

OFFICE SPACE FOR LEASE

Tournament Trails

8700 Trail Lake Dr W,
Memphis, TN 38125



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



Emergency 1,000 kW
generator servicing
the entire building

10,349 SF AVAILABLE

385 Corridor Submarket

Property Highlights

- Available suite overlooking a private lake
- 1,000 kW Generator
- Suburban office location offers quick access to various restaurants, grocery stores, gas stations, banking and several other amenities
- Easy access to Bill Morris Parkway – 385 (5 minutes) and I-240 (10 minutes)
- Near the FedEx World Headquarters
- Direct proximity to the prestigious TPC Southwind Private Golf Club and Windyke Country Club

Available Suites:

- Suite 201 - 5,516 SF (Divisible)
- Suite 216 - 4,836 SF (Available 3/1/2024)



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CLASS "A" SUBURBAN OFFICE PROPERTY



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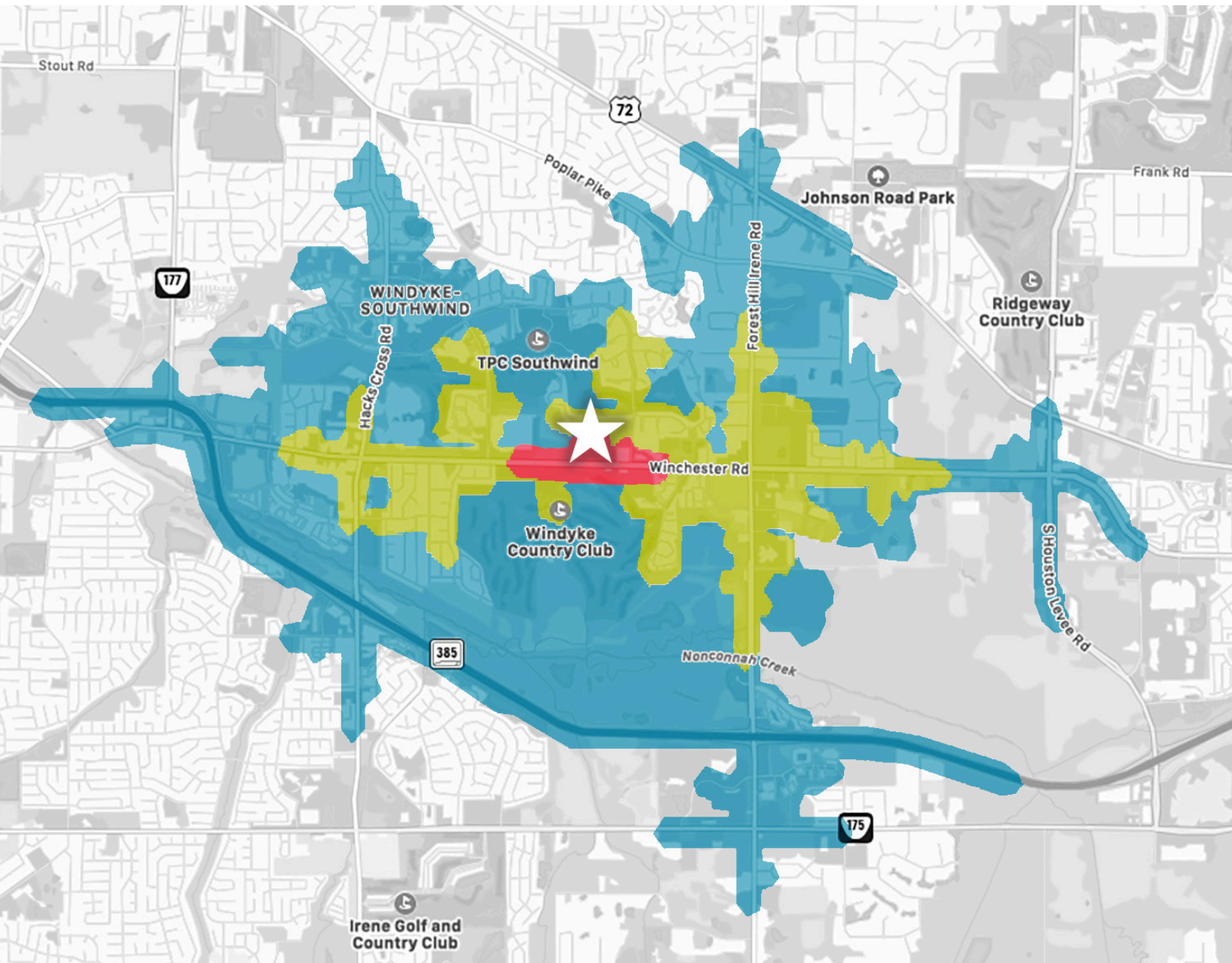
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DRIVE TIME MAP



1 MIN

3 MINS

5 MINS

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AREA AMENITIES



Traffic Counts

Winchester	21,789 VPD
Houston Levee	21,358 VPD
Hacks Cross Rd	28,760 VPD

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