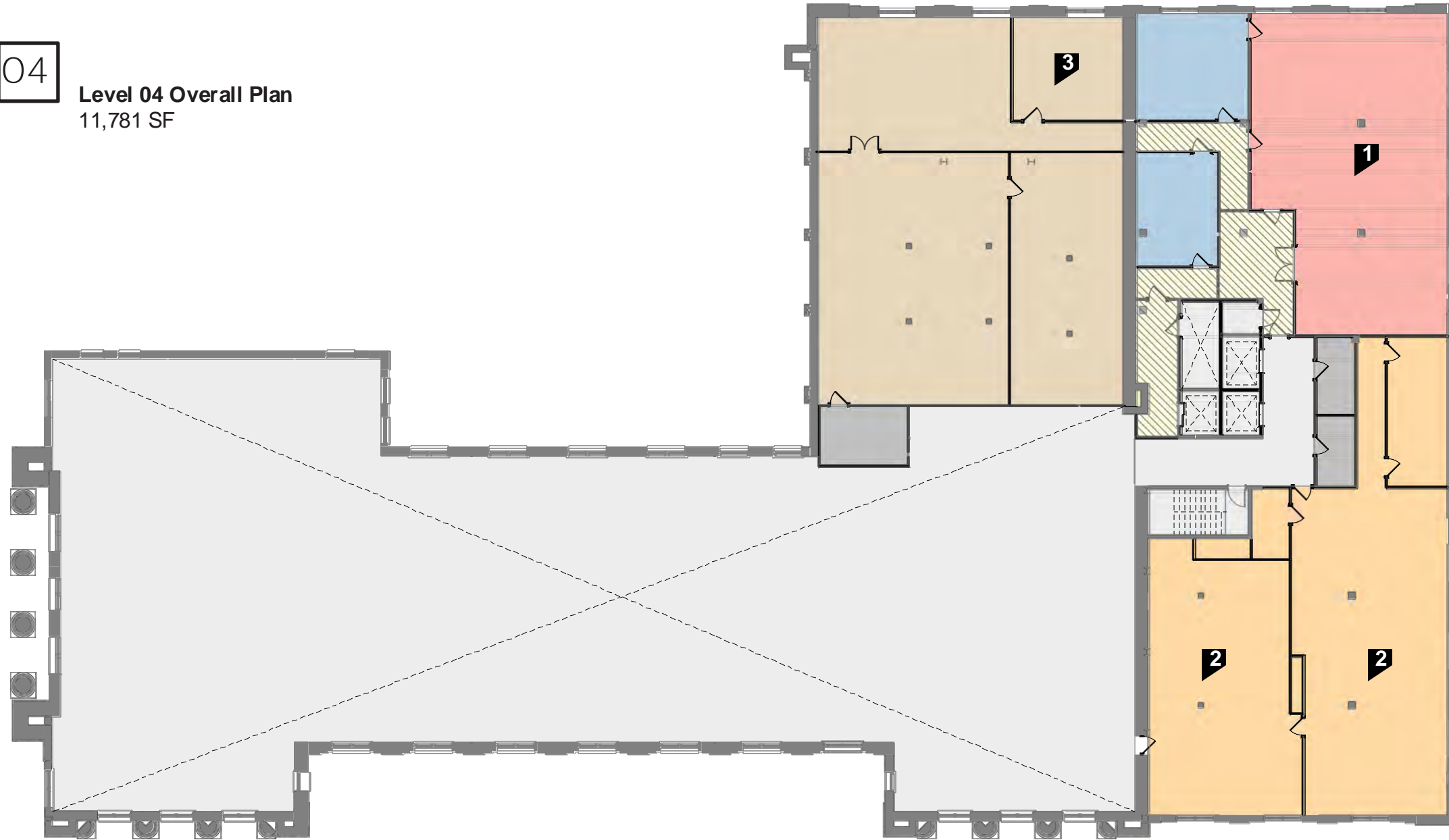
3. Office Spaces

- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

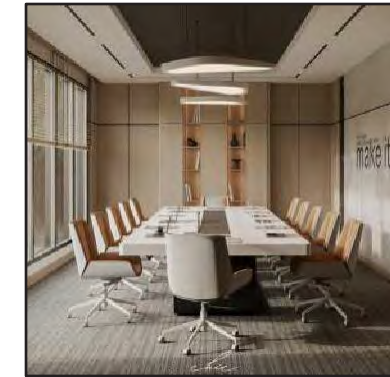
Floor Plan

04

Level 04 Overall Plan
11,781 SF



1. Courtroom



2. Conference/
Meeting Area



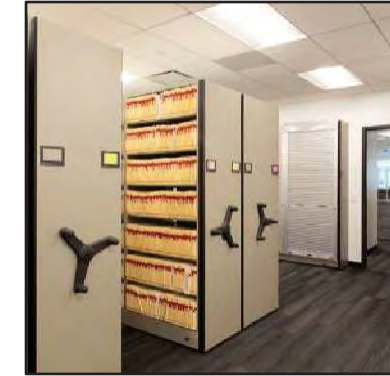
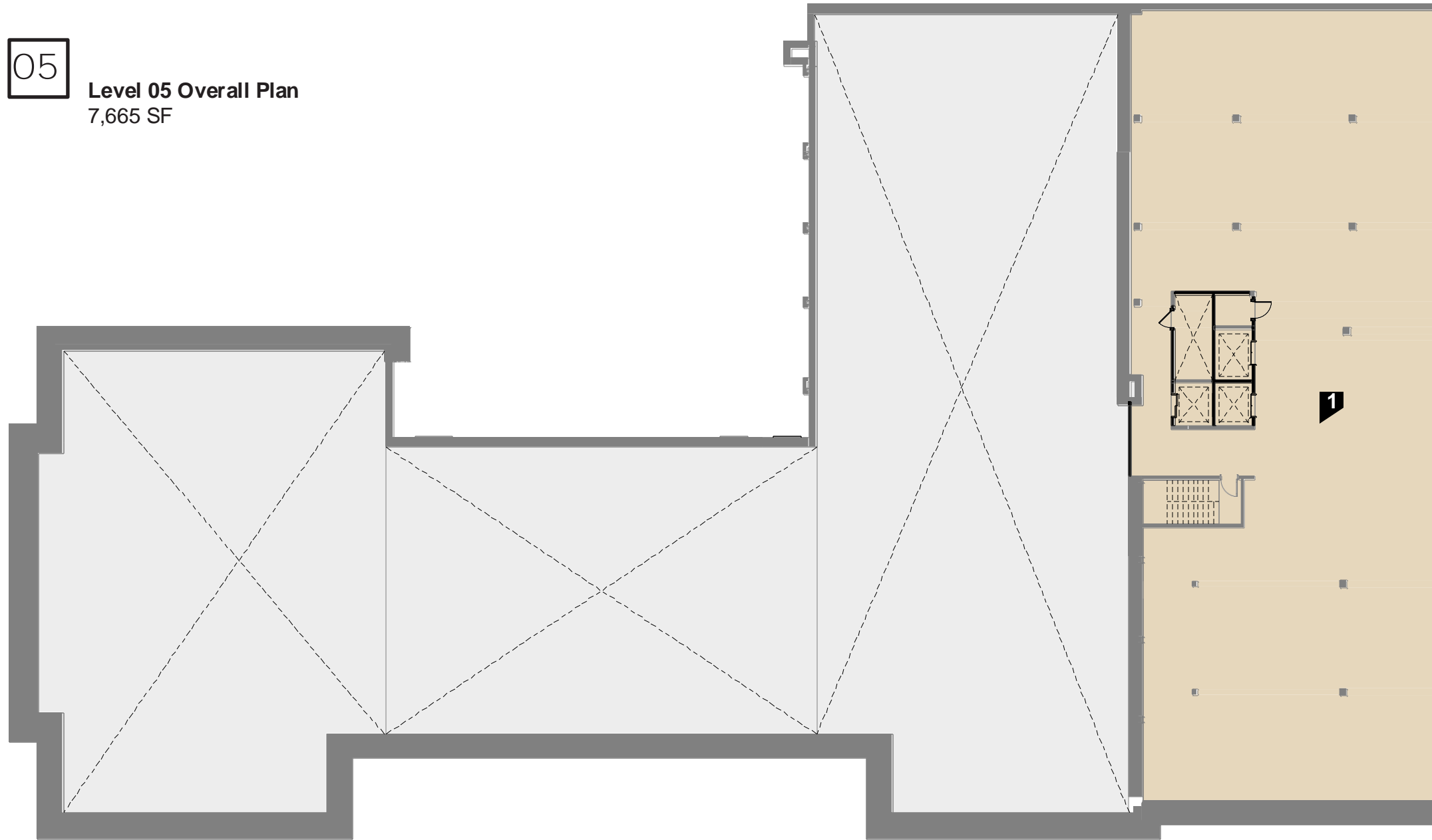
3. Offices

- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

Floor Plan

05

Level 05 Overall Plan
7,665 SF



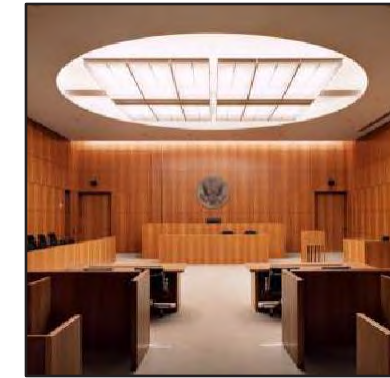
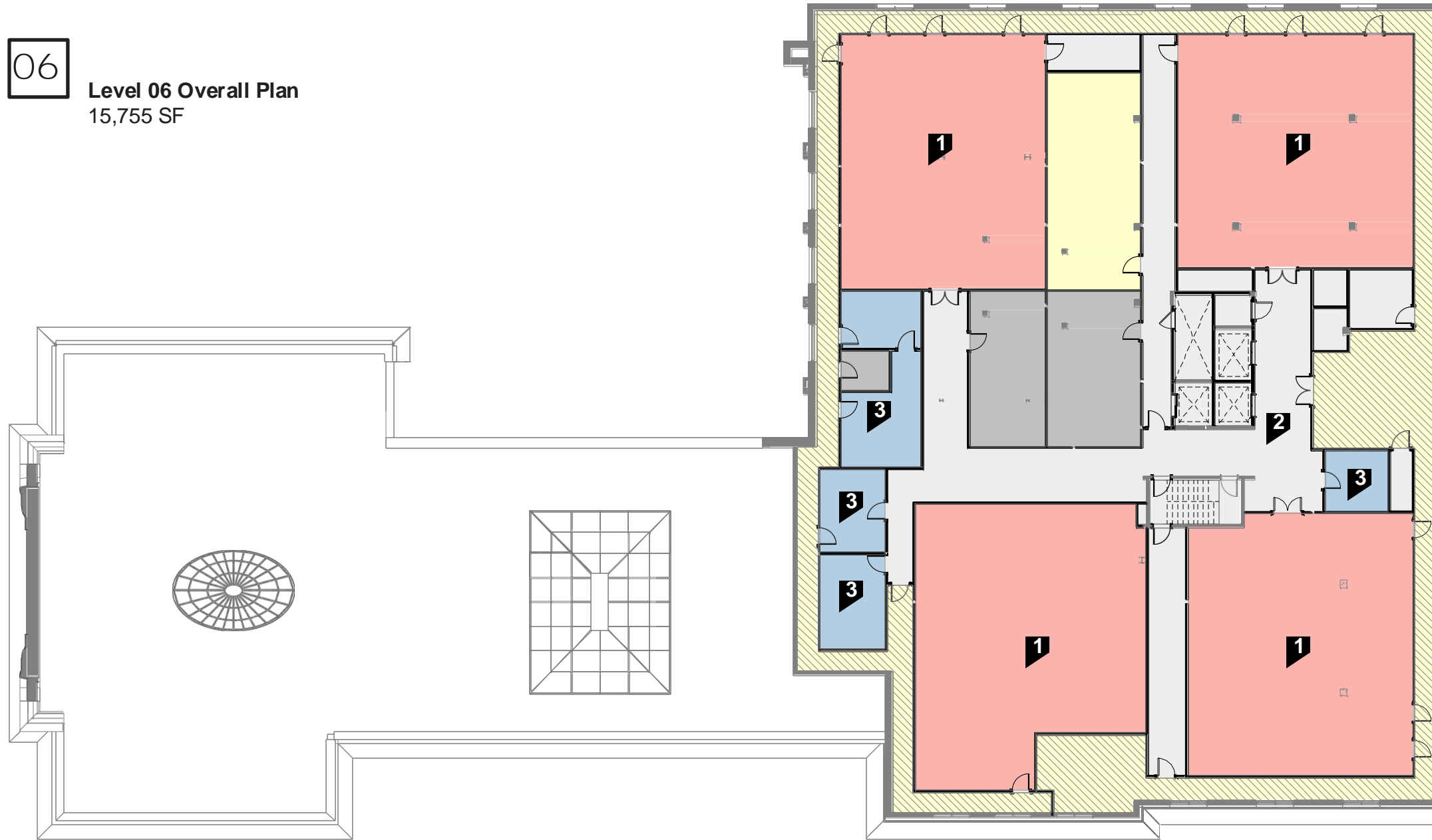
1. Evidence & Records Storage

- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

Floor Plan

06

Level 06 Overall Plan
15,755 SF



1. Courtroom



2. Elevator Lobby



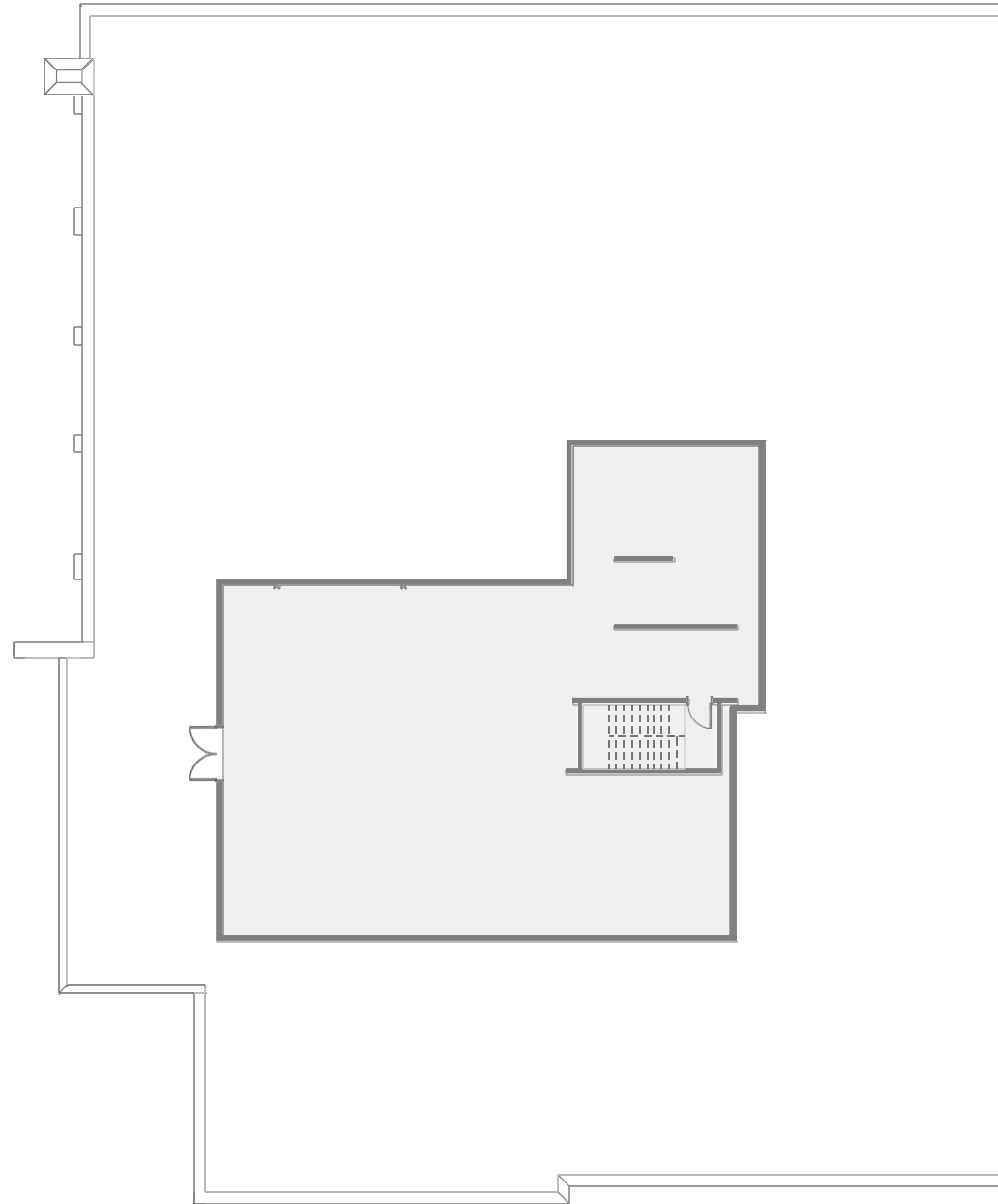
3. Judges Chambers

- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

Floor Plan



Level 07 / Penthouse
Overall Plan
3,077 SF



- Court Operations
- Judicial & Chambers Area
- City Clerk Operations
- Public Service & Customer Interface
- Prosecutor Offices
- Security & Controlled Access
- Staff Support & Shared Spaces
- Restrooms

Summary

The owner of 128 Adams will be expecting to lease the entire building (107,637 SqFt) to the City of Memphis for approximately \$23/SF NNN with the landlord paying property taxes and City paying all other operating expenses including Building Maintenance.

Monthly Rent would be \$2,475,651 (\$29,707,812 Annually)+maintenance expenses

Total Cost for restoration will be approximately \$47,000,000.00 (Owner Paid)