



Shelby Oaks Summer Trees

Summer Trees @ Shelby Oaks · Memphis, TN 38134



- 60,000 SqFt with Full Service Leases
- Italian Marble floors, stainless trim, three story atrium
- Park-like setting with 400 car parking lot
- 24 hour Security Patrol

Summertrees Place is located in the northwest quadrant of I-40 and Sycamore View and less than one mile from the convenient I-240 / I-40 interchange and the hub of rapidly expanding East Memphis area, these offices offer a prime east Memphis location in an upscale environment. It's convenient to nearby restaurants, recreation, hotels, commercial centers and suburban residential areas. Also close by are jogging trails, Wimbledon Sportsplex, Shelby Farms and other popular recreational spots. It is 15 minutes from downtown, 20 minutes from the Memphis International Airport and 5 minutes from a Federal Express Delivery Hub. If you're looking for a Class A office space, this is the location for you.

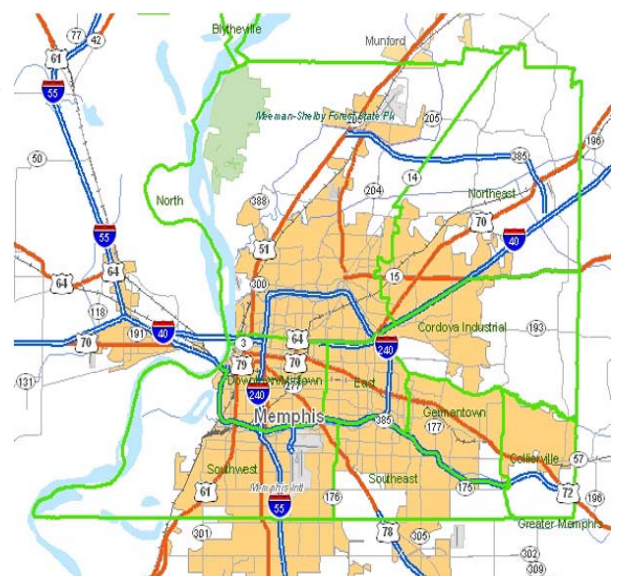
Market Information

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.

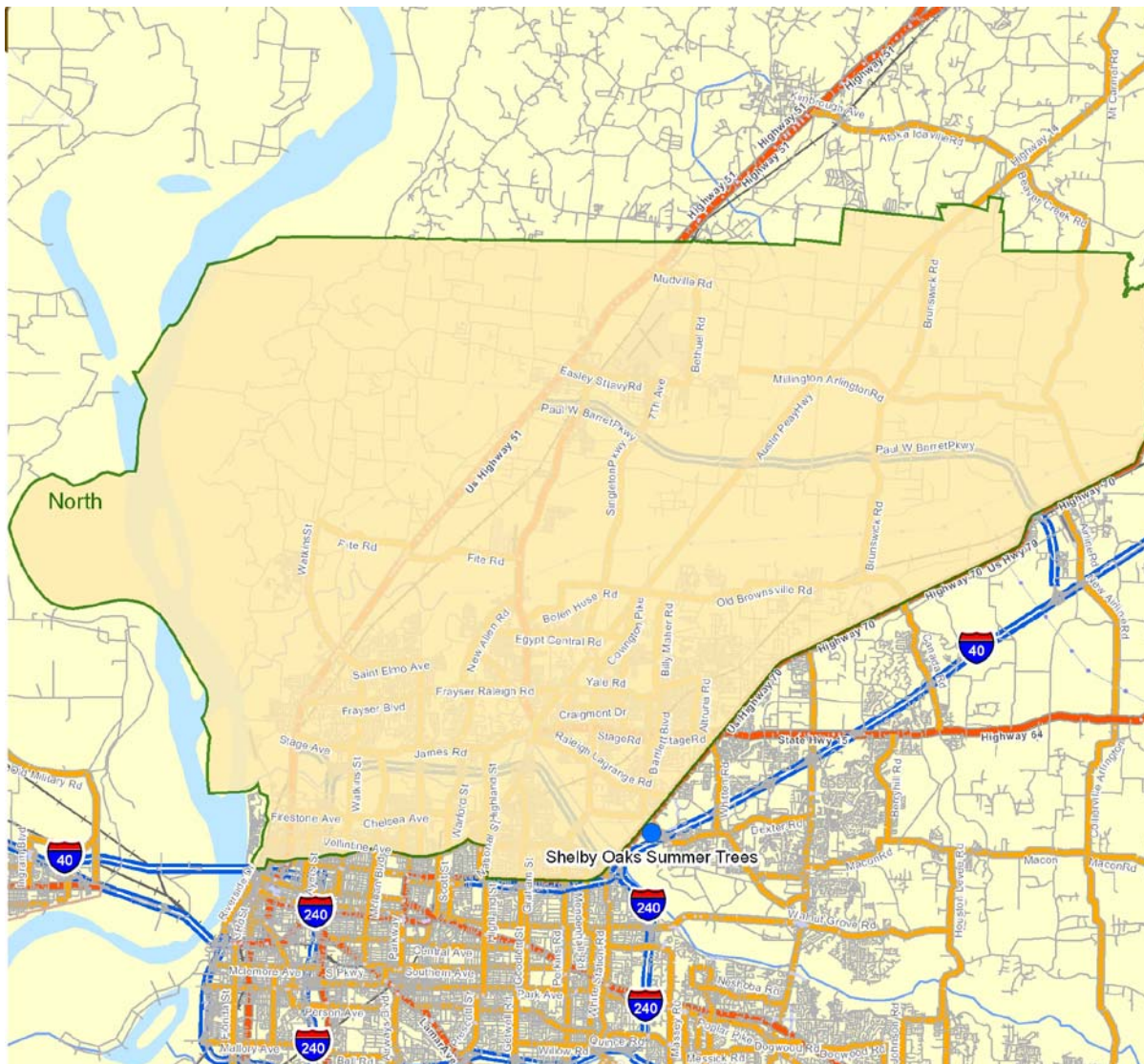
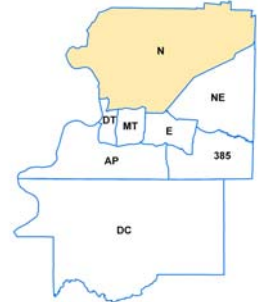
In addition to its superior infrastructure, Memphis is recognized for its vibrant and growing downtown. Memphis is known for its music that is a mixture of blues, rock and roll, R & B, and gospel that creates an infectious blend of soul and sensation unique to the city. Many music festivals are held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

MEMPHIS





SubMarket Information





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Available Units

<u>BUILDING</u>	<u>UNIT</u>	<u>TOTAL RENTABLE</u>	<u>USE TYPE</u>
5865 Summertrees Circle	0200	8,792 (SF)	OFFICE
5865 Summertrees Circle	0300	22,999 (SF)	OFFICE



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UNIT INFORMATION

Unit ID: 0200

Address: 5865 Summertrees Circle Memphis, TN 38134

Unit Area: 8,792 Square Feet Available

● Exterior Walls:

Material: Glass
Curtain Wall

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 12'

● Fire Suppression:

Type: Wet

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: Boiler

● Roofing System:

Material: Modified Bitumen

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services



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UNIT INFORMATION

Unit ID: 0300

Address: 5865 Summertrees Circle Memphis, TN 38134

Unit Area: 22,999 Square Feet Available

● Exterior Walls:

Material: Glass
Curtain Wall

● Loading:

Loading Docks - 0

Drive-In Doors - 0

● Floors:

Concrete

● Clear Heights:

Min. Heights: 12'

● Fire Suppression:

Type: Wet

● Column Spacing:

Available from Asset Management Services

● HVAC:

Type: Boiler

● Roofing System:

Material: Modified Bitumen

● Lighting:

Type: Fluorescent

● Parking Area:

Available from Asset Management Services

● Electrical:

Available from Asset Management Services