

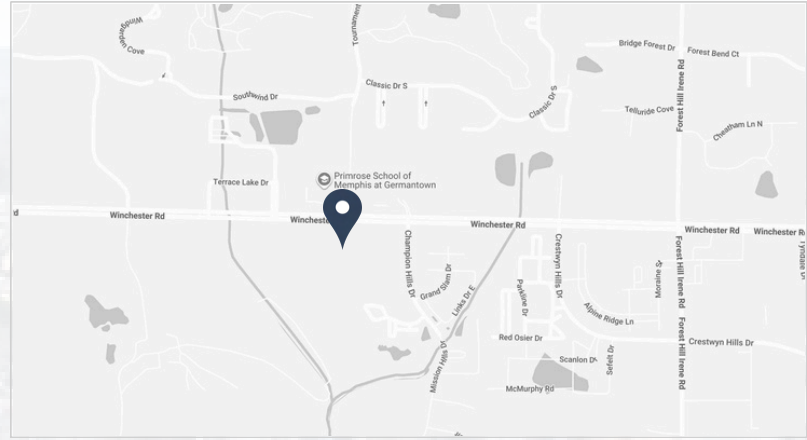
FOR LEASE

CHAMPION HILLS

3725 CHAMPION HILLS DR | MEMPHIS, TN 38125

CHAMPION HILLS

3725 CHAMPION HILLS DRIVE



PROPERTY DESCRIPTION

Champion Hills is a Class A office building offering flexible third-floor availability with expansive views and abundant natural light. Suite sizes range from 2,539 SF to 10,689 SF, with opportunities available for larger users. The building offers immediate occupancy within a professionally managed environment.

PROPERTY HIGHLIGHTS

- Third-floor suites from 2,539 SF to 10,689 SF (13,228 SF total available)
- Golf course views with abundant natural light
- Available suites and immediate occupancy options
- Class A building with secure 24/7 access
- Outdoor patio, common areas, and on-site surface parking
- Strong tenant mix and professional management
- Area Retailers: FedEx Headquarters, Nike Headquarters, and Methodist Medical Group
- Traffic Counts: Winchester Road (19,732 AADT), Hacks Cross Road (28,081 AADT), and I-385 (76,608 AADT)



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PROPERTY AMENITIES

RENOVATED COMMON AREAS



SECURE OFFICE ENVIRONMENT



VERSATILE OFFICE SPACE



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OFFICE AVAILABILITY

This exceptional top-floor suite offers a premier Class A office environment with expansive golf course views, abundant natural light, and an impressive glass-front reception area that creates a welcoming atmosphere while maintaining a commanding professional presence. Efficiently designed, the suite features 17 private offices, two oversized conference rooms, a spacious copy and production area, and a dedicated kitchen and break area. Accessible via the main elevator lobby or a dedicated service elevator, the suite combines convenience, functionality, and sophistication — ideal for a company seeking a polished professional environment that leaves a lasting impression.

AVAILABLE OFFICE SUITES

SUITE	TENANT NAME	SPACE SIZE
Suite 1100	Available	1,336 RSF
Suite 1200	Available	1,311 RSF
Suite 3400	Available	1,120 RSF



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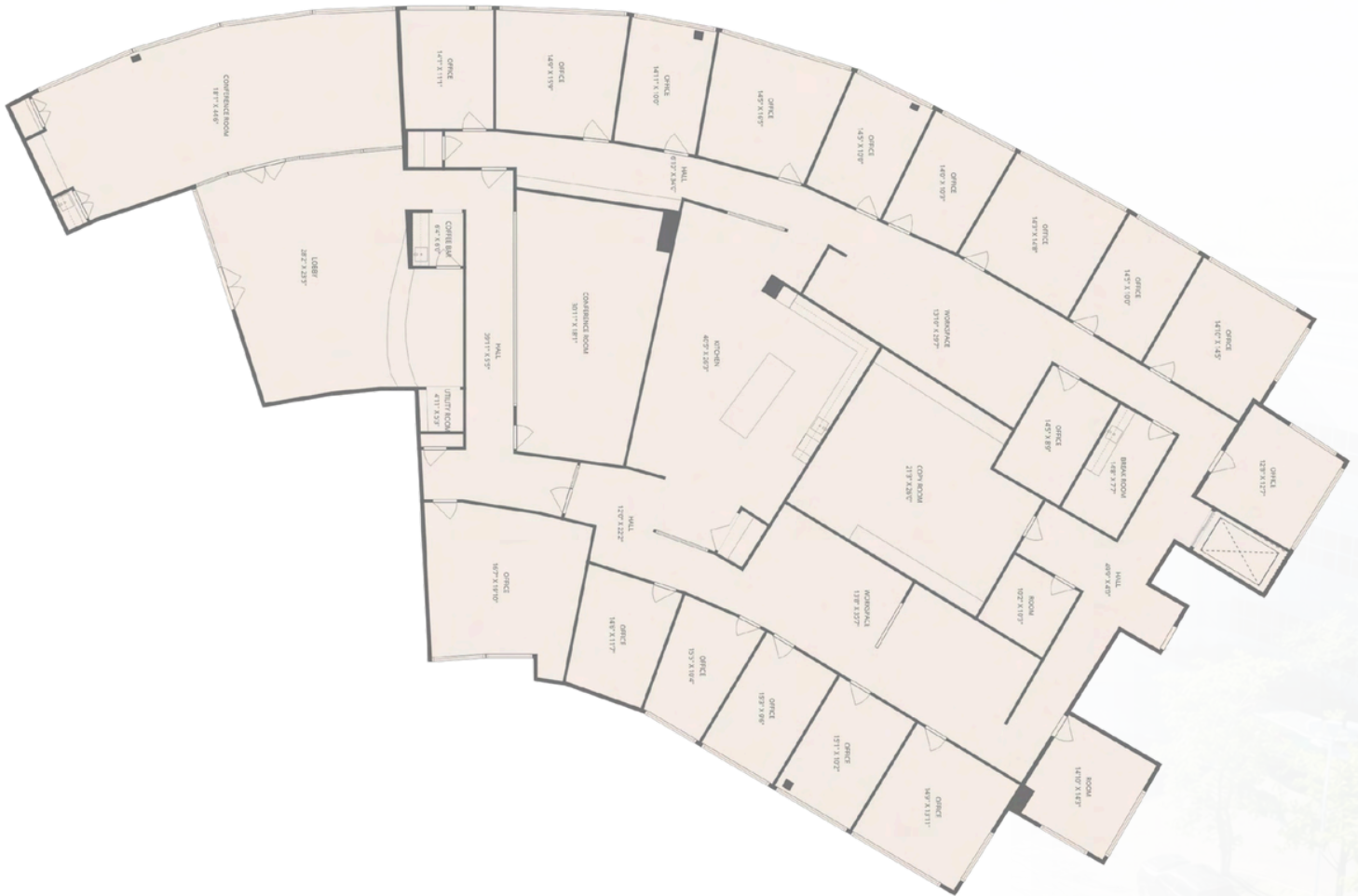
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OFFICE AVAILABILITY

This 10,689 SF third-floor office suite offers a clean, functional layout suited for a variety of professional users. The space includes a large lobby and reception area, more than 17 private offices, two oversized conference rooms, a dedicated kitchen, and a large copy room. Located directly off the elevator with its own service elevator access, 3300 provides both convenience and efficiency for day-to-day operations. Large windows throughout the space overlook Windyke Golf Course, bringing in strong natural light and attractive views.

AVAILABLE OFFICE SUITE

SUITE	TENANT NAME	SPACE SIZE
Suite 3000	Available	10,689 SF



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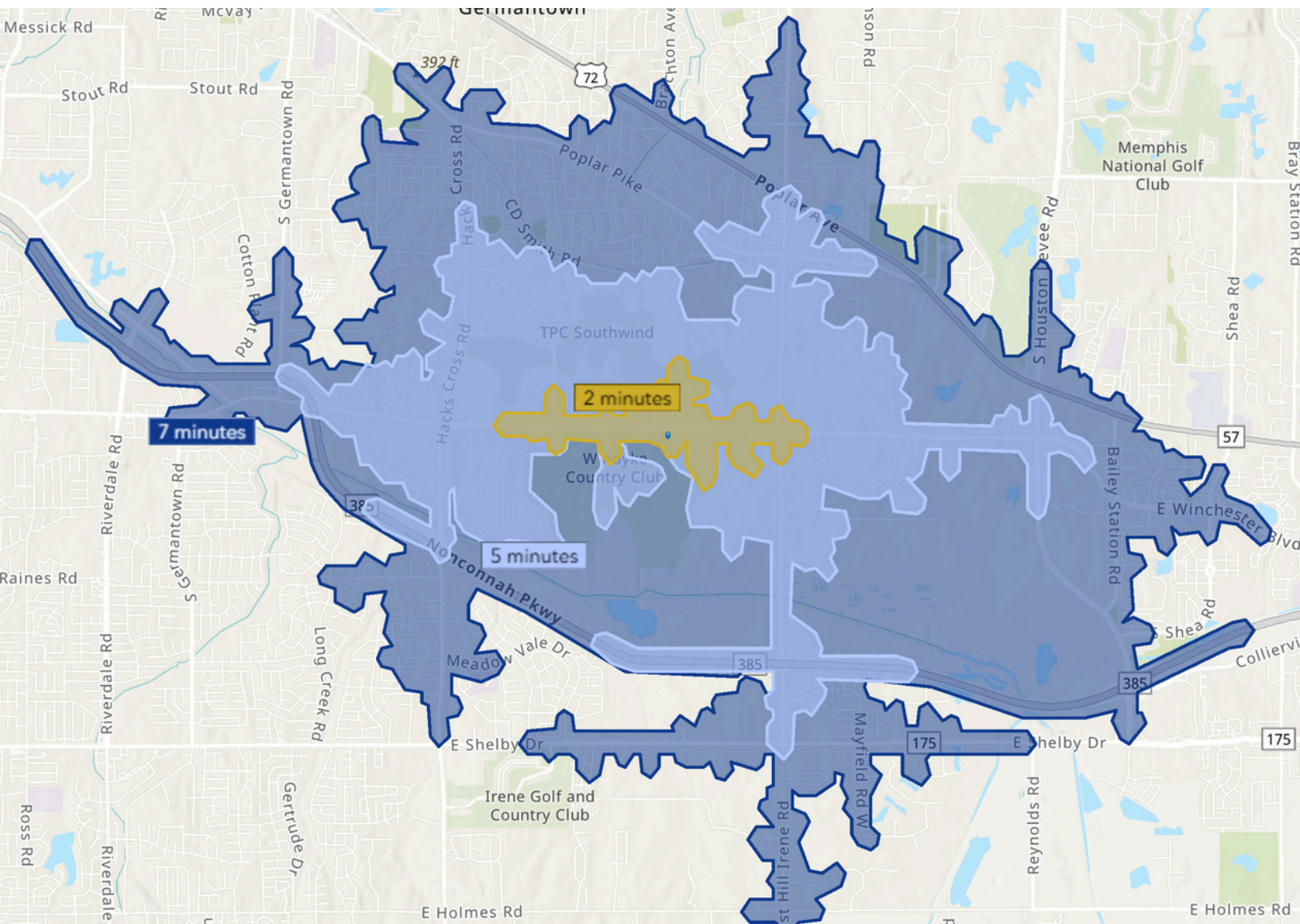
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FOR LEASE

AREA DRIVE TIMES



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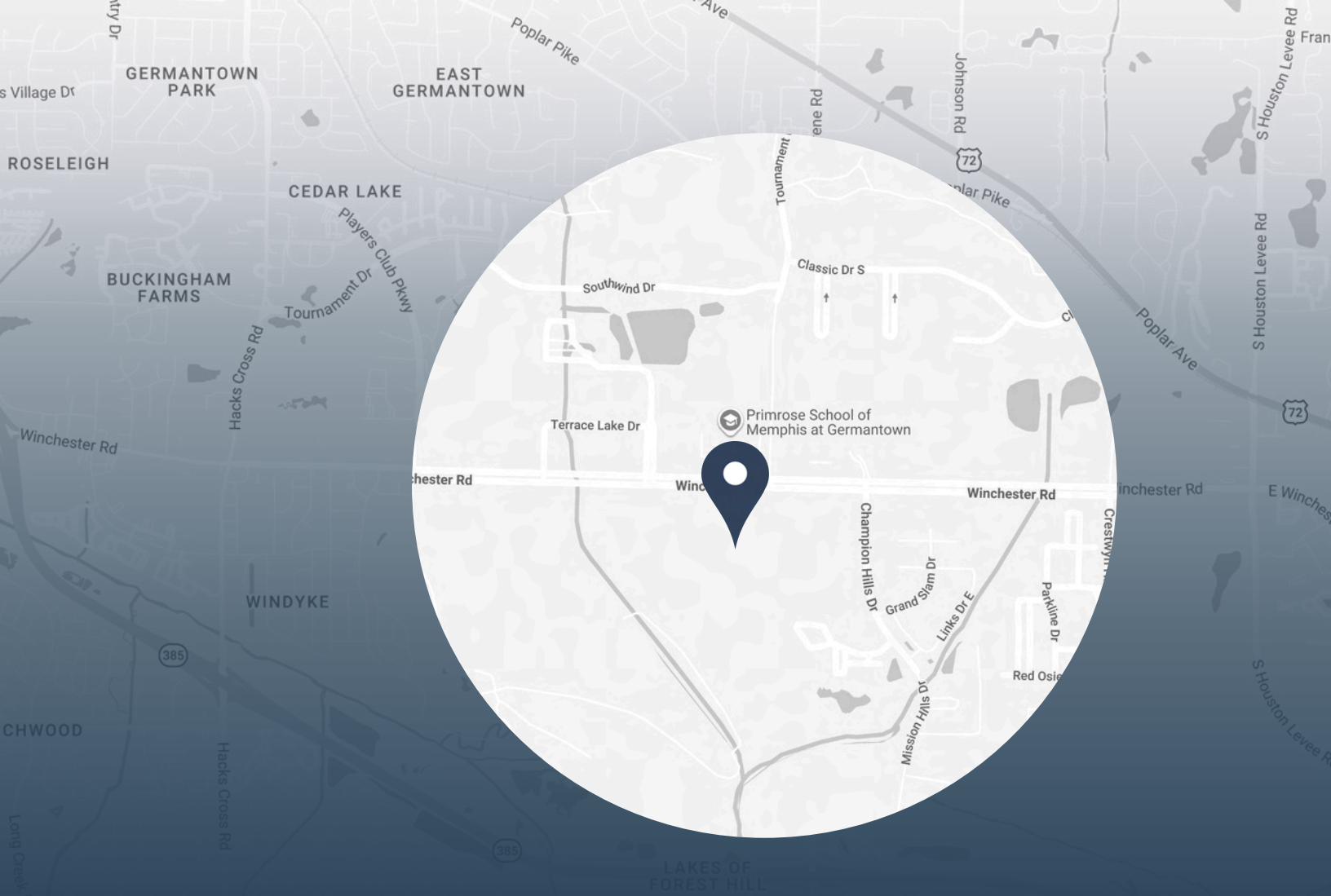
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CHAMPION HILLS

LOCATION DESCRIPTION

Champion Hills is strategically located in Southeast Memphis within a well-established corporate and residential corridor. The property sits adjacent to Windyke Country Club and near TPC Southwind, offering a unique office environment with scenic golf course views rarely found in the market.

With immediate access to Winchester Road, Hacks Cross Road, and I-385, the location provides efficient connectivity throughout the Memphis metro, including Germantown and Collierville. The property is also just minutes from FedEx World Headquarters and is surrounded by a wide array of retail, dining, and everyday services, making it highly convenient for tenants and employees alike.

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