

SPACE AVAILABLE

MUST SEE! | MOVE-IN READY!

Designer Offices | 3,685 SF



CORDOVA STATION

8130 MACON STATION, SUITE 114
MEMPHIS, TN 38018

← Previously Occupied by Gill Properties →



6815 Poplar Avenue, Suite 110
Germantown, TN 38138
901.758.1100

GILL
PROPERTIES

For more information:

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PROPERTY HIGHLIGHTS

- **CORDOVA STATION:**

- ✓ Consists of Two Retail/Office Buildings: 8100 & 8130
- ✓ Pylon Signage on Germantown Rd.
- ✓ Distinct/Individual Retail/Office Fronts (Think Main St. Design)

- **STRONG CO-TENANANCY:**

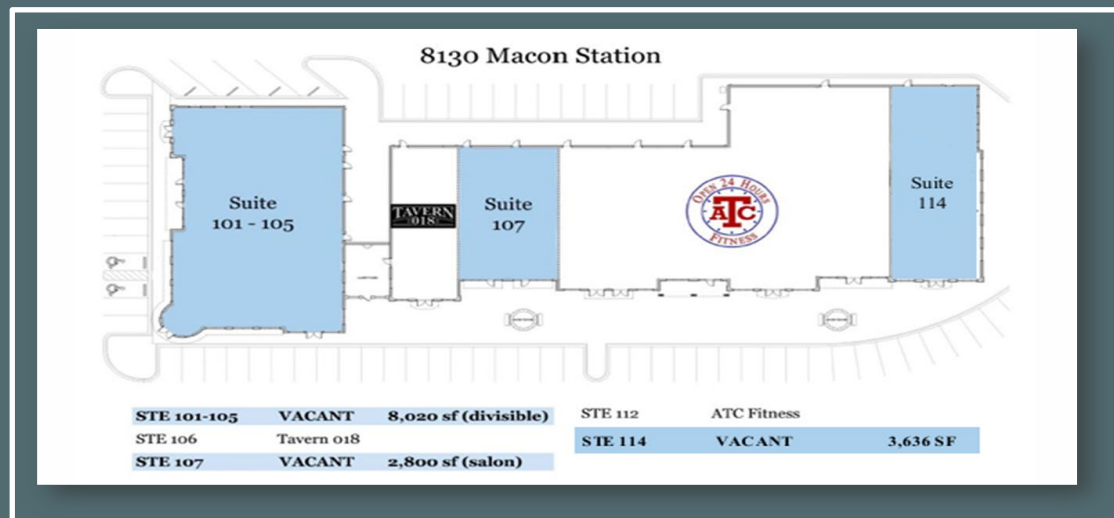
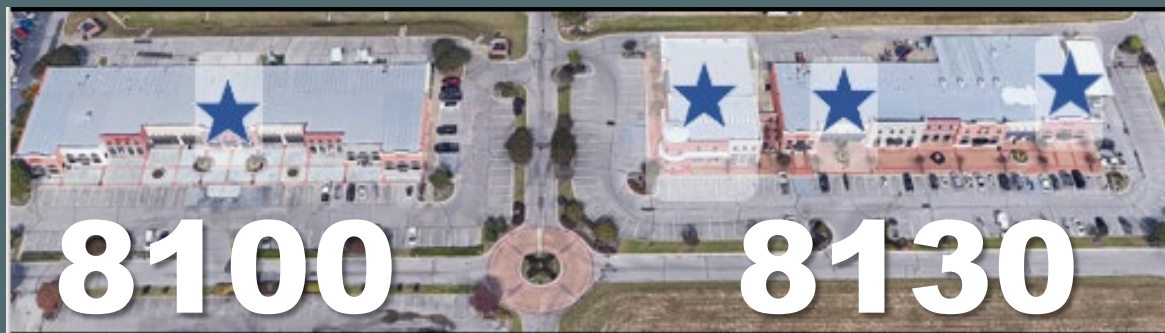
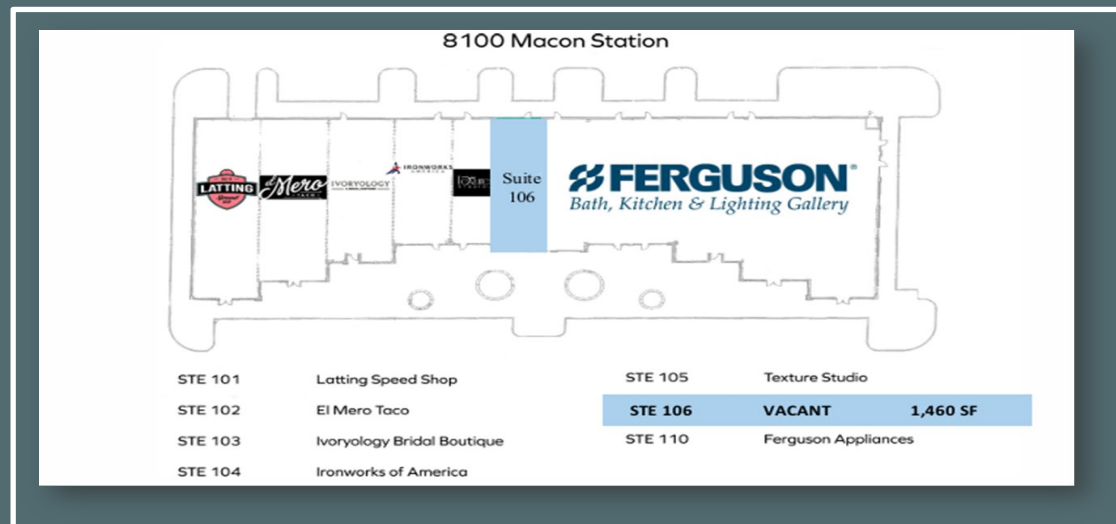
- ✓ Ferguson Lighting Gallery, Tavern 018, ATC Fitness, Latting Speed Shop, Ivoryology, Ironworks of America, El Mero and Texture Studio

- **PARKING:**

- ✓ Ample Parking Spaces for Visitors & Staff
- ✓ Drive-Up Options
- ✓ Suite 114: Six Designated Covered Spaces

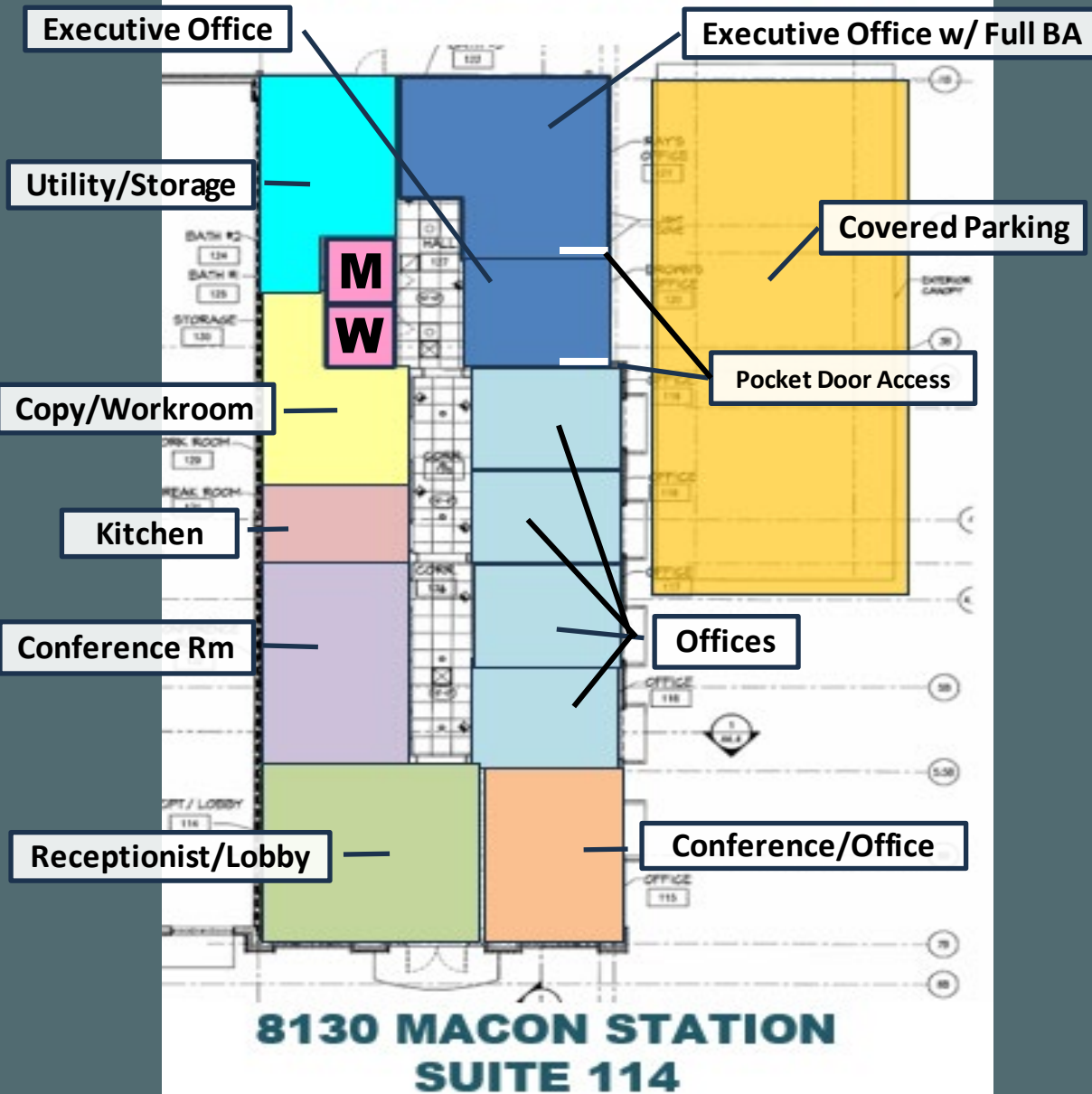
- **EXCEPTIONAL LOCATION:**

- ✓ Center located in the heart of Cordova's Retail Market Area
- ✓ Access off Germantown Pkwy & Macon Rd.
- ✓ 2.9 miles to I-40 & 5 miles to I-240
- ✓ 5 miles to Germantown & Bartlett



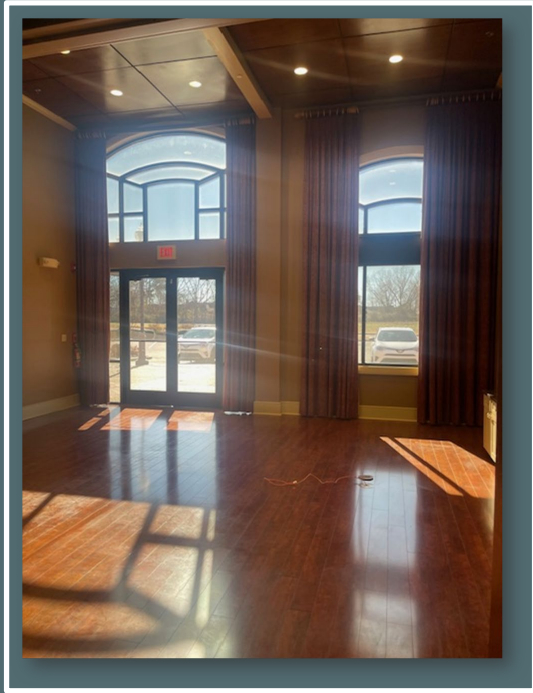
SUITE 114 | 3,685 SF

SPACE LAYOUT

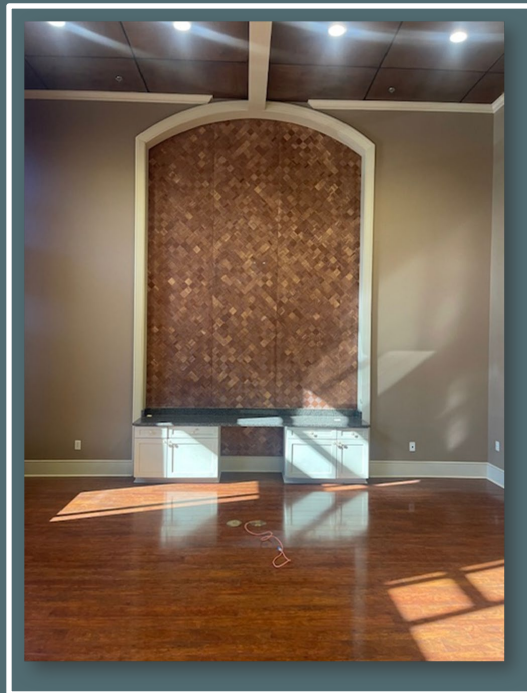


- ✓ Grand Entrance w/Open Receptionist/Lobby Area
- ✓ One Executive Corner Suite w/Private Bathroom & Tile Shower
- ✓ Seven Private Offices or Six & Small Conference Room
- ✓ Kitchen/Breakroom
- ✓ Copy/Work Room w/built-in cabinets, file cabinet/ storage closet, & abundant counter-top areas
- ✓ Three Restrooms
- ✓ Large Conference Room
- ✓ Spacious Storage/Utility Room w/ Shelving

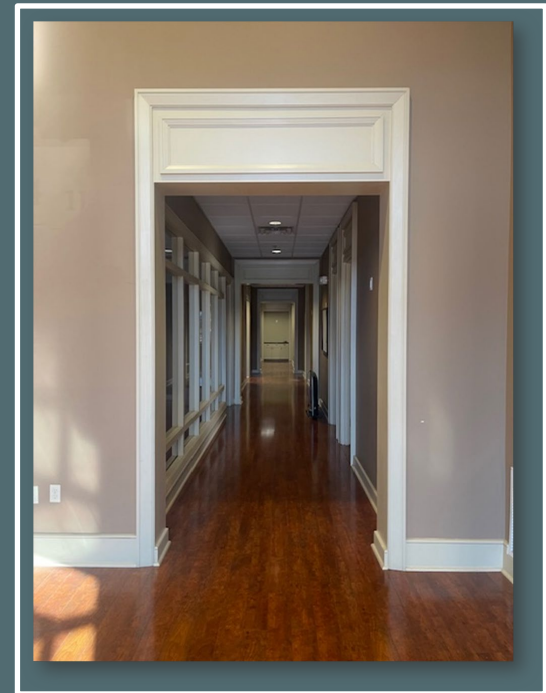
OFFICE HIGHLIGHTS



Impressive Space
Through-Out



Beautiful
Architecturally



Designer
Finishes

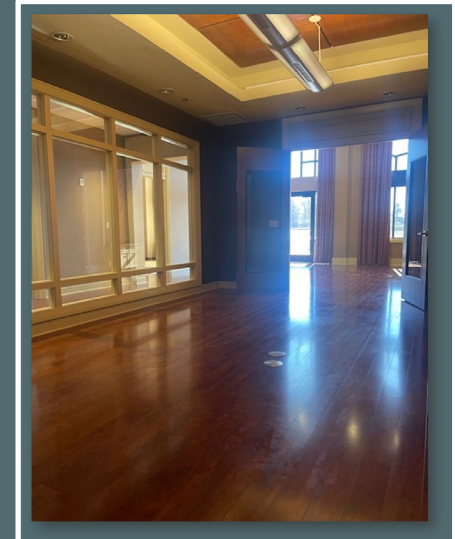
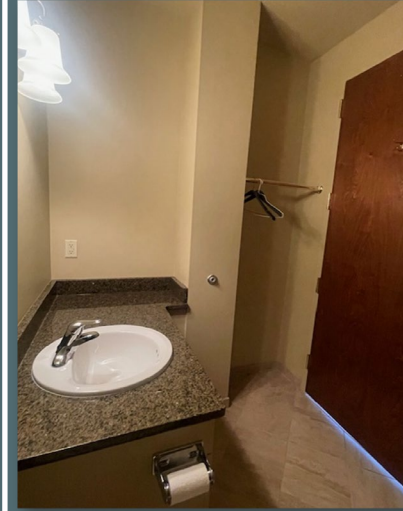
- ✓ Grand Entrance w/Large Open Receptionist and Lobby Area
- ✓ Expansive Floor to Ceiling Windows allowing for natural light
- ✓ Offices have window treatments, carpet or wood flooring & two have a closet
- ✓ 11' x 8' Corner Executive Suite w/Private Bathroom & Shower
- ✓ Smaller Executive Office w/Pocket Door Access to Main Executive Suite



CORDOVA STATION

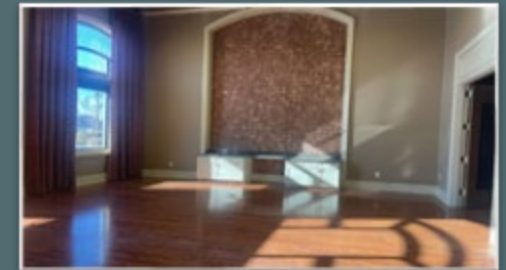
HIGH-END OFFICE SPACE

FIRST CLASS FINISHES | ELEGANT INTERIOR DESIGN



Executive Suite w/Private Full Bath

Elegant Conference Room



Expansive Reception Area



Functional Nook

Sm. Executive Office w/Pocket Door Access

Back Door Access

IT'S IN THE DETAILS



Copy/Work Room



Designated Covered Parking



Beautiful Ceiling Design & Lighting



Utility/File/Storage Room



Breakroom



Small Conference or Office

DEMOGRAPHICS



Monument Signage Available

DAILY TRAFFIC COUNTS



Macon Rd: 17,411+

N Germantown Rd: 53,600+

Population

Households

HH Income

DEMOGRAPHICS

1 MILE

9,569

4,193

\$82,334

3 MILE

58,789

23,930

\$93,068

5 MILE

147,504

58,880

\$104,174

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