

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:

Patty Bullock (C) 901.488.1008
Jennifer Stewart (C) 901.652.3778

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-TENANCY:**

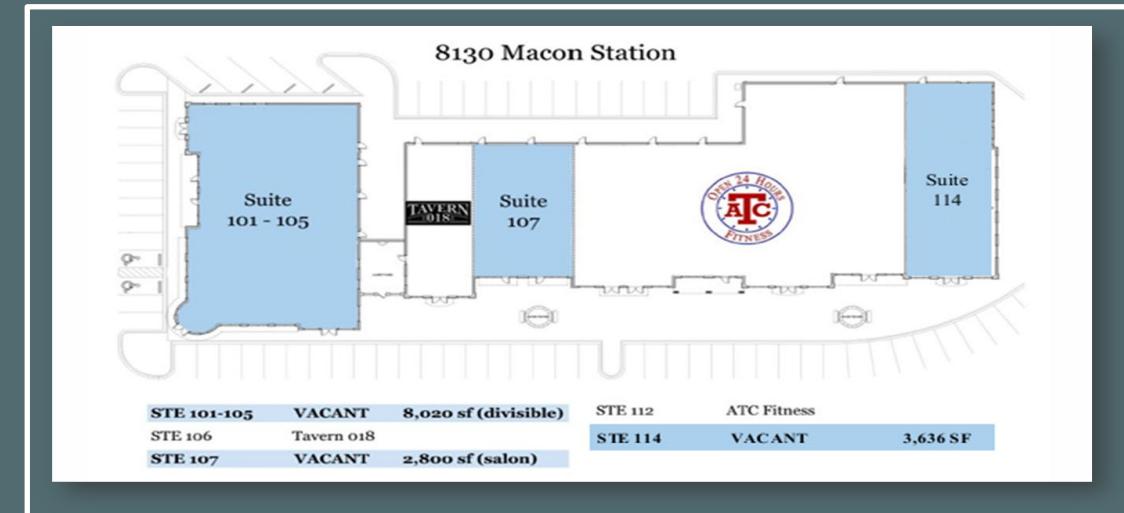
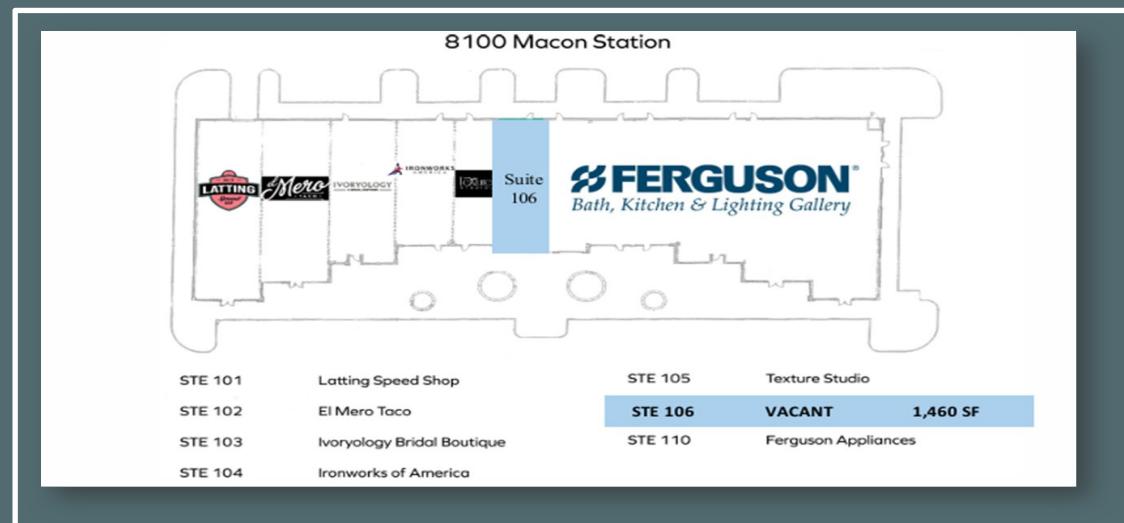
- ✓ Ferguson Lighting Gallery, Tavern 018, ATC Fitness, Latting Speed Shop, Ivoryology, Ironworks of America, El Mero and Texture Studio

- **PARKING:**

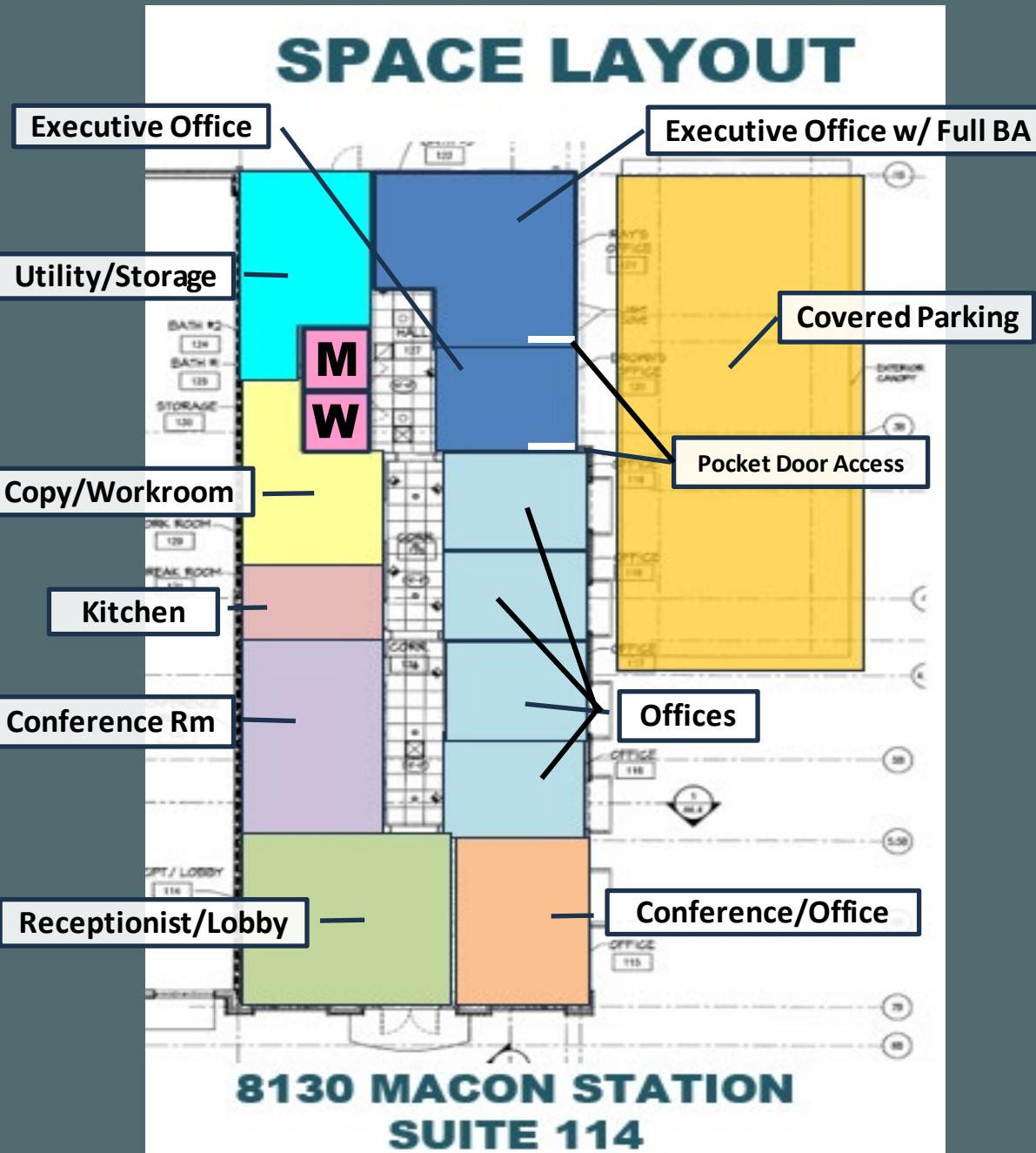
- ✓ Ample Parking Spaces for Visitors & Staff
- ✓ Drive-Up Options
- ✓ Suite 114: Six Designated Covered Spaces

- **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

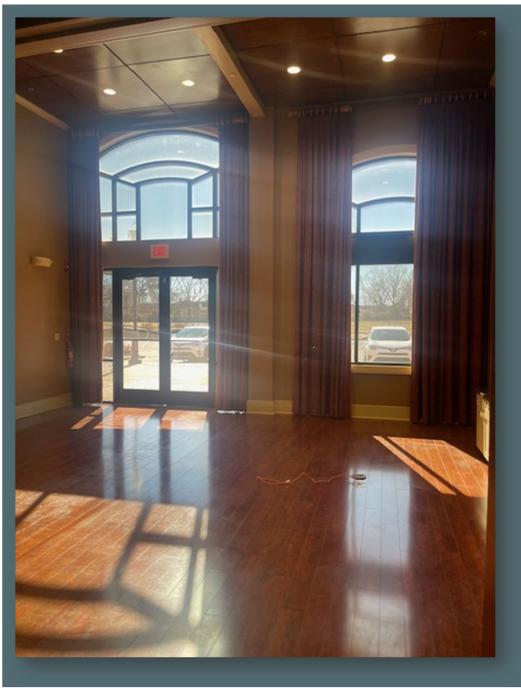


SUITE 114 | 3,685 SF



- ✓ 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

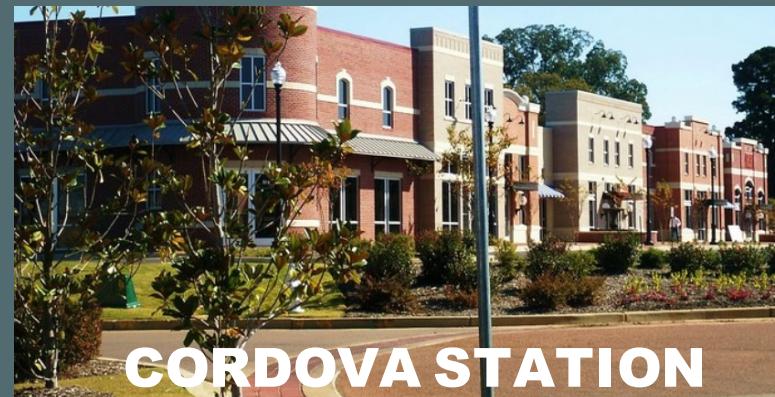


Beautiful
Architecturally



Designer
Finishes

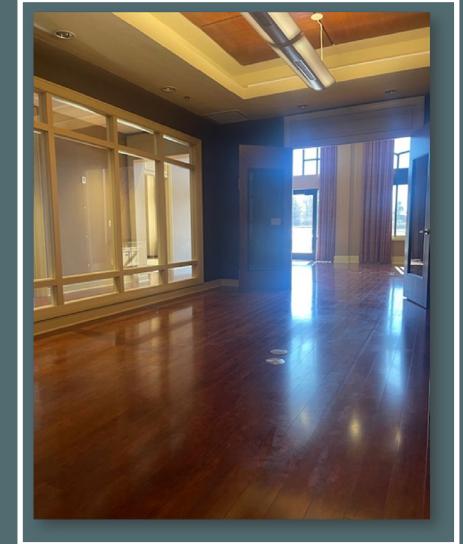
- ✓ Grand Entrance w/Large Open Receptionist and Lobby Area
- ✓ Expansive Floor to Ceiling Windows allowing for natural light
- ✓ Offices have window treatments, carpet or wood flooring & two have a closet
- ✓ 11' x 8' Corner Executive Suite w/Private Bathroom & Shower
- ✓ Smaller Executive Office w/Pocket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

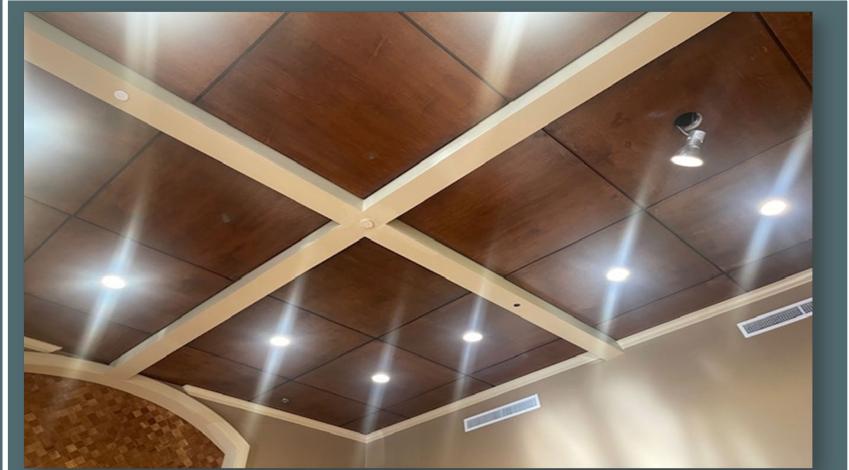
IT'S IN THE DETAILS



Copy/Work Room



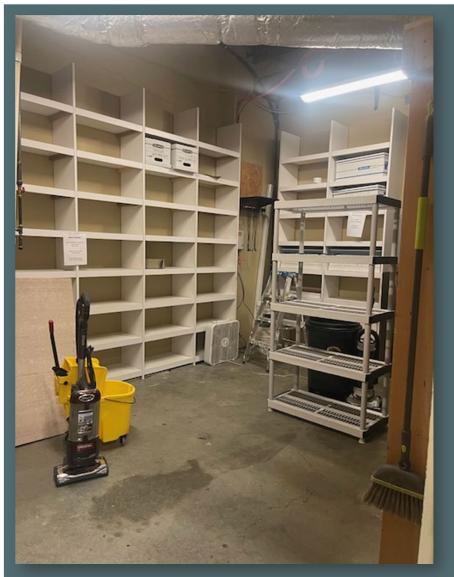
Designated Covered Parking



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+

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	9,569	58,789	147,504
Households	4,193	23,930	58,880
HH Income	\$82,334	\$93,068	\$104,174

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Main Office No.
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