

GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018

 CUSHMAN &
WAKEFIELD |  COMMERCIAL
ADVISORS

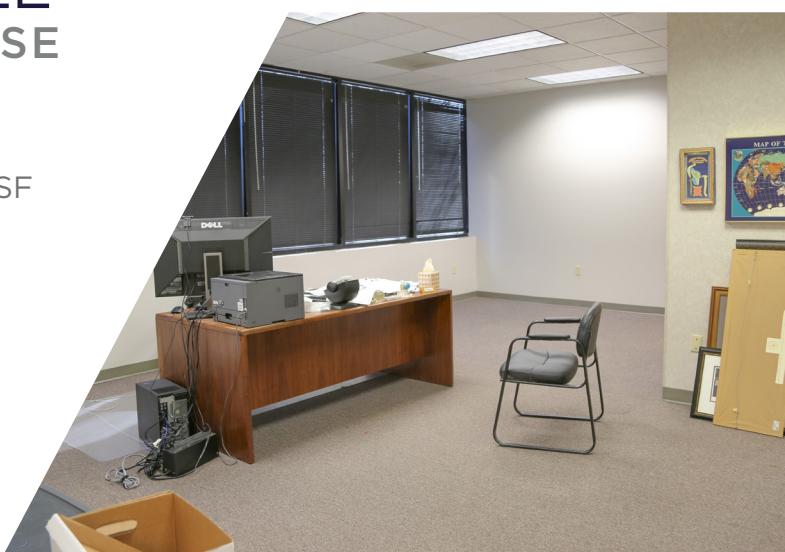
SUITES 409, 415 AND 417



**887 - 7,643 SF AVAILABLE
MULTIPLE SUITES FOR SUBLLEASE**

PROPERTY HIGHLIGHTS

- Sublease space ranging from 887 SF to 7,643 SF
 - Suite 409: 5,447 SF
 - Suite 415: 1,318 SF
 - Suite 417: 878 SF
- Lease EXP Date: Oct 31, 2027
- Sublease Rate: \$20.00 PSF
- Space includes offices and open work areas
- Existing Sound Proof Recording Studios
- Generator Backup for Suite 415 & 417



Caleb Park, SIOR
Associate Vice President
(901) 362-3454
cpark@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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

Cushman & Wakefield Copyright 2023. 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.

GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



SUITES 409, 415 AND 417

THE PROPERTY



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

Cushman & Wakefield Copyright 02/10/25. 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.

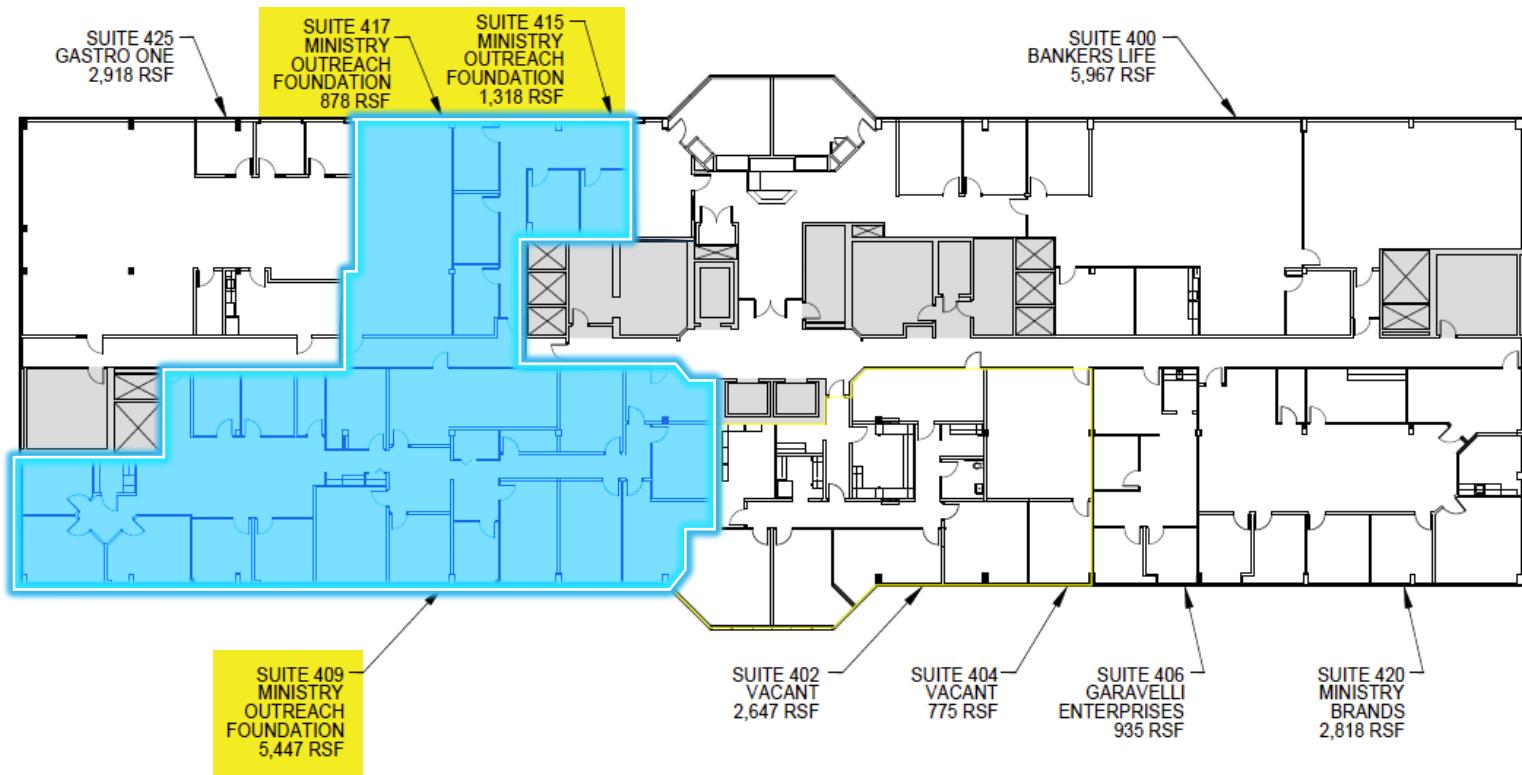
GERMANTOWN PARK - AT SHELBY FARMS

65 GERMANTOWN CT | CORDOVA, TN 38018



SUITES 409, 415 AND 417

AVAILABLE SUITES



Caleb Park, SIOR
Associate Vice President
(901) 362-3454
cpark@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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

Cushman & Wakefield Copyright 2023. 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.

GERMANTOWN PARK - AT SHELBY FARMS

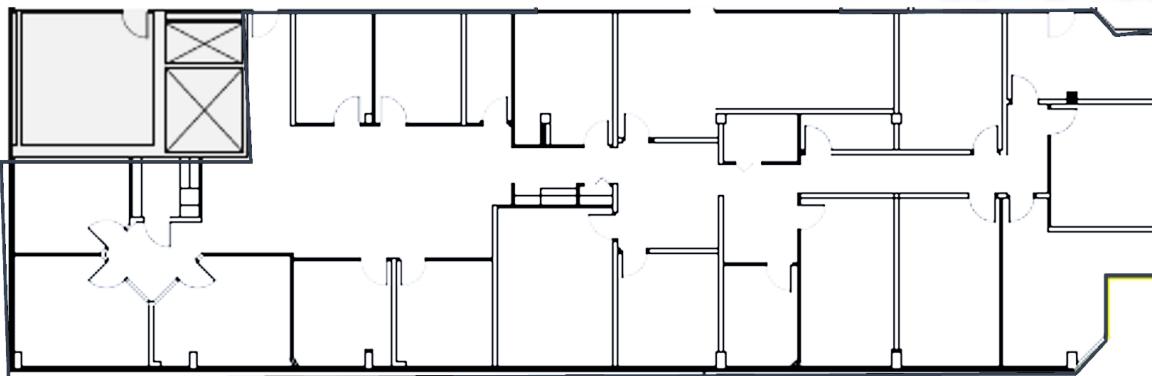
65 GERMANTOWN CT | CORDOVA, TN 38018



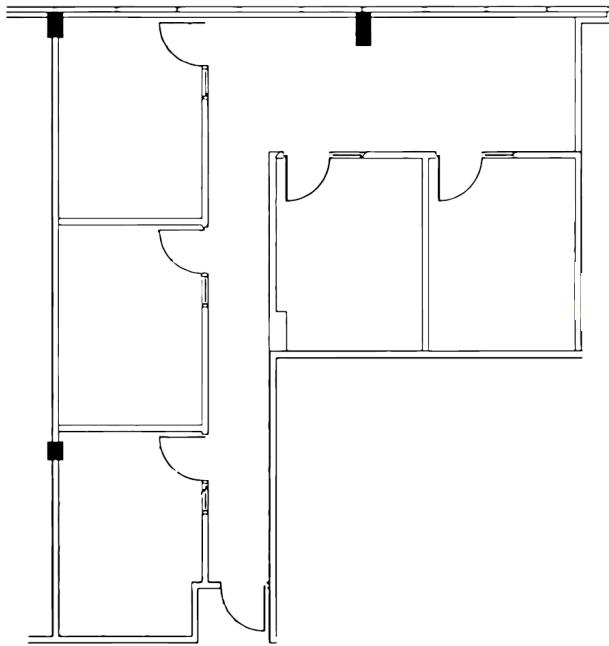
SUITES 409, 415 AND 417

AVAILABLE SUITES

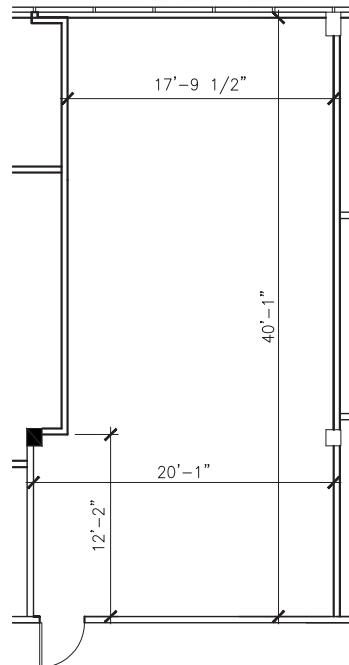
SUITE 409



SUITE 415



SUITE 417



Caleb Park, SIOR

Associate Vice President
(901) 362-3454
cpark@commadv.com

5101 Wheelis Drive, Suite 300
Memphis, TN 38117
Main: 901 366 6070
www.commadv.com

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

Cushman & Wakefield Copyright 2023. 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.