Office Space for Lease
746 - 1,526 SF of Contiguous Space

Property Highlights

- Situated between Germantown Parkway and Timber Creek Drive
- Traffic signals at Walnut Run and Germantown Parkway
- Each availability located on the ground floor
- Close proximity to communities of Germantown, East Memphis & Cordova
- Several restaurants, banks and other amenities nearby, including McAlister’s Deli, Chipotle Mexican Grill, Panera Bread, Villa Castrioti, Menchie’s Frozen Yogurt, Kroger, Regions Bank, etc.
- 3.00/1,000 SF parking
- Shelby Farms Park just five minutes away

Availabilities

<table>
<thead>
<tr>
<th>Suite</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suite 3</td>
<td>894 SF</td>
</tr>
<tr>
<td>Suite 6</td>
<td>780 SF</td>
</tr>
<tr>
<td>Suite 7</td>
<td>746 SF</td>
</tr>
<tr>
<td>Suites 6 &amp; 7</td>
<td>1,526 SF</td>
</tr>
</tbody>
</table>

Casey Flannery
Senior Associate
901 362 2946
cflannery@commadv.com

FOR LEASE
763 Walnut Knoll Lane
Memphis, TN
Northeast Submarket

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