



## 1250 N Germantown Parkway

Cordova, Tennessee 38016

### Property Features

- Excellent location and visibility with monument signage along Germantown Parkway
- Signalized access with multiple ingress/egress points: Stoplight at the high traffic corner of Germantown Parkway and Cordova Road allows easy north and south egress along Germantown Parkway
- Recent improvements include parking lot resealing and striping, exterior painting, and new roofing for office building
- 60,000 vehicles per day



For more information:

**Brian Califf, CCIM**

901 526 3100 • [bcaliff@saigcompany.com](mailto:bcaliff@saigcompany.com)

For Lease

# Retail/Office



## LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable  
Total Space: 1,571 - 5,307 SF Lease Rate: \$16.00 - \$23.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 114	Available	1,571 SF	NNN	\$16.00 SF/yr	\$7.50 in expenses
Suite 120	Available	2,188 SF	NNN	\$16.00 SF/yr	\$7.50 in expenses
Suite 118	Available	5,307 SF	NNN	\$23.50 SF/yr	\$7.21 in expenses
Suite 117	Available	1,704 SF	NNN	\$16.00 SF/yr	\$7.21 in expenses