



**GERMANTOWN PARK**  
AT SHELBY FARMS



**AVAILABLE FOR LEASE**  
**29,409 SF contiguous**

**NEWLY RENOVATED**  
**OFFICE SPACE**

Located at the intersection of Germantown Parkway and Walnut Grove Road, Germantown Park at Shelby Farms offers prestigious Class A office space as well as a prominent location near the communities of Germantown and East Memphis. There are six buildings that contain 530,688 square feet. In addition to an on-site bank, the park also features a conference room for exclusive tenant use. The property is located directly east of Shelby Farms, which provides 4,500 acres of area for activity. Germantown Park is convenient to public transit and is accessible to The Greenline bicycle pathways, Germantown, Collierville, East Memphis, and Cordova.

**6**   
**NEWLY RENOVATED OFFICE BUILDINGS**  
Prestigious office space

**SHELBY FARMS PARK**   
Adjacent to the property including trails, lakes, bike paths, dog park

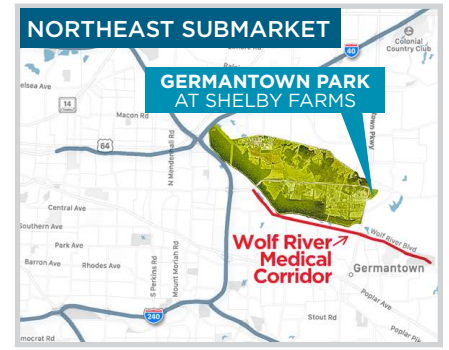
 **UNIFORMED & ROVING SECURITY**  
**ON-SITE PROPERTY MANAGEMENT** 

 **FULL-SERVICE BANK**  
LOCATED WITHIN THE PARK  
**<15 MINUTES TO THE I-240**  **INTERSTATE 240**

 **24 HOUR BUILDING ACCESS**

**PROPERTY HIGHLIGHTS**

- Newly renovated office space
- Located at the intersection of Germantown Parkway & Walnut Grove Road
- Close proximity to the communities of Germantown and East Memphis
- Shelby Farms Park & Agricenter are adjacent to the property
- On-site property management
- Full-service bank located within the park
- 24-hour building access
- Uniformed & roving security
- Less than 15 minutes to I-240



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# GERMANTOWN PARK

AT SHELBY FARMS

OFFICE SPACE FOR LEASE

NORTHEAST SUBMARKET



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

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NORTHEAST SUBMARKET



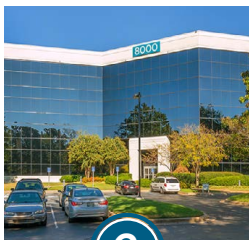
## 6 OFFICE BUILDINGS

Germantown Park at Shelby Farms offers distinguished and modern office space that is prominently located near the communities of Germantown and East Memphis. There are six buildings totaling 530,688 square feet with unique features such as an on-site bank as well as a conference room for exclusive tenant use. The property is located directly east of Shelby Farms, which makes it convenient for public transit, The Greenline, and bicycle-friendly pathways.



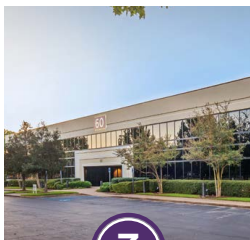
1

8001 Germantown Ct



2

8000 Germantown Ct



3

60 Germantown Ct



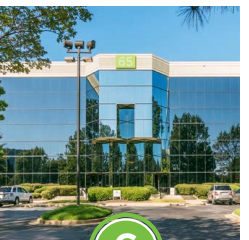
4

51 Germantown Ct



5

57 Germantown Ct



6

65 Germantown Ct

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# GERMANTOWN PARK

AT SHELBY FARMS

OFFICE SPACE FOR LEASE

NORTHEAST SUBMARKET



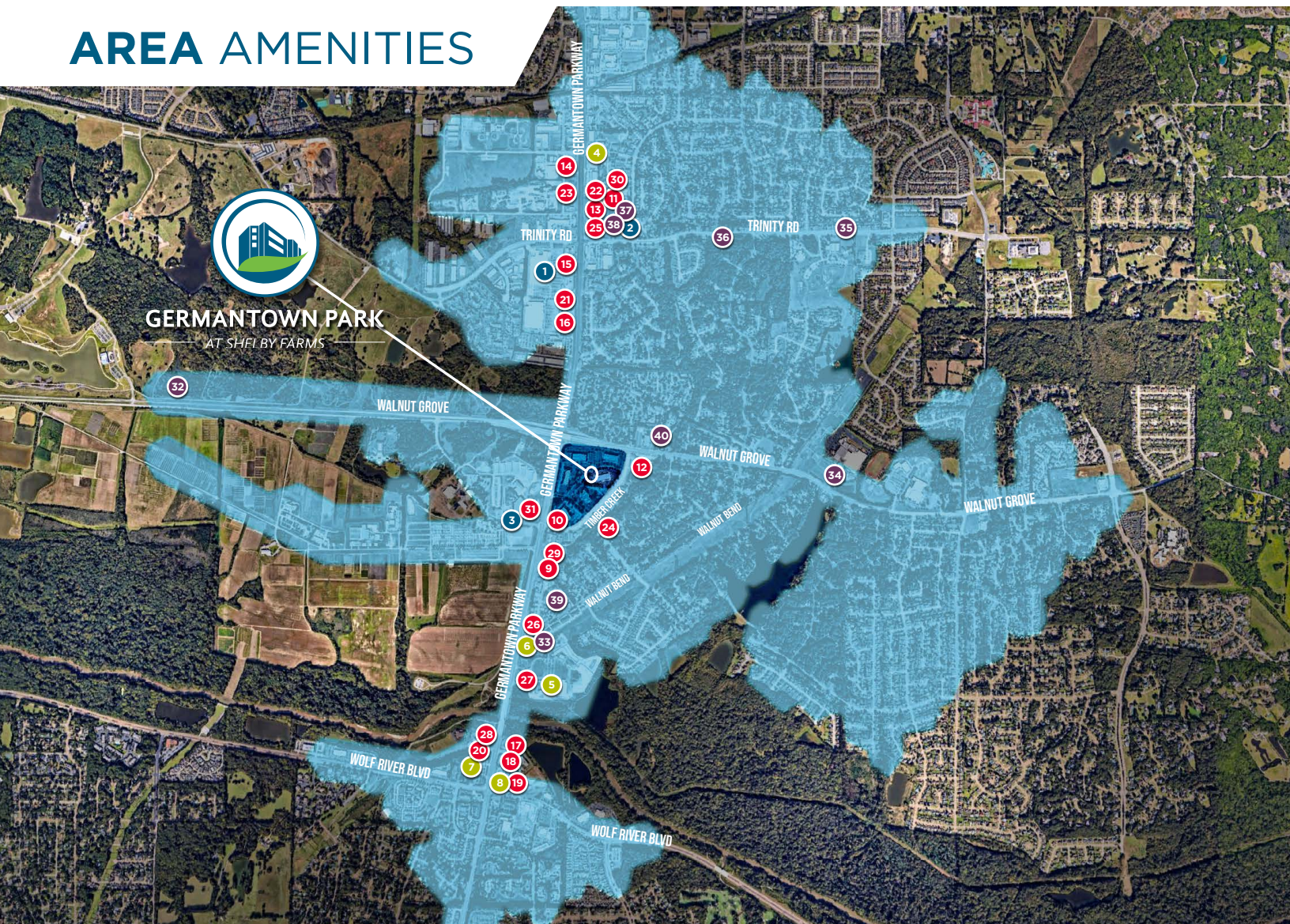
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## AREA AMENITIES



### Grocery

- 1 Walmart
- 2 Kroger
- 3 Agricenter's Farmer's Market

### Community Serving Retail

- 4 CVS
- 5 Lowe's
- 6 Circle K
- 7 Office Depot
- 8 Exxon

### Food

- 9 Krystal
- 10 One & Only BBQ
- 11 El Mezcal Mexican
- 12 Subway
- 13 McDonald's
- 14 Wendy's
- 15 Panda Express
- 16 Moe's
- 17 Chick-fil-a
- 18 Starbuck's
- 19 Taco Bell

- 20 Waffle House
- 21 Rafferty's
- 22 Panera Bread
- 23 Chipotle
- 24 Forever Young Beauty Bar
- 25 Region's Bank
- 26 Orion Federal Credit Union
- 27 Crumpy's Hot Wings
- 28 Las Tortugas
- 29 Guthrie's Chicken
- 30 Villa Castrioti
- 31 The Butcher Shop Steakhouse

### Civic/Community Facilities

- 32 Shelby Farms Park
- 33 La Petite Academy (daycare)
- 34 Hope Church
- 35 Memphis Fire Station #54
- 36 Cordova Library
- 37 Baptist Minor Medical Center
- 38 The Little Clinic
- 39 Beijing Modern Acupuncture
- 40 The Church of Jesus Christ of Latter Day Saints

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## SHELBY FARMS PARK LOTS TO DO AT THE PARK

At 4,500 acres, Shelby Farms Park is one of the largest urban parks in the country. Located in Memphis, Tennessee, the Park is both a vibrant community hub and a retreat from the hustle and bustle of urban life. The Park features

more than 40 miles of trails, both paved and unpaved, that are popular for walking, biking, running and hiking. The Park's trail network includes Shelby Farms Park Greenline, an iconic 10.65 mile paved cycling and pedestrian trail that connects the heart of Memphis to the heart of Cordova through Shelby Farms Park. The Park is also home to more than 20 bodies of water which provide plenty of opportunities for fishing. The Park is also home to several private event venues. Whether you are planning a picnic for 50 or a banquet for 500, Shelby Farms Park has unique indoor and outdoor settings for every type of event. The FedEx Event Center is Memphis's most unique venue. With over 7,200 square feet of flexible space, the Lakeside Ballroom is the perfect place for weddings and receptions, corporate events and other social gatherings. The entire west side of the venue is floor to ceiling windows that offer an expansive view of Hyde Lake. The stunning lakeside views (and beautiful sunsets!) are unrivaled.



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