

**FOR IMMEDIATE RELEASE**

**MEDIA CONTACT**  
Kemp Conrad  
Commercial Alliance  
Management, LLC  
901.273.2359  
kconrad@commadv.com

**Memphis Landmark Changes Hands**  
*One Commerce Square Building Acquired*

Memphis, Tenn. – June 1, 2009 – One of Memphis’s most notable downtown buildings, the One Commerce Square Building, was acquired today by Forty South Main Street Corp. The professional ownership has long-term plans for the property, which includes continuing the building’s heritage as an institutional landmark. Commercial Alliance Management, LLC, a Cushman & Wakefield Alliance office, have been hired to lease and manage the property and will bring first-class services to tenants.

The One Commerce Square Building boasts a rich history and is the iconic office tower in the Memphis Central Business District. The site’s current annex building was built in 1929 and was followed by the west tower in 1972 by Roy P. Harrover & Associates. Rising 29-stories high and 396 feet tall, One Commerce Square is the tallest commercial building in downtown Memphis. The tower is visible for miles and for decades has stood as a beacon to Memphis residents and travelers.

“Geographically, Memphis is positioned well and our CBD is on fire with over \$3 BB of downtown development,” states Kemp Conrad, president of Commercial Alliance Management. “This landmark will continue to be a bright spot in the Memphis business community.”

Commercial Alliance Management, LLC, one of Memphis’s leading property managers, has significant experience handling office properties. The building is currently 44.3% leased, but the upper tower with its breathtaking river and city-wide views is 77% leased. Major tenants include Glankler Brown; Harris Shelton Hanover, Walsh; Thomason Hendrix, Harvey, Johnson, & Mitchell; The Cochran Firm; and Farris Bobango, Branam to name a few.

###

- more -

### **About Commercial Alliance Management**

Commercial Alliance Management is a third-party leasing and management commercial real estate firm founded in 2002 by veteran Memphis real estate professionals Dan Wahl and Mark Jenkins. Commercial Alliance is a member of the Cushman & Wakefield Alliance, which is comprised of best-of-class independent companies, in specific markets, with which Cushman & Wakefield has had a history of success. Commercial Alliance leases and/or manages more than 13 million square feet of office and industrial space for institution and entrepreneurial owners as well as corporate facilities. For more information, visit [www.comallmgt.com](http://www.comallmgt.com).

### **About Cushman & Wakefield**

Cushman & Wakefield is the world's largest privately held real estate services firm. Founded in 1917, the firm has 195 offices in 55 countries around the globe, and 11,000+ talented professionals. Cushman & Wakefield delivers integrated solutions by actively advising, implementing and managing on behalf of landlords, tenants, and investors through every stage of the real estate process. These solutions include helping clients to buy, sell, finance, lease, and manage assets. C&W also provides valuation advice, strategic planning and research, portfolio analysis, and site selection and space location assistance, among many other advisory services. For more information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).