

FOR LEASE

3251 Players Club Parkway

Memphis, TN 38125 | 385 Corridor Submarket

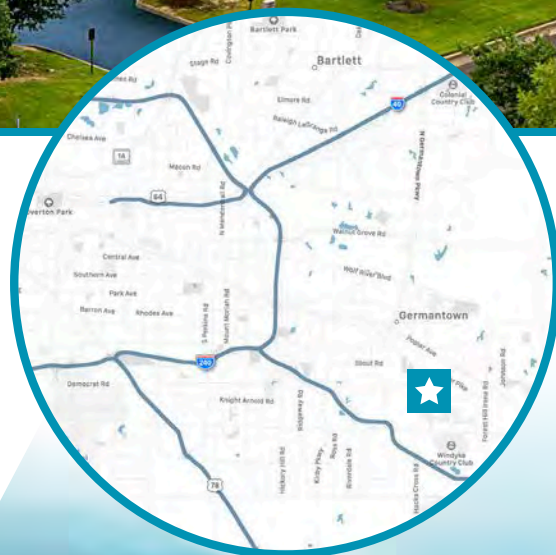
 CUSHMAN &
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Class “A” Office Property Property Highlights

- Opportunity to rebrand building
- Monument signage available
- 61,2673 SF (Divisible)
- Gated parking
- Above market parking ratio of 5.78/1,000 SF
- Significant corporate neighbors including FedEx World Headquarters, FedEx Freight, Sedgwick, Cigna, Verizon and International Paper
- Located adjacent to the prestigious neighborhood of Southwind and TPC World Championship Golf Course
- Two story office building
- 31,000 square foot floor plates
- Less than three miles to Highway 385 (5 Minutes)
- Large 500 KW, 625 KVA emergency generator
- Dock-high loading dock
- Easy ingress/egress



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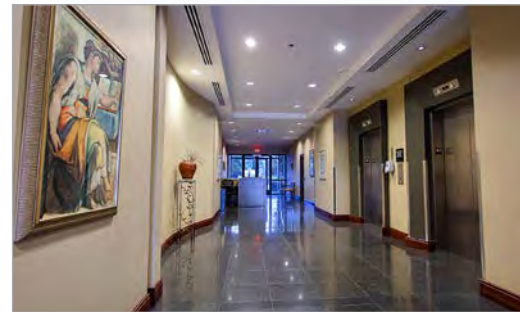
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CLASS "A" OFFICE PROPERTY



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FLOOR PLAN



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