

# CHAMPION HILLS

3725 Champion Hills Dr. | Memphis, TN 38125



## CLASS A OFFICE SPACE

1,311 SF - 14,709 SF

Suite 3000 & 3100 contiguous

### PROPERTY HIGHLIGHTS

- Suite sizes vary from 1,311 - 14,709 SF
- Outdoor Patio for Tenant Use
- 24/7 Secure Access to Building
- Stunning views of Windyke Country Club Golf Course

### Available Suites

Suite 100 - 5,676 SF

Suite 3000 - 10,689 SF

Suite 1200 - 1,311 SF

Suite 3100 - 4,020 SF\*

\* Available 12/31

- Direct proximity to the prestigious TPC Southwind Private Golf Club and Windyke Country Club
- Surrounding businesses include FedEx World Headquarters, Sedgwick, and International Paper
- Conveniently located near the intersection of Winchester Rd and Hacks Cross Rd, as well as I-385



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## SITE PLAN



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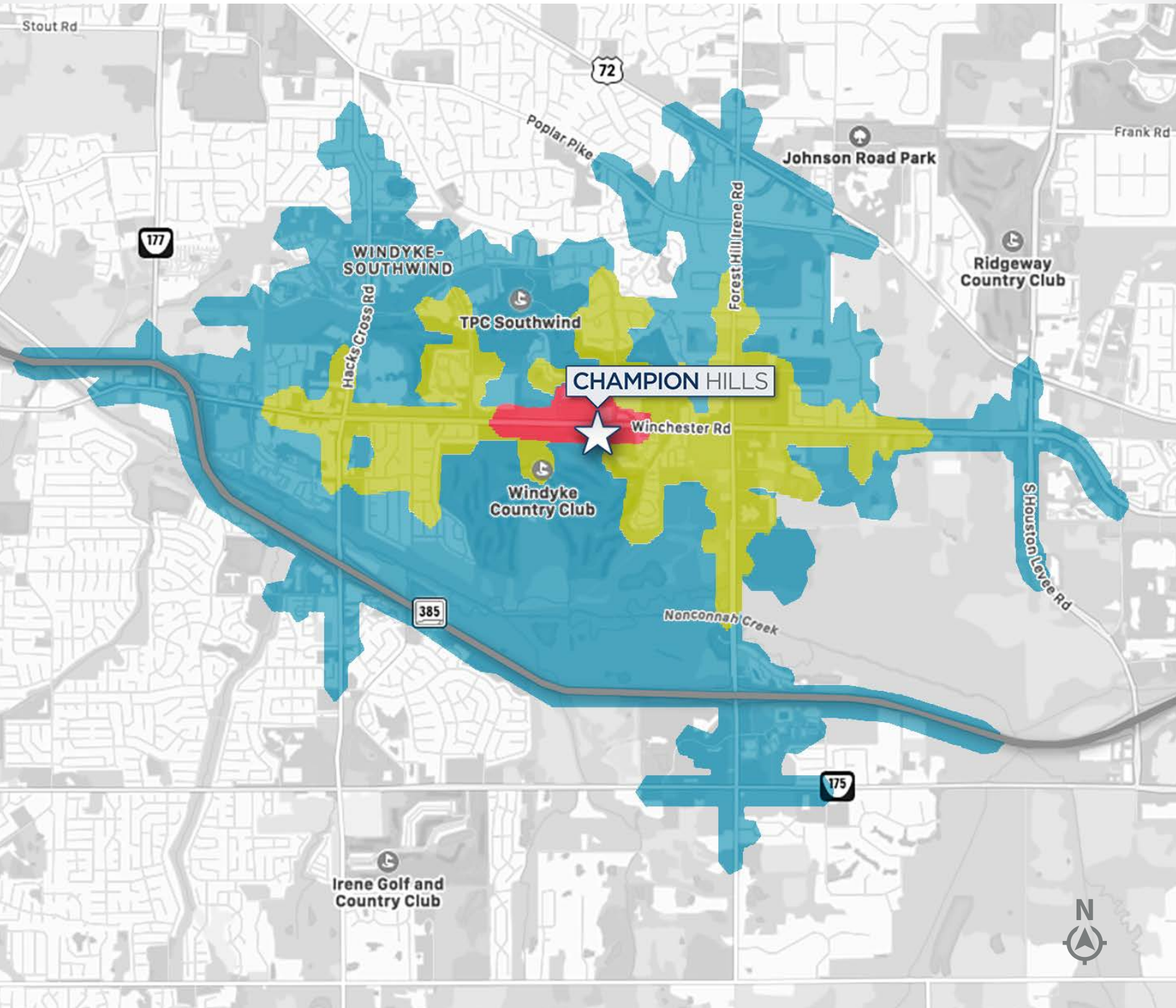
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## DRIVE TIME MAP

1 MIN

3 MINS

5 MINS



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## LOCAL AMENITIES

Situated in Shelby County, neighboring Windyke Country Club, and only a short drive from Germantown and Collierville. With its close proximity to FedEx World Headquarters, and the Mike Rose Soccer Complex, Champion Hills at Windyke is strategically positioned near various shopping, entertainment, and dining choices.



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