

# 6016 STAGE RD

Memphis, TN 38134



CUSHMAN &  
WAKEFIELD



COMMERCIAL  
ADVISORS

**+/-4,000 SF  
AVAILABLE**



## MOVE IN READY SPACE

Commercial Advisors is pleased to present approximately 4,000 square feet available for sublease at 6016 Stage Rd. The space is currently in “move-in ready” condition for an office user, but could easily be converted to retail. The space is in great condition with multiple private office and open workspace. It is equipped with private restrooms and a break room.

## Property Highlights

**Flexible Lease Term:** 3 to 10 years

**Base Rate:** \$17.00 NNN

**OPEX:** \$2.09/SF

**Parking Ratio:** 10 spaces per 1,000 SF

**Usage Type:** Office or Retail

**TI Allowance:** Available



### Conner Walker

Vice President  
901 362 9862  
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5101 Wheelis Drive  
Suite 300  
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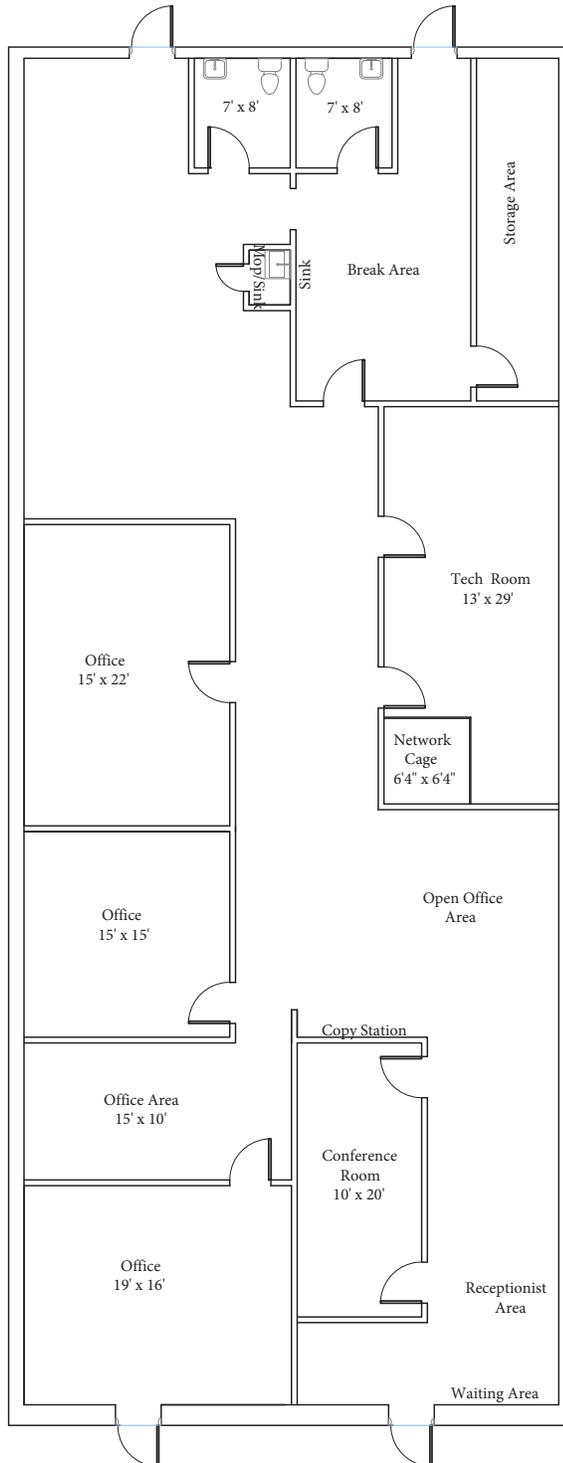


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## SITE PLAN



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