

# GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

SUITES 409, 415 AND 417



## 887 - 7,643 SF AVAILABLE MULTIPLE SUITES FOR SUBLEASE

### PROPERTY HIGHLIGHTS

- Sublease space ranging from 887 SF to 7,643 SF
  - Suite 409: 5,447 SF
  - Suite 415: 1,318 SF
  - Suite 417: 878 SF
- Lease EXP Date: Oct 31, 2027
- Sublease Rate: \$20.00 PSF
- Space includes offices and open work areas
- Existing Sound Proof Recording Studios
- Generator Backup for Suite 415 & 417



**Caleb Park, SIOR**  
Vice President  
(901) 362-3454  
cpark@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 2023. 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.



# GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

SUITES 409, 415 AND 417

## THE PROPERTY



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

Cushman & Wakefield Copyright 04/29/25. 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.

# GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



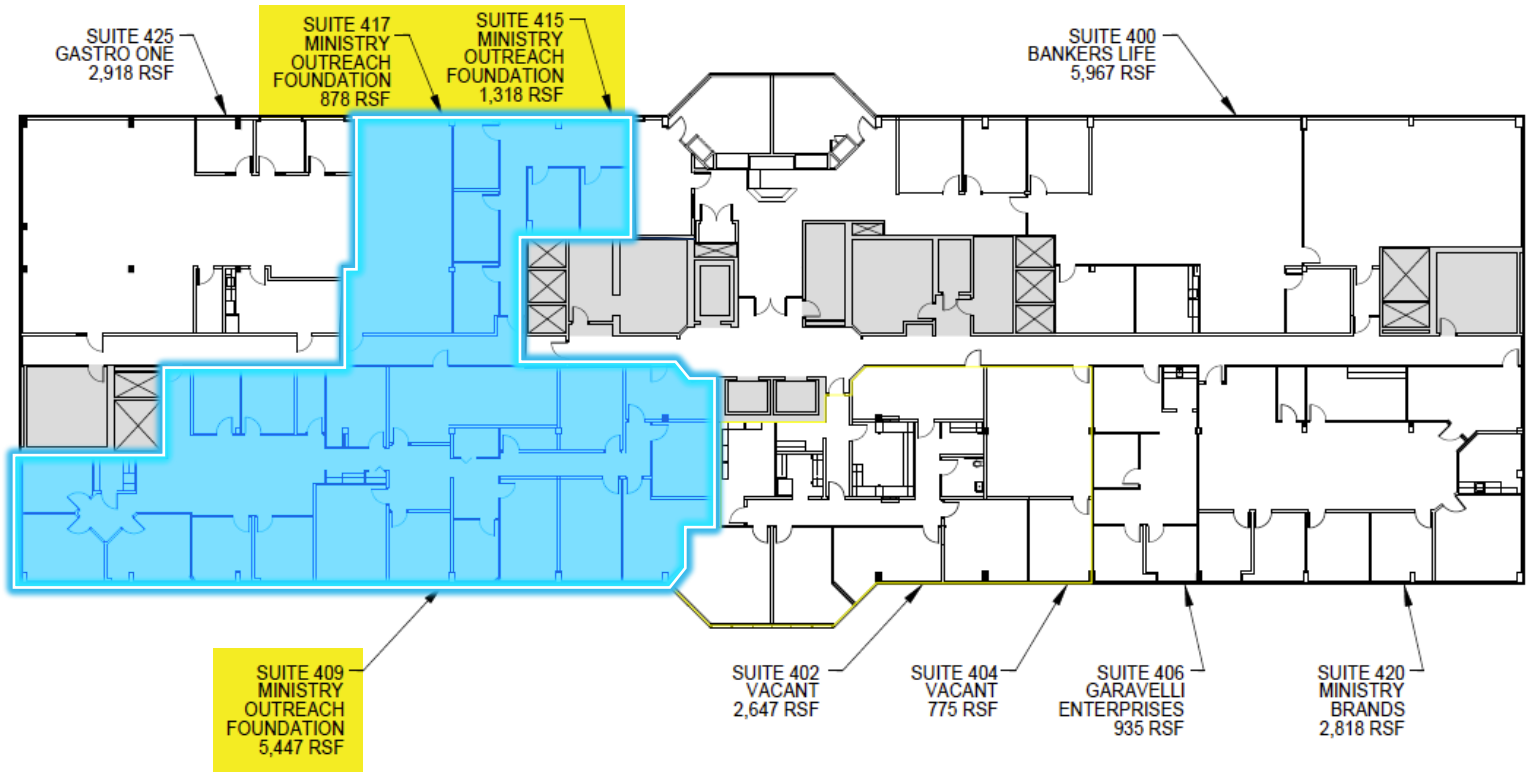
CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

SUITES 409, 415 AND 417

## AVAILABLE SUITES



### Caleb Park, SIOR

Vice President  
(901) 362-3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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

Cushman & Wakefield Copyright 2023. 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.

# GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



CUSHMAN &  
WAKEFIELD

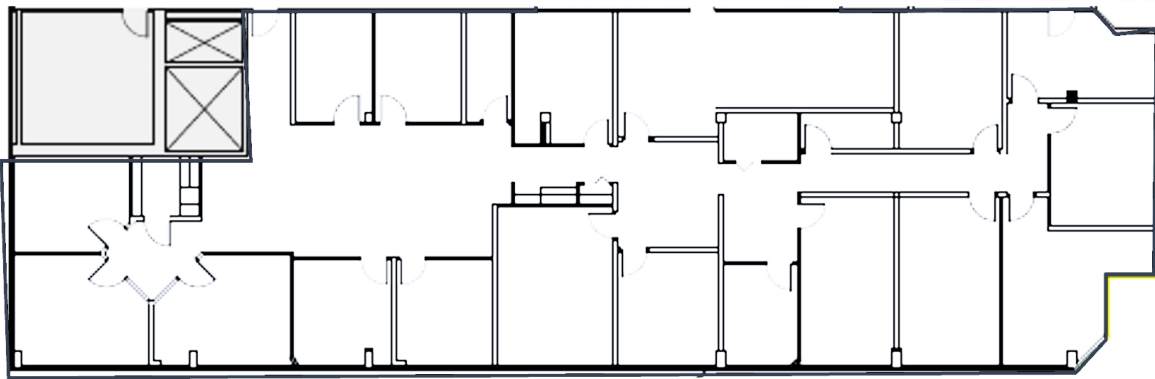


COMMERCIAL  
ADVISORS

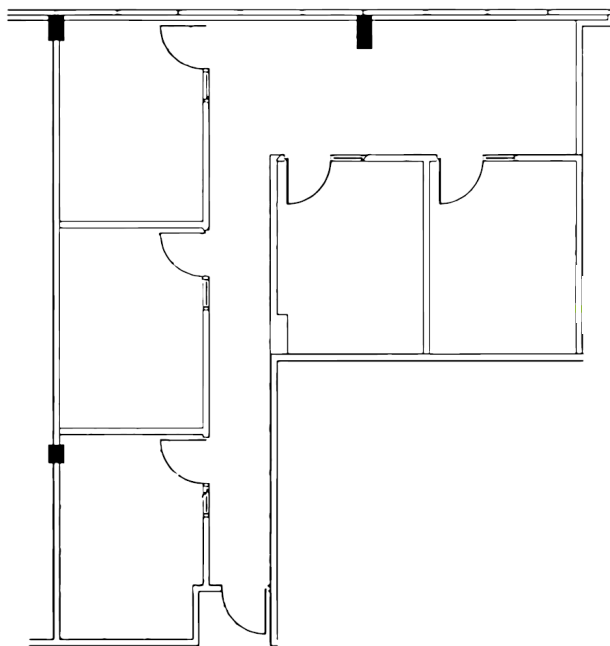
SUITES 409, 415 AND 417

## AVAILABLE SUITES

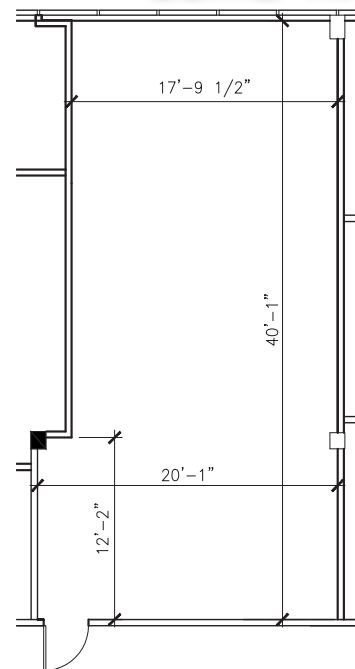
**SUITE 409**



**SUITE 415**



**SUITE 417**



**Caleb Park, SIOR**  
Vice President  
(901) 362-3454  
cpark@commadv.com

5101 Wheelis Drive, Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

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

Cushman & Wakefield Copyright 2023. 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.