

FOR LEASE

**Germantown Pkwy Medical Center**  
**8035 Club Parkway / Cordova, TN**  
**Northeast Submarket**

MEDICAL READY OFFICE SPACE



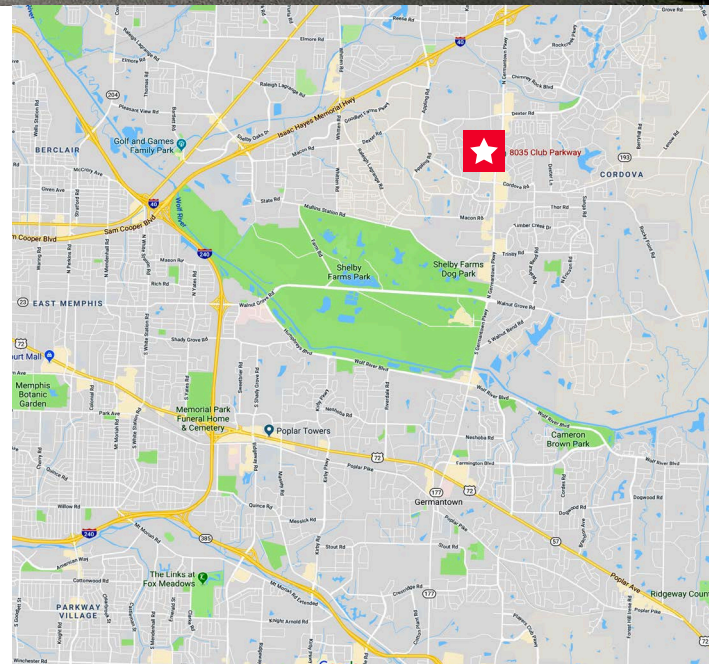
**OFFICE SPACE FOR LEASE**  
**1,632 - 3,320 SF Available**

**Property Highlights**

- Traffic light at the corner of Germantown Parkway and Club Parkway for easy access
- Beautifully landscaped property
- Very high visibility from Germantown Parkway
- Monument signage facing Germantown Parkway

**Building Features**

Total Building	20,825 SF
Total SF Available	1,632 SF 8065 Club Pkwy 3,320 SF 8075 Club Pkwy
Year Built	1992



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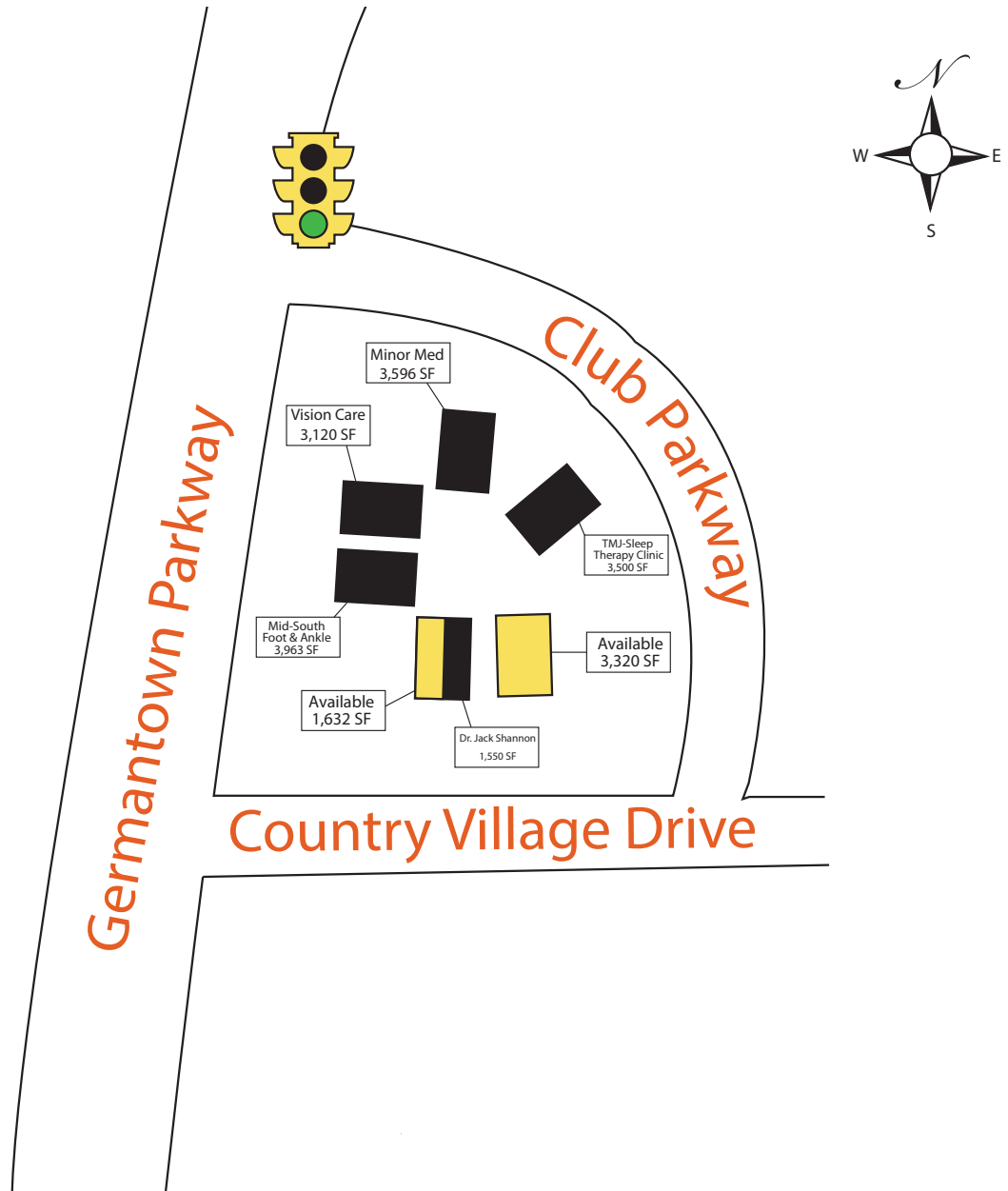


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# Germantown Pkwy Medical Center

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Northeast Submarket

Germantown Parkway Medical Center consists of six individual medical office buildings (MOB's) encompassing approximately 20,825 total square feet. There are approximately 183 parking spaces located around the perimeter of the property, giving front door parking to each MOB. The property has a high visibility from Germantown Parkway. Current traffic counts for this location average approximately 75,000 vehicles per day resulting in significant exposure for tenants.



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