

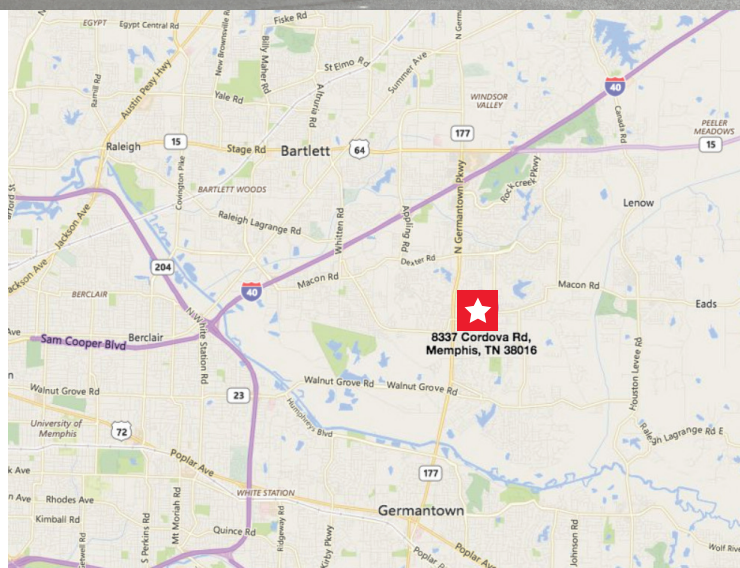


Office Building for Lease or Sale

4,216+/- Total SF Available

Property Highlights

- Located at hard corner of Cordova and Cully Roads
- Class B Office Building Built in 2005
- 19 free and one additional handicap parking spaces; approximate ratio of 4.7 / 1,000 sf
- Brick and wood frame high quality construction
- Professional office layout with contemporary design
- Private exterior offices and interior glass conference room
- Second floor built out with combination office and open areas



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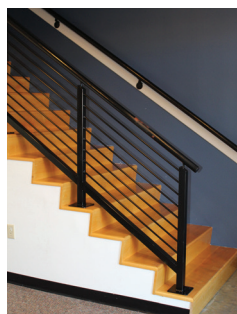
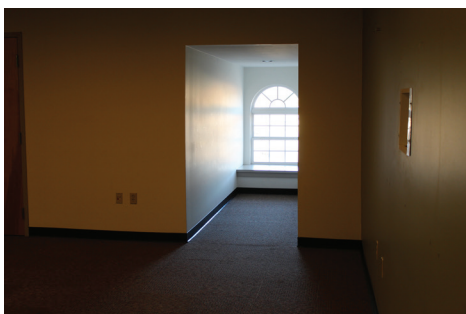
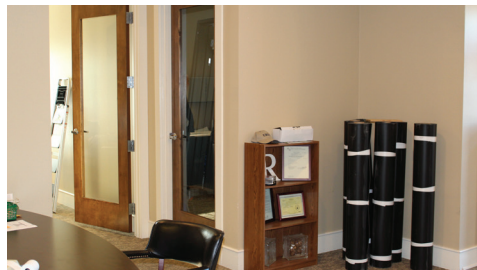
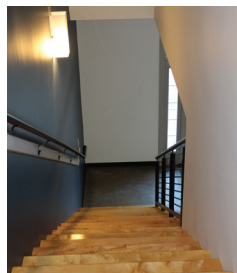


COMMERCIAL
ADVISORS

FOR SALE OR LEASE

8337 Cordova Road
Cordova, TN 38016
Northeast Submarket

PROPERTY PHOTOS



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FLOOR PLANS

1st Floor Green: 1,571 (with half stair)

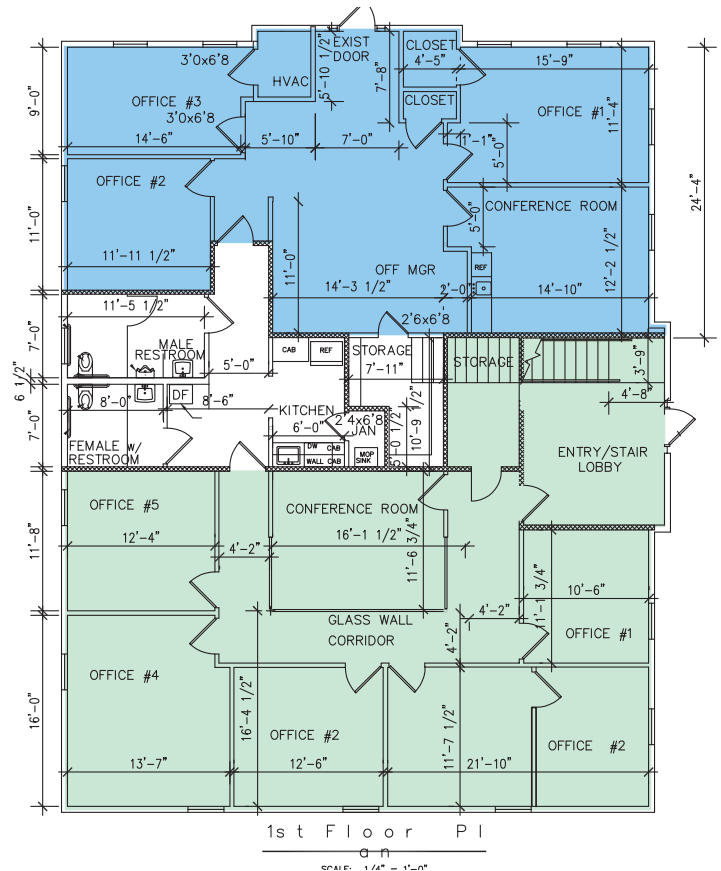
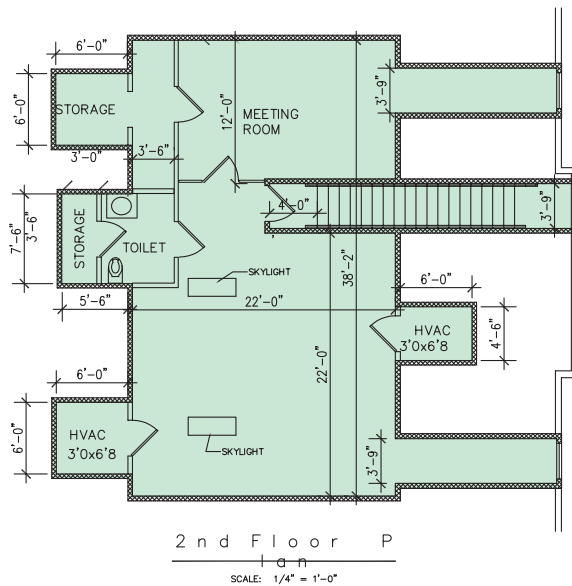
2nd Floor Green: 1,070 (with half stair)

2,641 Total Green

Common: 348 (excludes storage, assume this would be shared 50% by new tenant unless it's weighted by percentage of leased space.)

Blue: 1,227 (includes storage room)

4,216 total for both floors



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