

SPACE FOR LEASE

# PRIMACY I

6077 Primacy Pkwy, Memphis, TN 38119



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

5,001 SF Contiguous on ground floor

EAST SUBMARKET



Emergency generator covers the entire building

## Property Highlights

- Great East Memphis location with amenities such as retail, banking, restaurants and hotels within walking distance
- Easy access to Poplar Avenue, I-240 and State Route 385
- Gated parking
- Manicured landscaping
- Emergency generator on-site
- Floor-to-ceiling windows with fantastic views overlooking Lichterman Nature Center
- Security with gated entry, guard shack, and after-hours card access system



## PREMIUM SECURITY



**Haley Lyerly Cowan**  
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**Luke Jensen, SIOR**  
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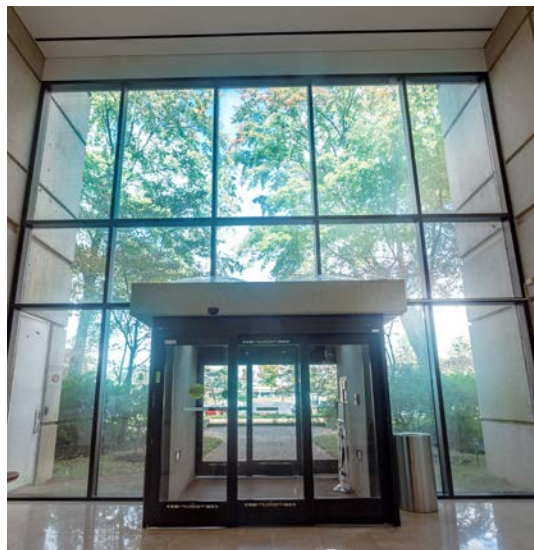
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## FLOOR PLAN



## Availabilities

5,008 SF Contiguous (divisible) Ground Floor

Suite 100: — 3,661 SF

Suite 124: — 1,347 SF

Non Contiguous

Suite 130: — 1,600 SF

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## AREA AMENITIES



1	<ul style="list-style-type: none"> <li>Olive Garden</li> <li>Nothing Bundt Cakes</li> </ul>	<ul style="list-style-type: none"> <li>Starbucks</li> </ul>	12	<ul style="list-style-type: none"> <li>Panera Bread</li> <li>BGR Joint</li> <li>Genghis Grill</li> <li>Logan's Roadhouse</li> <li>Red Koi</li> <li>Sports Clips</li> <li>Petsmart</li> <li>America's Best</li> </ul>	<ul style="list-style-type: none"> <li>Contacts &amp; Eyeglasses</li> <li>Yogurt Mountain</li> <li>Chipotle</li> <li>REI</li> <li>Target</li> <li>Best Buy</li> <li>J. Crew</li> </ul>	19	<ul style="list-style-type: none"> <li>Another Broken Egg</li> <li>Wang's</li> <li>Mempops</li> <li>P.F. Chang's</li> <li>Jason's Deli</li> </ul>	<ul style="list-style-type: none"> <li>First Horizon</li> <li>Pyro's Pizza</li> <li>Amerigo's</li> <li>Shed Fitness</li> </ul>
2	<ul style="list-style-type: none"> <li>Baptist East Hospital Campus</li> </ul>		13	<ul style="list-style-type: none"> <li>FedEx Executive Offices</li> </ul>		20	<ul style="list-style-type: none"> <li>Starbucks</li> <li>Central BBQ</li> </ul>	
3	<ul style="list-style-type: none"> <li>Benihana</li> </ul>		14	<ul style="list-style-type: none"> <li>Capital Grille</li> </ul>		21	<ul style="list-style-type: none"> <li>Ruth's Chri</li> <li>RSVP</li> <li>Salsa</li> <li>Owen Brennan's</li> <li>Belly Acres</li> </ul>	<ul style="list-style-type: none"> <li>Paradise Cafe</li> <li>Oak Hall</li> <li>Ronnie Grisanti's</li> <li>Bog and Barley</li> </ul>
4	<ul style="list-style-type: none"> <li>Hilton Memphis</li> </ul>		15	<ul style="list-style-type: none"> <li>St. Francis Hospital Campus</li> </ul>		22	<ul style="list-style-type: none"> <li>Fleming's</li> </ul>	
5	<ul style="list-style-type: none"> <li>Staybridge Suites</li> </ul>		16	<ul style="list-style-type: none"> <li>Hampton Inn</li> <li>Embassy Suites</li> </ul>	<ul style="list-style-type: none"> <li>Frank Grisanti's</li> </ul>	23	<ul style="list-style-type: none"> <li>L.A. Fitness</li> </ul>	
6	<ul style="list-style-type: none"> <li>Malco Ridgeway Theatre</li> </ul>		17	<ul style="list-style-type: none"> <li>Seasons 52</li> </ul>		24	<ul style="list-style-type: none"> <li>Five Guys</li> <li>VIP Nails and Spa</li> <li>Happy Mexican</li> </ul>	<ul style="list-style-type: none"> <li>McDonald's</li> <li>Taco Bell</li> </ul>
7	<ul style="list-style-type: none"> <li>Marriott Hotel</li> </ul>		18	<ul style="list-style-type: none"> <li>Humdingers</li> <li>Chick-Fil-A</li> <li>Las Tortugas Deli Mexicana</li> <li>Lenny's Sub Shop</li> </ul>	<ul style="list-style-type: none"> <li>Moe's Southwest Grill</li> <li>Little Italy</li> </ul>			
8	<ul style="list-style-type: none"> <li>Homewood Suites</li> </ul>							
9	<ul style="list-style-type: none"> <li>U.S. Post Office</li> </ul>							
10	<ul style="list-style-type: none"> <li>Four Points by Sheraton</li> <li>River Oaks Grill</li> </ul>							

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