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UnitedHealth Group taking about 18,000 square feet of office space in Lenox Park

Memphis Business Journal - by [Andy Ashby](#)

UnitedHealth Group, Inc., has signed a lease for about 18,000 square feet in **Lenox** Office Park, according to local real estate sources, although the company declined to confirm it.

B&B Specialty Contractors, Inc., filed a building permit for \$225,000 in interior alterations on the fourth floor at 3175 Lenox Park Blvd. for the diversified health company. The building's floor plates are about 24,000 square feet each and the fourth floor at 3175 Lenox has 6,645 square feet of space available, according to a recent **CoStar** listing.

"We are always evaluating areas and looking at availabilities, but there isn't anything to say now," says Roger Rollman, UnitedHealth's public relations director for the southeast.

Kemp Conrad, senior vice president with **Commercial Advisors** LLC, has been representing UnitedHealth locally in conjunction with **Jones Lang LaSalle**.

Commercial Alliance Management LLC senior leasing agent Bentley Pembroke handles leasing at Lenox, a 683,000-square-foot office park in the 385 submarket which is 83% leased.

Neither would comment for this story.

"That submarket needs that kind of activity," Ron Kastner, senior vice president at **CB Richard Ellis Memphis**, says. "It's where some of the larger remaining blocks of vacancy are in town, so it makes sense that it's a target destination for a company like UnitedHealth."

UnitedHealth also leases 7,000 square feet of office space at 871 Ridgeway Loop, a **Boyle Investment Co.** building.

UnitedHealth Plan of the River Valley, Inc., a unit of UnitedHealth Group, and BlueCross BlueShield of Tennessee were recently awarded **TennCare** contracts to cover nearly 600,000 lives in the East and West Tennessee divisions.

Earlier this year, **United HealthCare Services**, Inc., a division of UnitedHealth, put its plans for a 200,000-square-foot prescription fulfillment and distribution center in Southeast Memphis on hold.

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