

OFFICE SPACE **SUBLEASE**

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125



## 8,276 SF SUBLEASE AVAILABLE

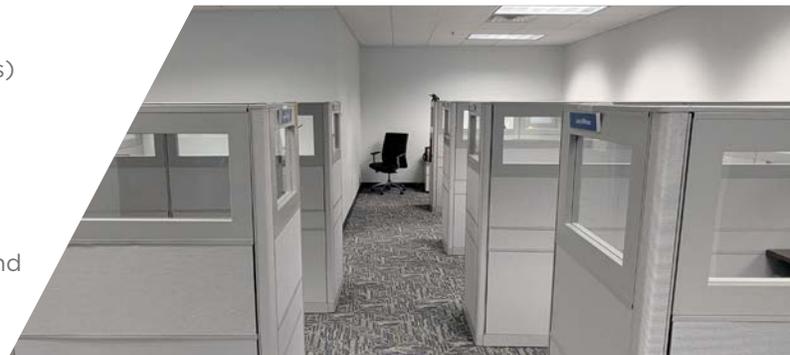
### 385 Corridor Submarket

#### SUBLEASE HIGHLIGHTS

- Suite 100: 8,276 SF
- Furniture Negotiable
- Sublease through October 2028
- Outdoor Patio
- Asking Rate \$14/SF
- Views of Lake & Nature

#### PROPERTY HIGHLIGHTS

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



**Ryan Thomas, SIOR**  
Vice President  
717 422 7725  
rthomas@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*

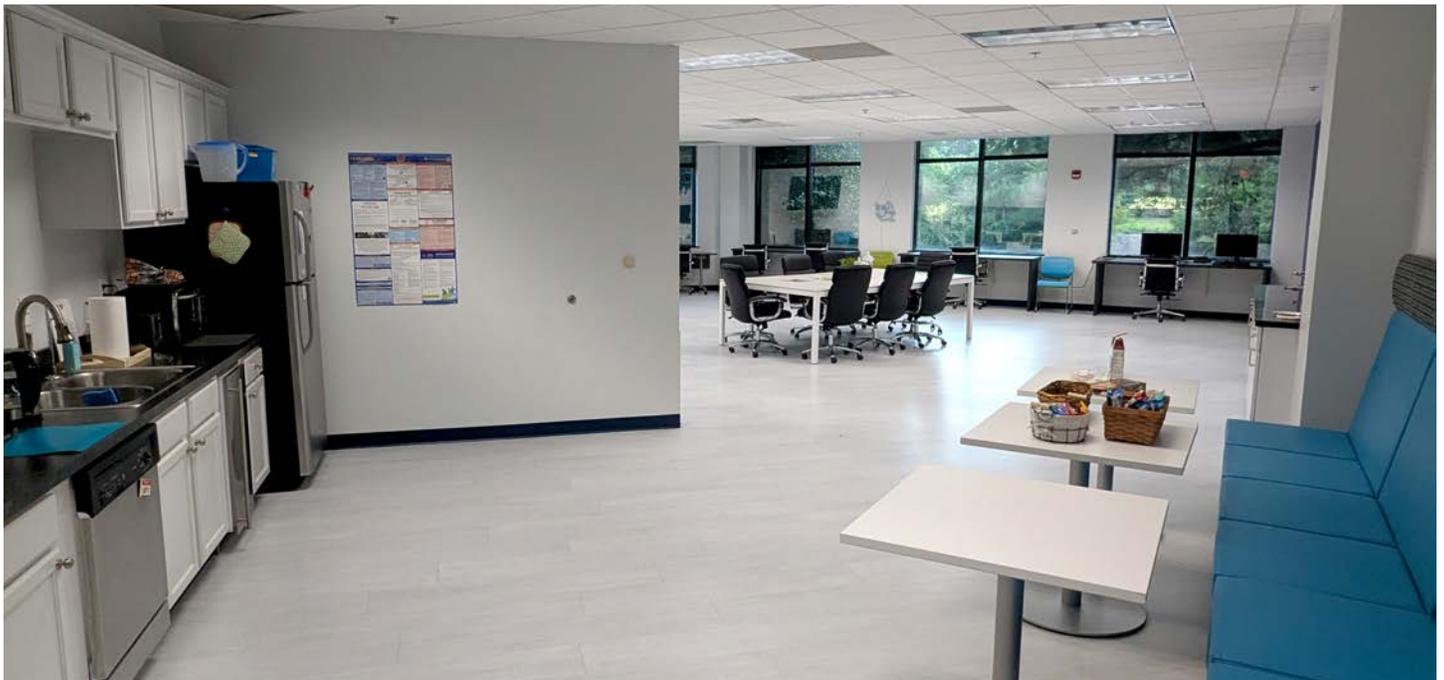
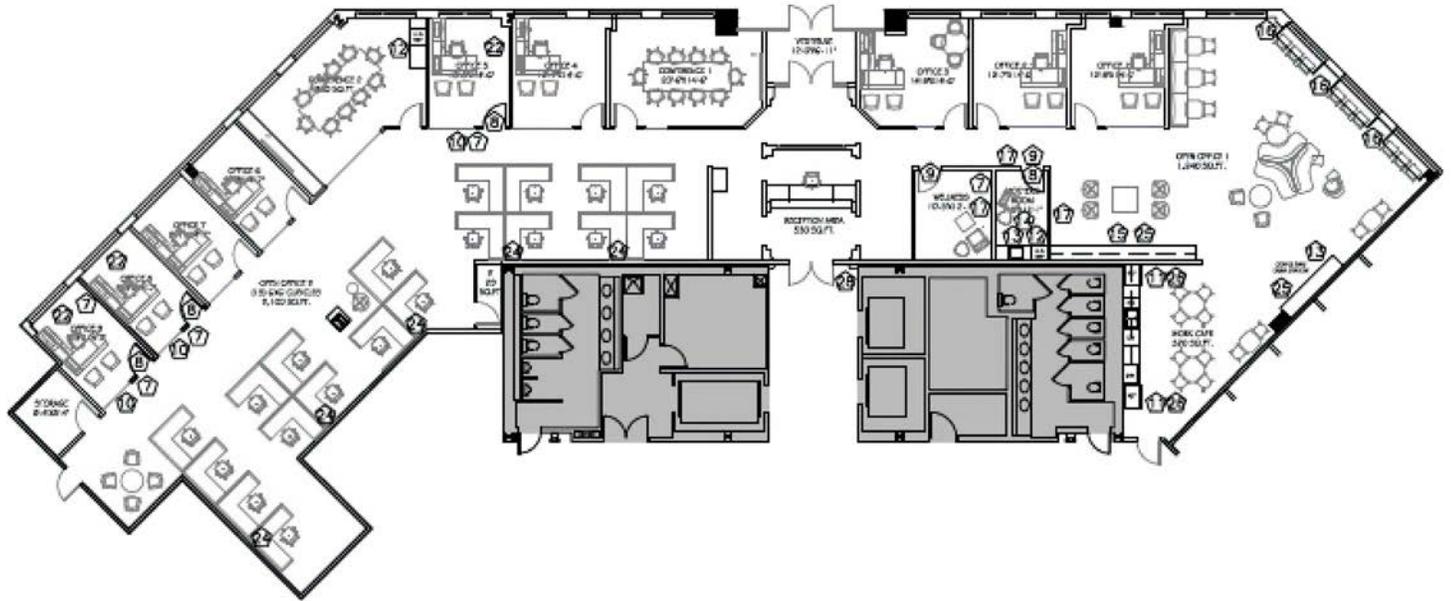
Cushman & Wakefield Copyright 10/15/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any 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.



# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125

## FLOOR PLAN SUITE 100 - 8,276 SF



**Ryan Thomas, SIOR**  
Vice President  
717 422 7725  
rthomas@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 10/15/25. 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.



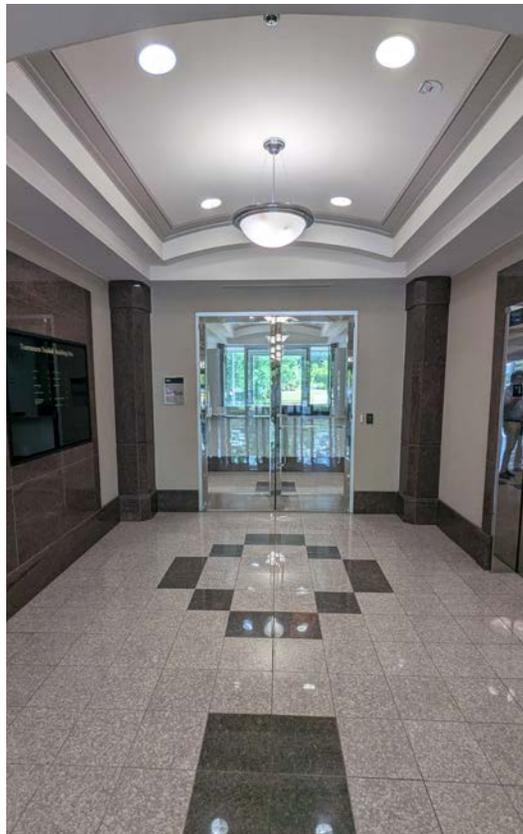
OFFICE SPACE **SUBLEASE**

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125



## CLASS "A" SUBURBAN OFFICE PROPERTY



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

Cushman & Wakefield Copyright 10/15/25. 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.



OFFICE SPACE **SUBLEASE**

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125

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



**Ryan Thomas, SIOR**  
Vice President  
717 422 7725  
rthomas@commadv.com

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

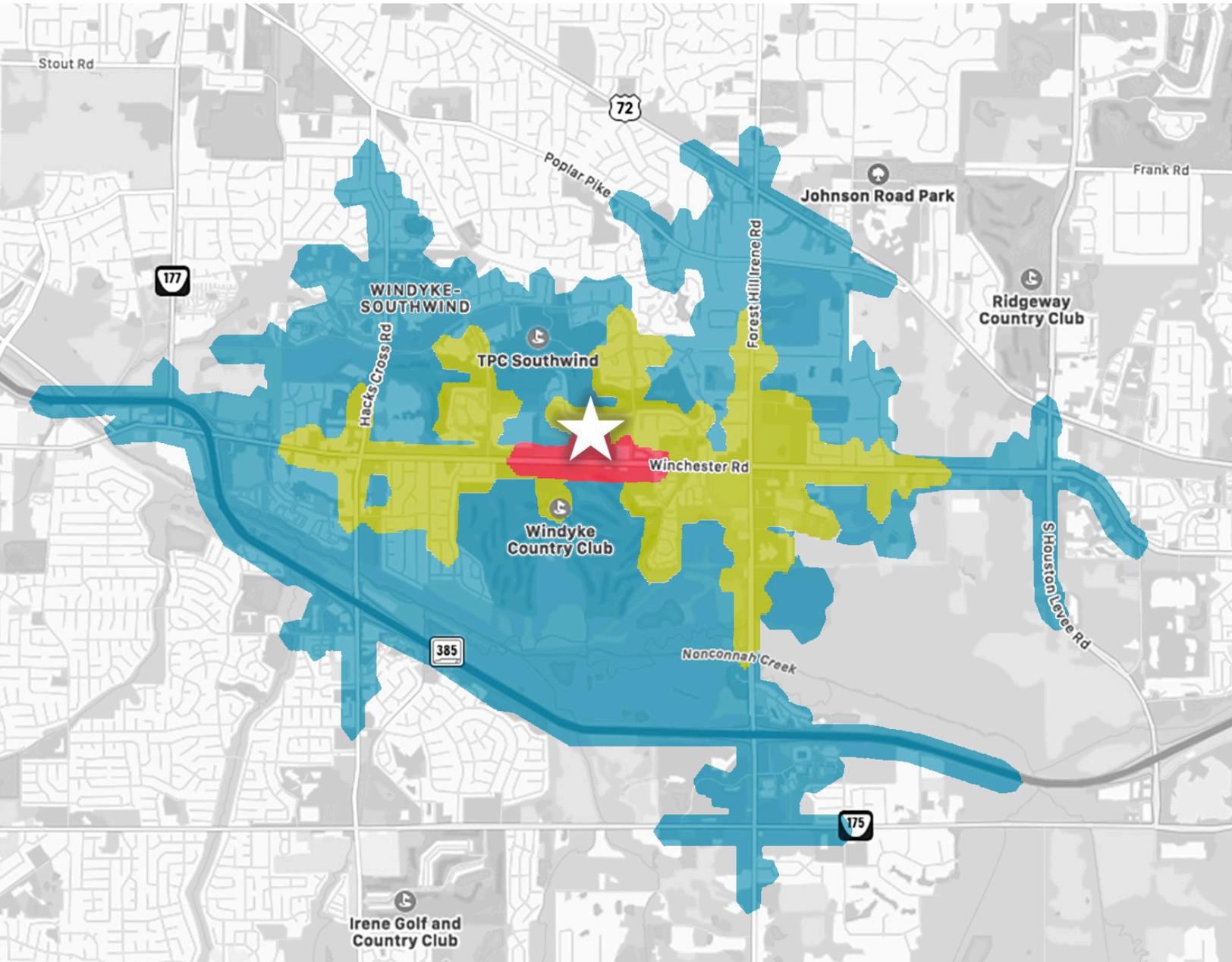
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 10/15/25. 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.

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125

## DRIVE TIME MAP



**1 MIN**

**3 MINS**

**5 MINS**

**Ryan Thomas, SIOR**  
Vice President  
717 422 7725  
rthomas@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 10/15/25. 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.

# TOURNAMENT TRAILS

8700 Trail Lake Dr W, Memphis, TN 38125

## AREA AMENITIES



### Traffic Counts

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

**Ryan Thomas, SIOR**  
 Vice President  
 717 422 7725  
 rthomas@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 10/15/25. 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.