

1 Bedroom Flats
Lease at \$895 per month

Purchase Price
\$99,000 each
Individual or Multiple
Units Available

- Granite Countertops
- Stainless Appliances
- Hardwood Floors
- Contemporary Design
- Covered Parking
- Investment Units Available
- Convenient Location
- Guest Parking
- Gated Parking
- Open Floor Plans
- Great Storage Space

the Edge

at Monroe



Downtown Memphis - 437 Monroe Units 101-114

Chris Garland
901.338.3226



Garland
Company
REAL ESTATE

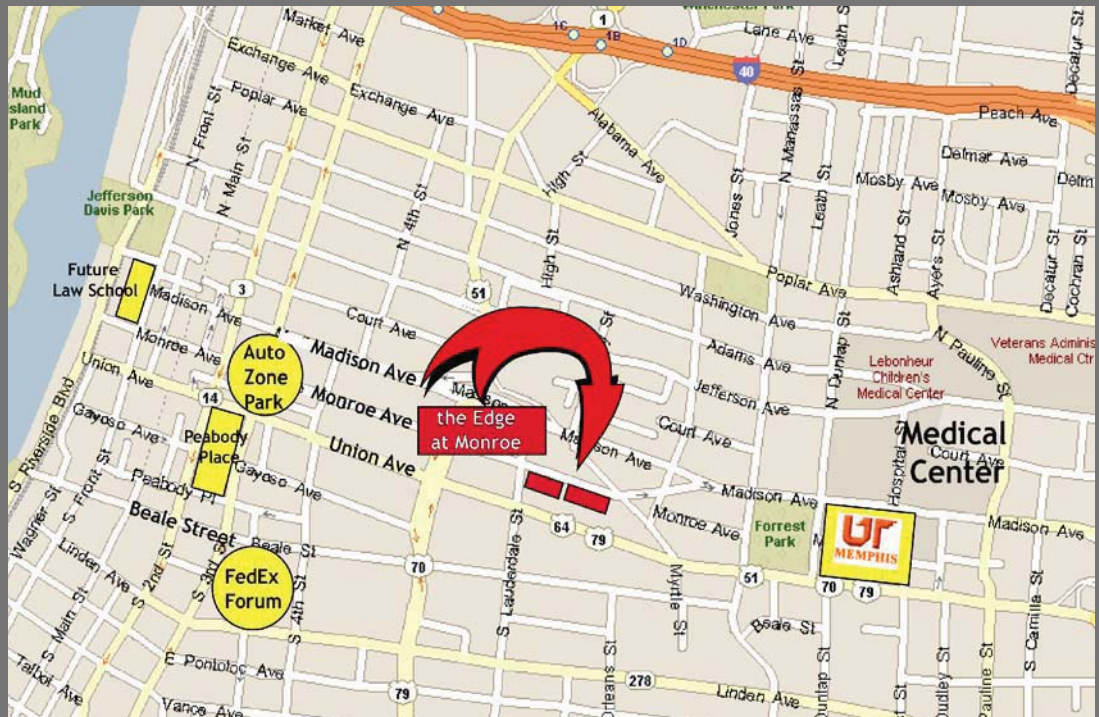
Tracie Gaia
901.649.6232

901.527.7779

www.garlandcompany.com

the Edge at Monroe

is centrally located
in Downtown Memphis
between the Downtown
Core and the Medical
Center!



An Exclusive Look Inside "The Edge at Monroe"

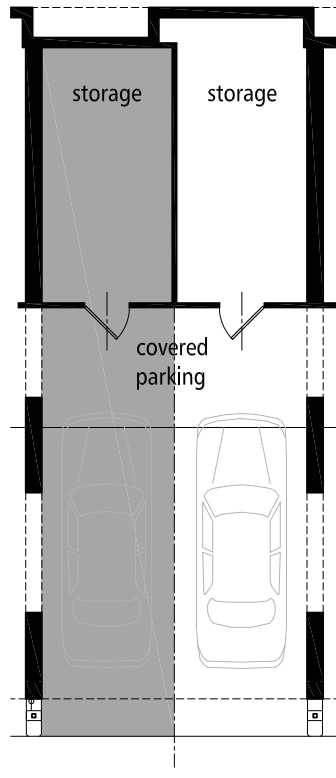
**1 Bedroom Flats
1 Bath
Lease @ \$895 per month
Purchase @ \$99,000
Approx. 850 Sqft
1 Car Carport**



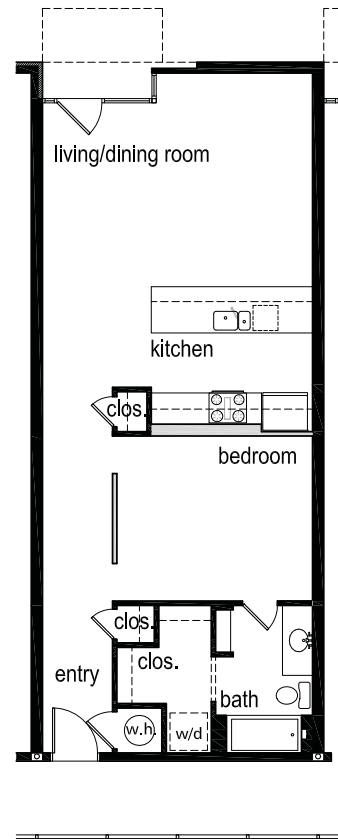
This Amazing Development is located in Marshall Arts District, which is known for the Heart and Soul of Sun Studio Records. "The Edge" is a Devine way to Express Art. A Soft Contemporary Flare, yet a balance of Warmth and the Feeling of Home. Spacious Floor Plans, 10' Ceilings, Splendid Art Walls, Floor to Ceiling Windows, Architectural Designs, Handsome Hardwoods and Plenty of room to Accommodate All Furnishings.



Imagine wanting more in and a Kitchen and getting it. Space is Not an Issue. Stunning Cabinetry w/Art Deco Brush Nickel Hardware, Granite Countertops w/Splash, the Oversize Breakfast Bar allows the kitchen to be a Fabulous Entertainment Area and Pantry Storage for all your indulgences. Feel the Urge to Create a Fine Dish.



parking/ storage



one bedroom flat
approximately 850 square feet

Lease for \$895 per month
For Sale at \$99,000

AMENITIES

- 1 Bedroom/ 1 Bath
- Floor to Ceiling Windows
- Complete Stainless Steel Appliance Package
- Private Balconies
- Hardwood Floors Throughout

- Gated Community
- Parking Garages Under Units
- Designated Garage Storage Rooms
- Elevator

Real Estate Sales:

Garland Company Real Estate 901.527.7779
www.garlandcompany.com

Tracie Gaia 901.649.6232
Chris Garland 901.338.6232

The unit layout, square footage, and dimensions are approximate and are subject to normal construction variances and tolerances. Individual unit plans vary in size and amenities. Some modifications to the floor plan may occur in the field to accommodate architectural requirements or to meet code guidelines. Some modifications to the building and site plan may also occur.

The Edge at Monroe

437 Monroe

One Bedroom Flats

Room Dimensions

Living / Dining room	18' x 14'3"
Kitchen	13'4" x 9'2"
Hall	24'4" x 4'8"
Master Bedroom	13' x 11'
Master Closet	9'10" x 6'3"
Storage Room	19' x 8'8"
Approx. Heated Square Footage	850

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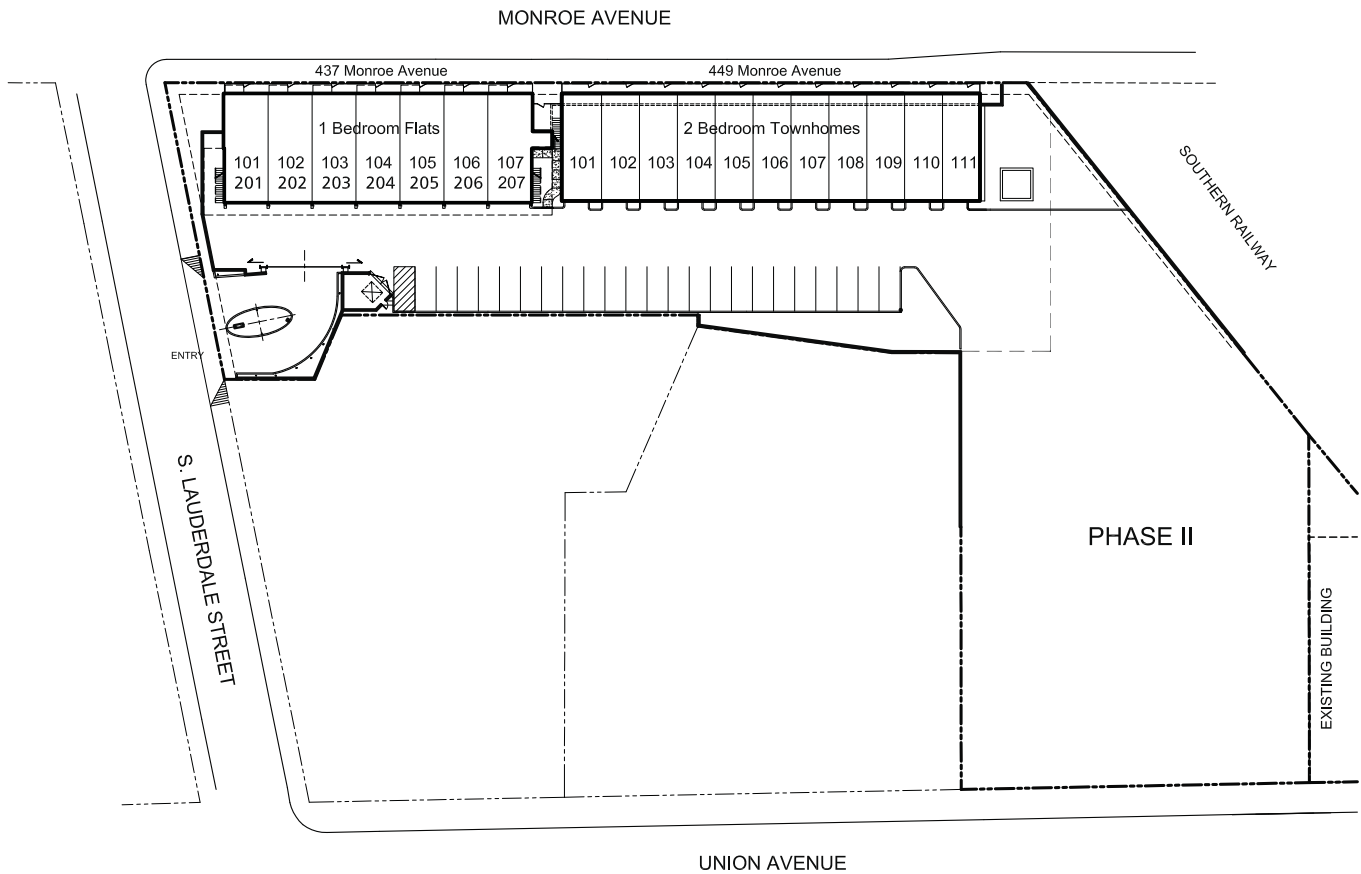
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THE EDGE AT MONROE

Contemporary Living



GREAT DOWNTOWN LOCATION:

"The Edge" Art District

Two Blocks from Autozone Park

Four blocks from FedEx Forum & Beale Street

Neighborhood Historical Parks

Walk to Fine Dining & Rooftop Parties

Easy Access to Interstate

Convenient to Medical & Biotech Centers, & St. Jude Children's Hospital

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