



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

CHAMPION HILLS

3725 Champion Hills Dr. | Memphis, TN 38125



Available Suites

Suite 1100 - 1,336 SF - Available 12/1/25

Suite 3000 - 10,689 SF

Suite 3300 - 2,973 SF

CLASS A OFFICE SPACE

1,336 SF – 10,689 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Suite sizes vary from 1,336 SF – 10,689 SF
- Outdoor Patio for Tenant Use
- 24/7 Secure Access to Building
- Stunning views of Windyke Country Club Golf Course
- Direct proximity to the prestigious TPC Southwind Private Golf Club and Windyke Country Club
- Surrounding businesses include FedEx World Headquarters, Sedgwick, and International Paper
- Conveniently located near the intersection of Winchester Rd and Hacks Cross Rd, as well as I-385



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OFFICE SPACE FOR LEASE

THE PROPERTY



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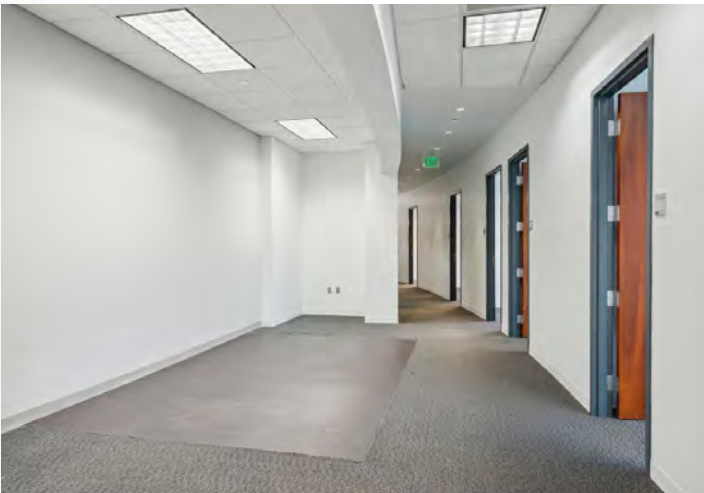
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SITE PLAN



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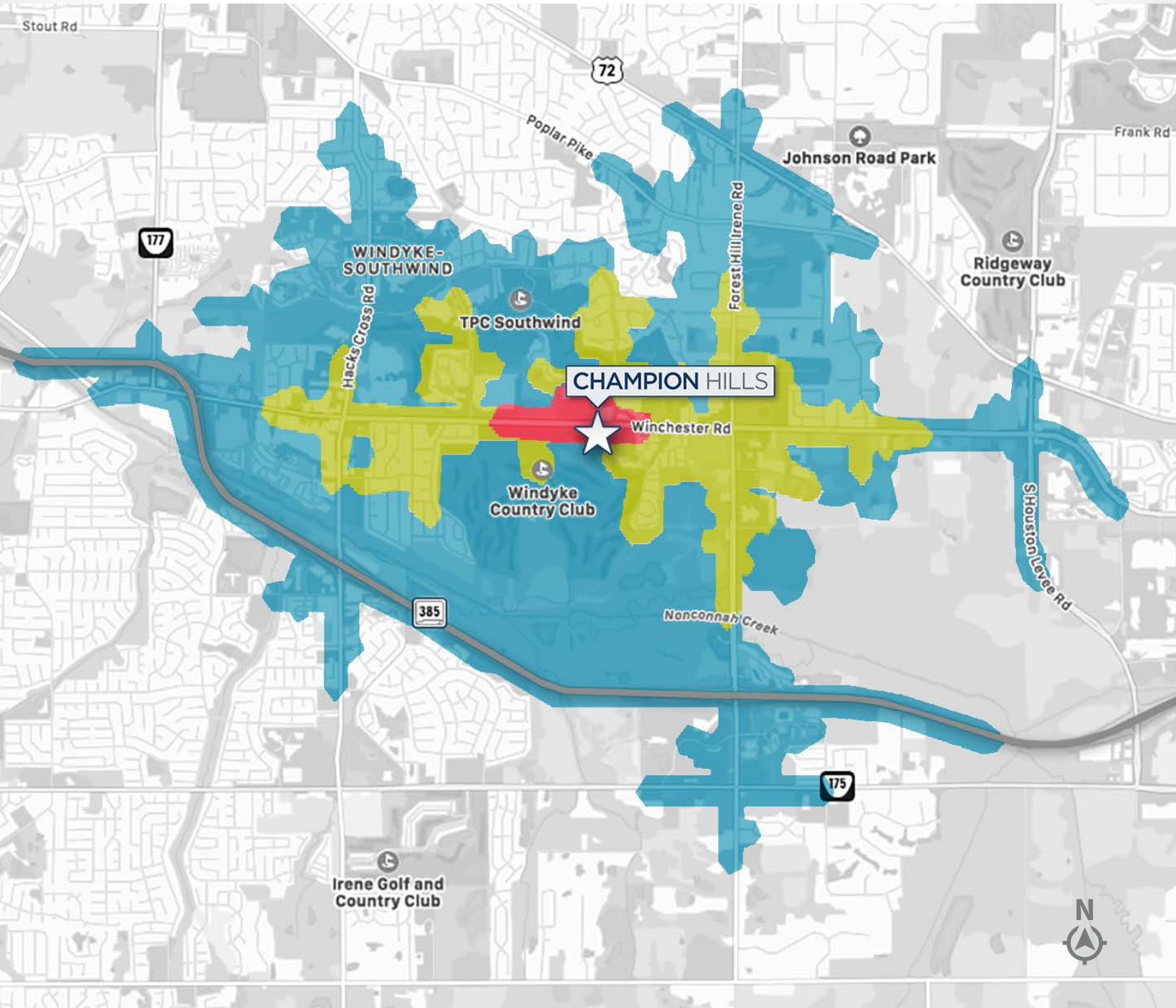
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DRIVE TIME MAP

1 MIN

3 MINS

5 MINS



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LOCAL AMENITIES

Situated in Shelby County, neighboring Windyke Country Club, and only a short drive from Germantown and Collierville. With its close proximity to FedEx World Headquarters, and the Mike Rose Soccer Complex, Champion Hills at Windyke is strategically positioned near various shopping, entertainment, and dining choices.



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