



Champion Hills Office Park

3725 Champion Hills · Memphis, TN 38125



- 78,688 SqFt Office Space with 245 parking spaces
- Overlooks Windyke Country Club
- Direct access to I-240
- High-speed broadband available from Memphis Network

Champion Hills Office Park is a prime location office building in a high growth area that overlooks the Windyke Country Club. Champion Hills Office Park has lobby finishes including granite floors, glass handrails overlooking the lower atrium, 12' ceilings, special lighting, wood wall panels and decorative wall coverings. This building has easy access to the entire city via the 385 Corridor and I-240.

Market Information

Memphis, Tennessee is located near the geographic center of the country and has become known as "America's Distribution Center" through its superior distribution, logistics and transportation infrastructure. The Memphis International Airport is the world's busiest cargo airport, with 15 cargo airlines. Because of its river crossing, Memphis is a gateway city that plays a major role in national rail transportation with five Class I railroads converging in Memphis. The Port of Memphis located south of downtown is the second largest inland port on the Mississippi River and the fourth busiest in the country.

Over one million residents live in the Memphis area and over 8 million domestic and international visitors come to Memphis each year. Major areas of employment include distribution, financial services, healthcare, and retail. The international headquarters of FedEx employs 30,000 people in the region, more than any other single business. Additionally, the NBA Memphis Grizzlies were established in 2002 and recently opened their new stadium, the FedExForum.

In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held each year, including the Memphis in May Beale Street Music Festival which brings people from all over the world to the Bluff City.

MEMPHIS





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SubMarket Information

MEMPHIS · 385 CORRIDOR · OFFICE

The Eastern Boundary is the Shelby/Fayette County Line. The Southern Boundary is the Shelby/Desoto County Line. The Northern Boundary is the Wolf River. The Western Boundary is Mendenhall North to Nonconnah Parkway, Southeast on Nonconnah to Germantown Parkway, and North on Germantown Parkway to the Wolf River.

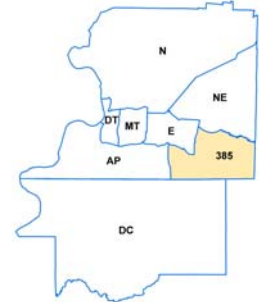


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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
3725 Champion Hills Dr. #1300	1300	3,135 (SF)	OFFICE
3725 Champion Hills Dr., #1800	1800	2,086 (SF)	OFFICE



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UNIT INFORMATION

Unit ID: 1300

Address: 3725 Champion Hills Dr. #1300 Memphis, TN 38125

Unit Area: 3,135 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: 1800

Address: 3725 Champion Hills Dr., #1800 Memphis, TN 38125

Unit Area: 2,086 Square Feet Available

● **Exterior Walls:**

Available from Asset Management Services

● **Loading:**

Available from Asset Management Services

Available from Asset Management Services

● **Floors:**

Available from Asset Management Services

● **Clear Heights:**

Available from Asset Management Services

● **Fire Suppression:**

Available from Asset Management Services

● **Column Spacing:**

Available from Asset Management Services

● **HVAC:**

Available from Asset Management Services

● **Roofing System:**

Available from Asset Management Services

● **Lighting:**

Available from Asset Management Services

● **Parking Area:**

Available from Asset Management Services

● **Electrical:**

Available from Asset Management Services