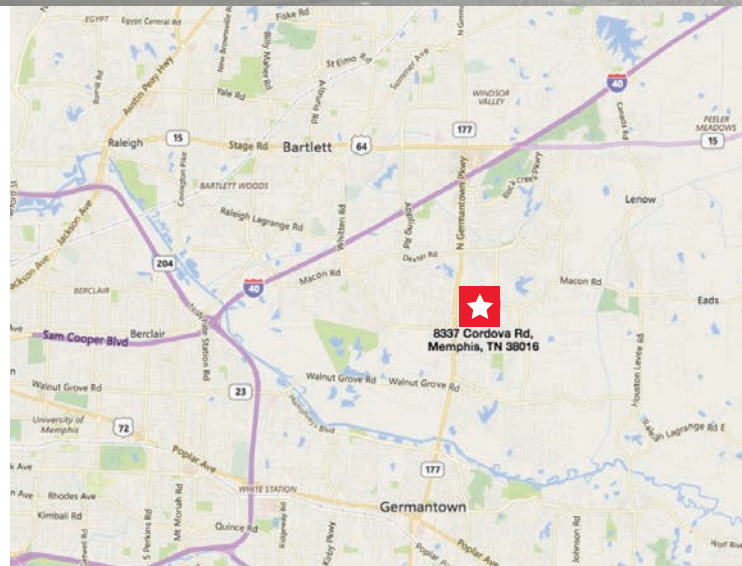




Office Building for Lease or Sale
4,216 Total SF Available

Property Highlights

- Class B Office Building Built in 2005
- 17 free Surface Spaces are available;
Ratio of 4/1,000 SF
- Wood frame construction
- Professional office layout with contemporary design
- Private exterior offices and interior glass conference room
- Second floor built out with combination office and open areas



Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN &
WAKEFIELD

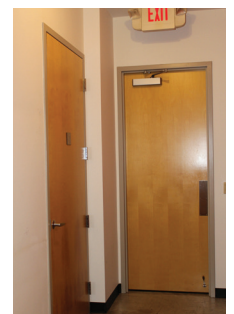
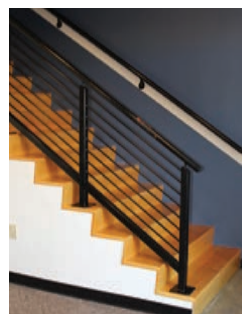
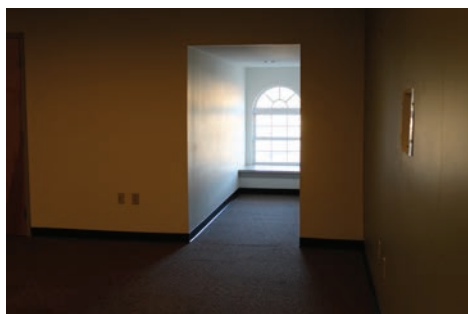
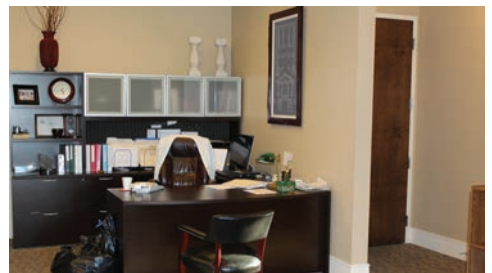
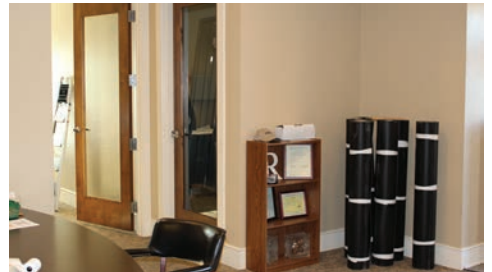
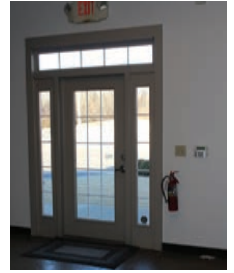
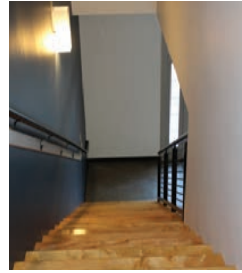


COMMERCIAL
ADVISORS

FOR SALE OR LEASE

8337 Cordova Road
Cordova, TN 38016
Northeast Submarket

PROPERTY PHOTOS



Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FLOOR PLANS

1st Floor Green: 1,571 (with half stair)

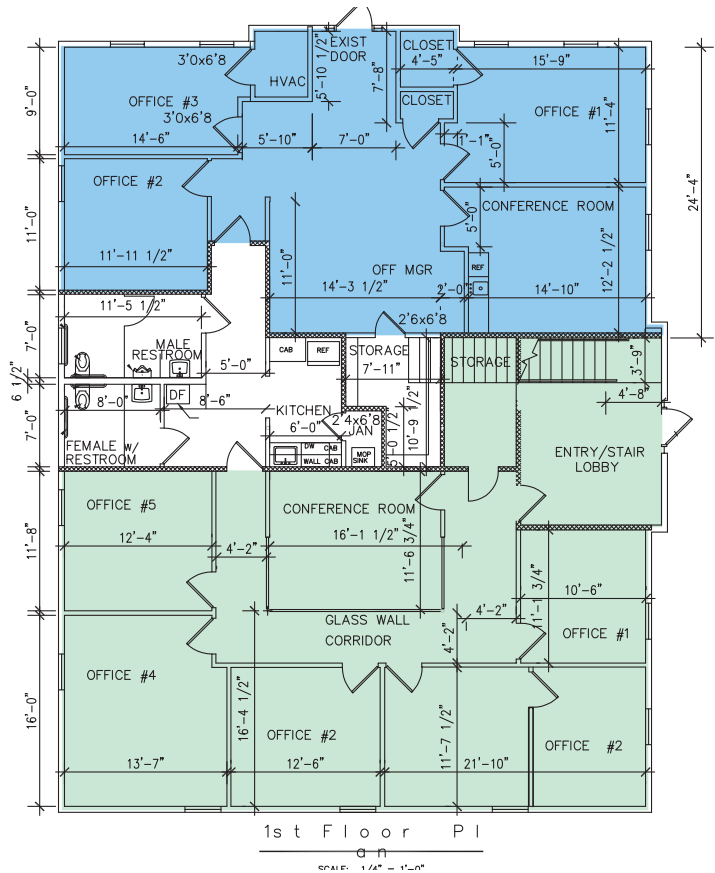
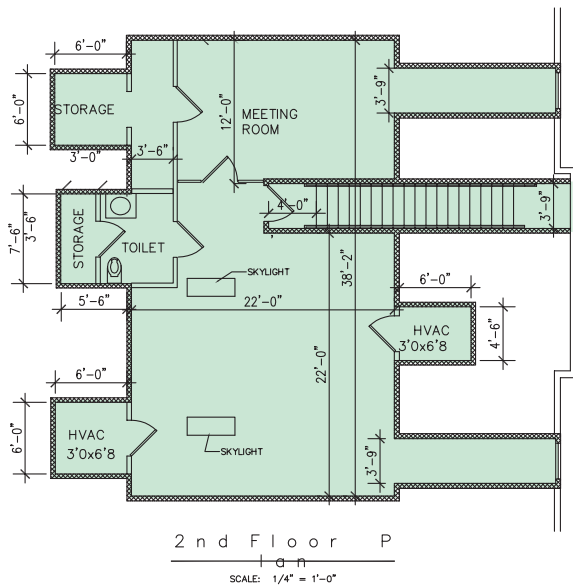
2nd Floor Green: 1,070 (with half stair)

2641 Total Green

Common: 348 (excludes storage, assume this would be shared 50% by new tenant unless it's weighted by percentage of leased space.)

Blue: 1,227 (includes storage room)

4,216 total for both floors



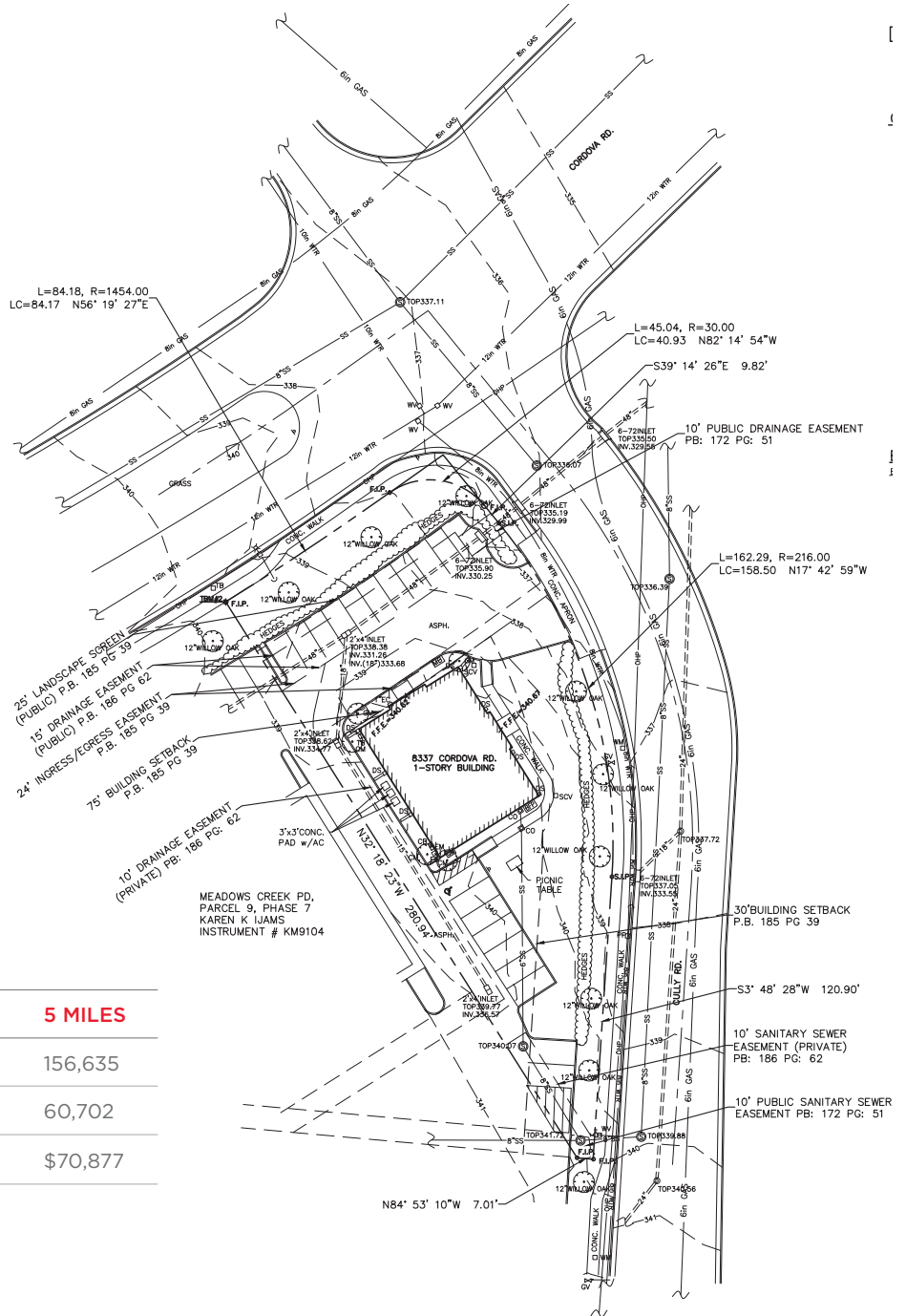
Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

SURVEY



2017 Demographics

	1 MILE	3 MILES	5 MILES
Population	11,520	66,562	156,635
Households	5,038	26,921	60,702
Median Income	\$59,056	\$67,626	\$70,877

Dave Curran, SIOR, CCIM
Senior Vice President
901 273 2358
dcurran@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.