

# OFFICE SPACE **SUBLEASE**

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125



## 8,276 SF SUBLEASE AVAILABLE

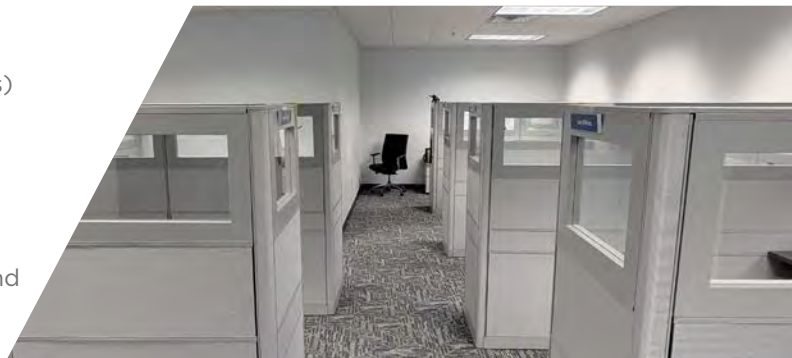
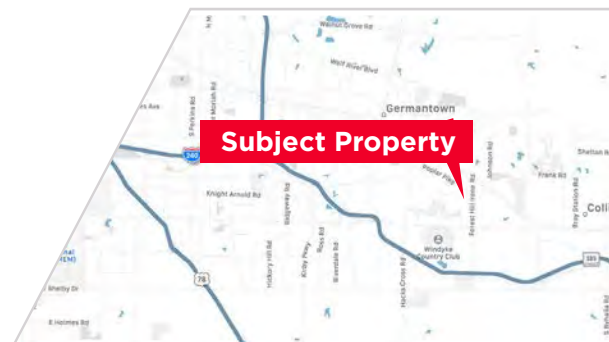
### 385 Corridor Submarket

#### SUBLEASE HIGHLIGHTS

- Suite 100: 8,276 SF
- Sublease through October 2028
- Asking Rate \$18.50/SF
- Furniture Negotiable
- Outdoor Patio
- Views of Lake & Nature

#### PROPERTY HIGHLIGHTS

- Available suite overlooking a private lake
- 1,000 kW Generator
- Suburban office location offers quick access to various restaurants, grocery stores, gas stations, banking and several other amenities
- Easy access to Bill Morris Parkway – 385 (5 minutes) and I-240 (10 minutes)
- Near the FedEx World Headquarters
- Direct proximity to the prestigious TPC Southwind Private Golf Club and Windyke Country Club



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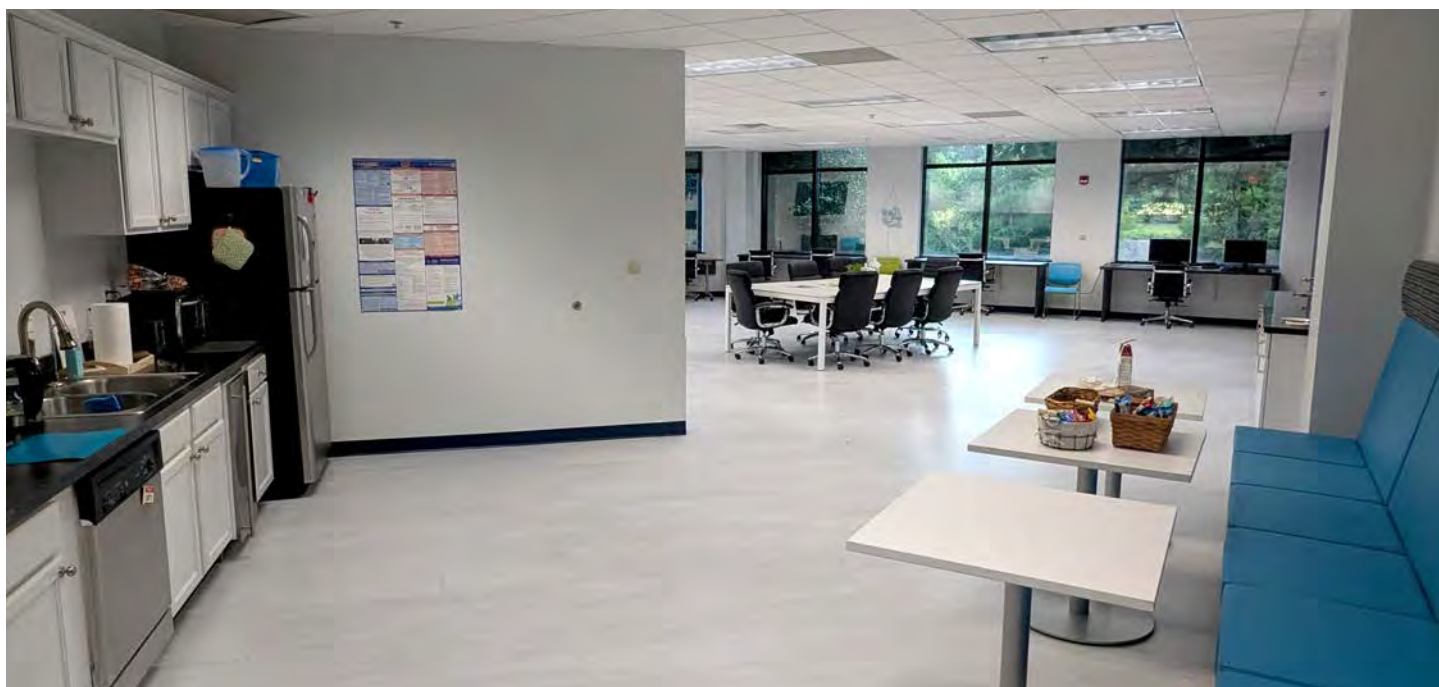
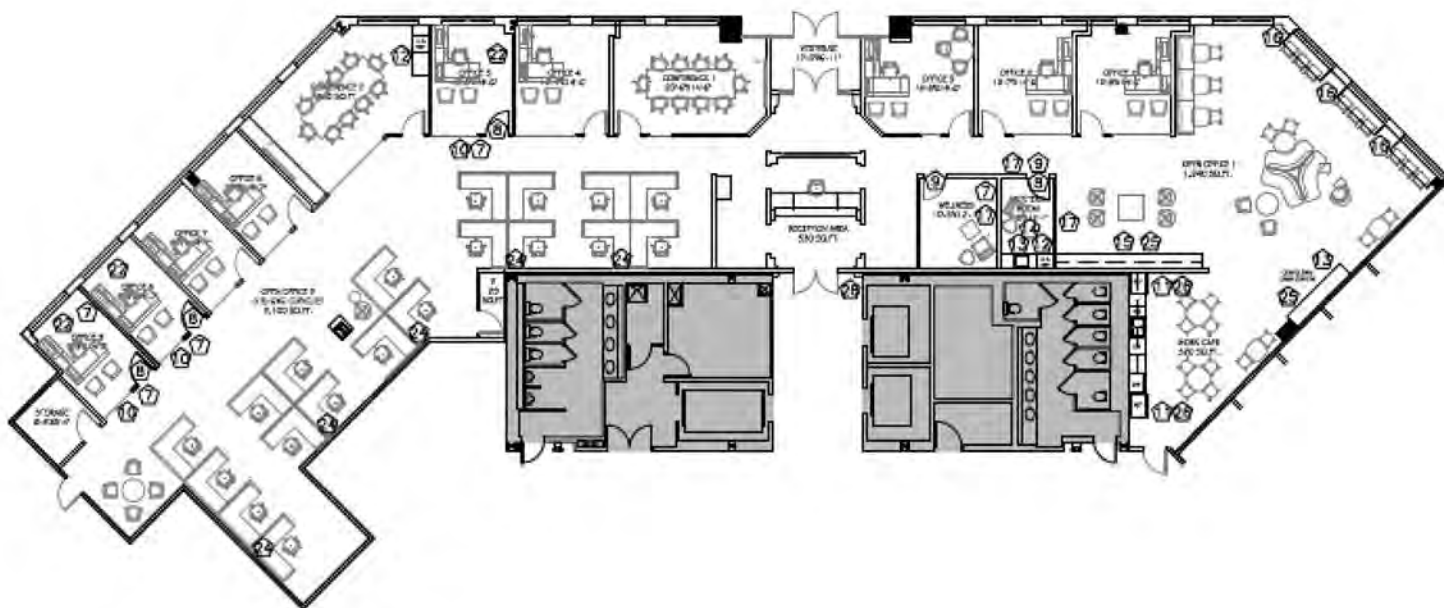
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## FLOOR PLAN SUITE 100 - 8,276 SF



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## CLASS "A" SUBURBAN OFFICE PROPERTY



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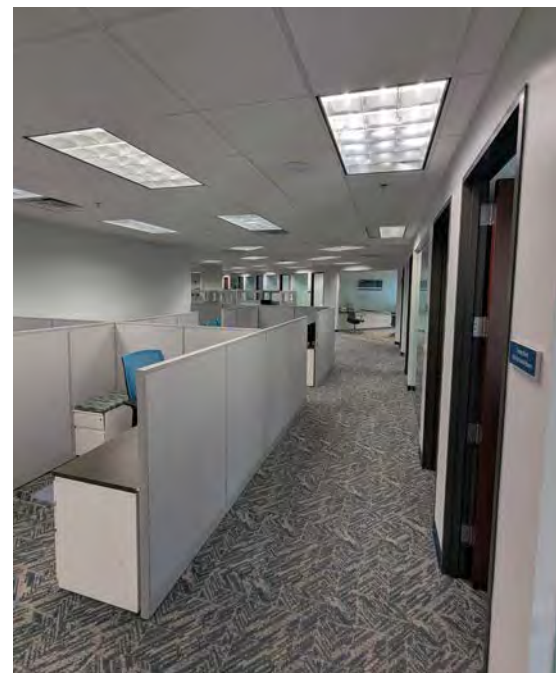
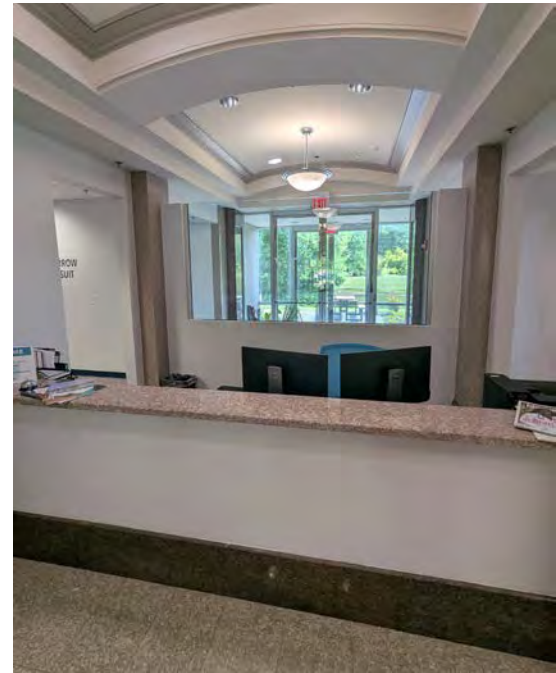


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**SUITE 100** **8,276 SF**



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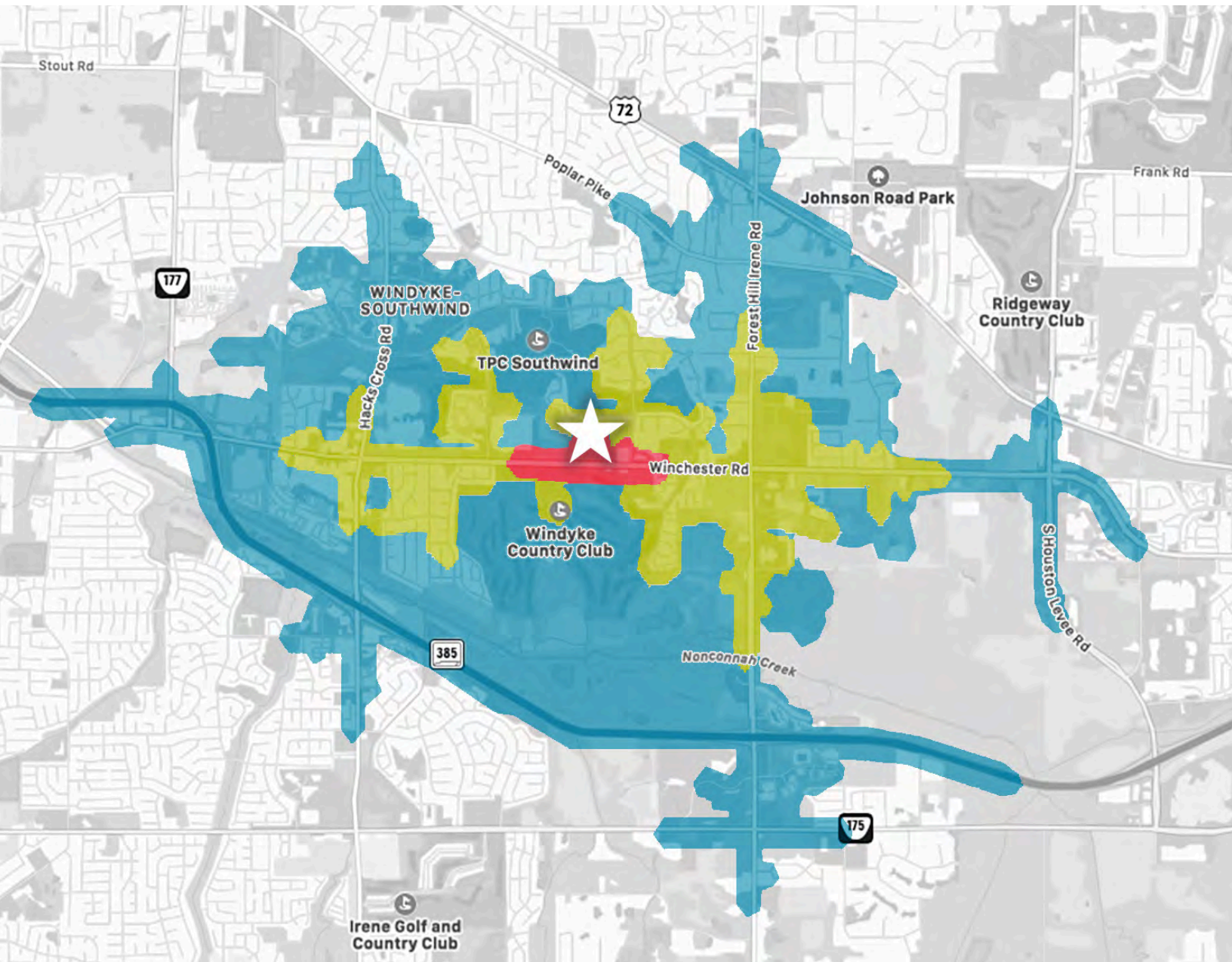
COMMERCIAL  
ADVISORS

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## DRIVE TIME MAP



**1 MIN**

**3 MINS**

**5 MINS**

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## AREA AMENITIES



### Traffic Counts

Winchester	21,789 VPD
Houston Levee	21,358 VPD
Hacks Cross Rd	28,760 VPD

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