

# 7000

GOODLETT FARMS  
PARKWAY

MalmoMemphis  
REAL ESTATE, INC.

For Lease



# PROPERTY DETAILS

## 7000 GOODLETT FARMS PARKWAY

- Our 126,777 SF office building is nestled in the serene Goodlett Farms Corridor, just minutes from I-40.
- With more than two million dollars in capital improvements, this Class A office building now boasts a new modernized lobby, elevator upgrades, all new landscaping, a 600-car parking lot, a hands-free service entrance and onsite property management.
- Ownership's strategy is to leverage their all-cash investment to provide **aggressive lease rates** and **custom tenant build-outs** to attract users seeking local and regional headquarters with larger floor plates.
- A variety of industry clusters have evolved within the corridor, including medical device manufacturing, pharmaceuticals, healthcare, hospitality, agribusiness/food processing, IT service, and general electronics.

Smith+Nephew

 bioventus®  
Active Healing Through Orthobiologics



  
STRATAS  
FOODS



shelbysystems

 REGIONS

 Aerotek Actalent 

  
Yusen Logistics

# 7000 GOODLETT FARMS PARKWAY

## Possible HQ



Well-positioned to attract tenants seeking a local, regional or international headquarters facility with an option for their own custom build out with generous owner contributions.

## Location

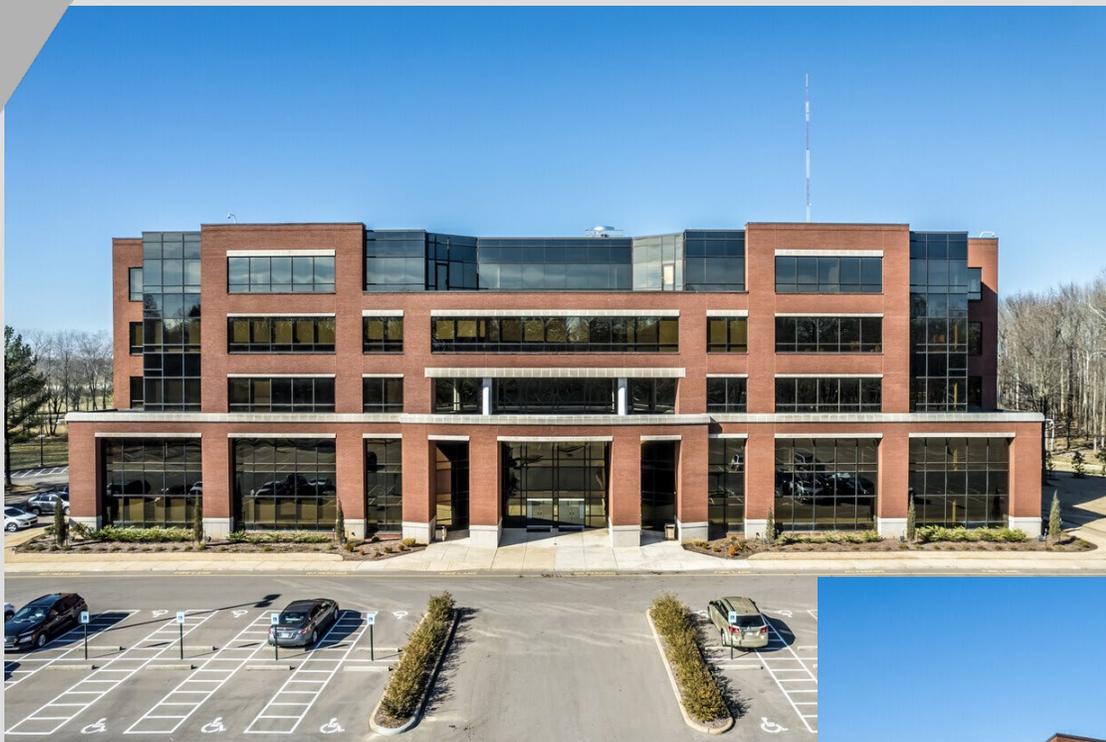


This property sits on just over 8 acres along the Goodlett Farms business corridor which is a one-and-a-half-mile span of scenic parkway. Home to many single-tenant occupancy users. Direct access to prominent I-40 and minutes away from I-240, I-55 & new I-269. Just 45 miles from Blue Oval City, the planned automotive assembly complex that will be operated by Ford Motor Company.

## Demographics



The 5-mile radius consists of a population of more than 170,000 and a median income of  $\pm$  \$66,000. The Property is just a 5-minute drive from more than 300 restaurants and retail centers that include Target, Best Buy, Walmart, Sam's Club, Costco, the Wolfchase Galleria and many other major retailers.



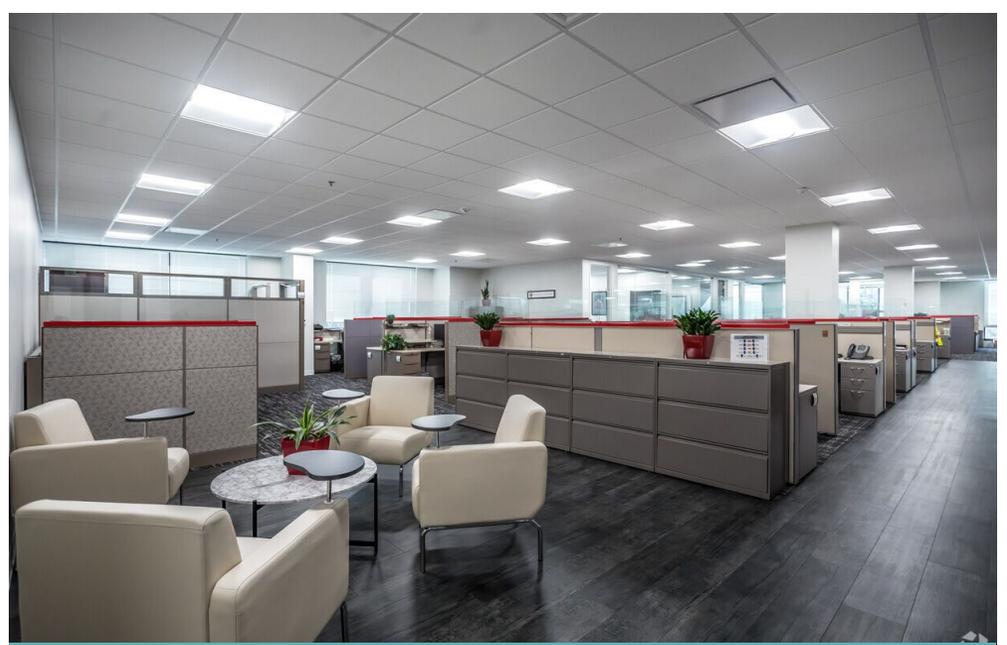
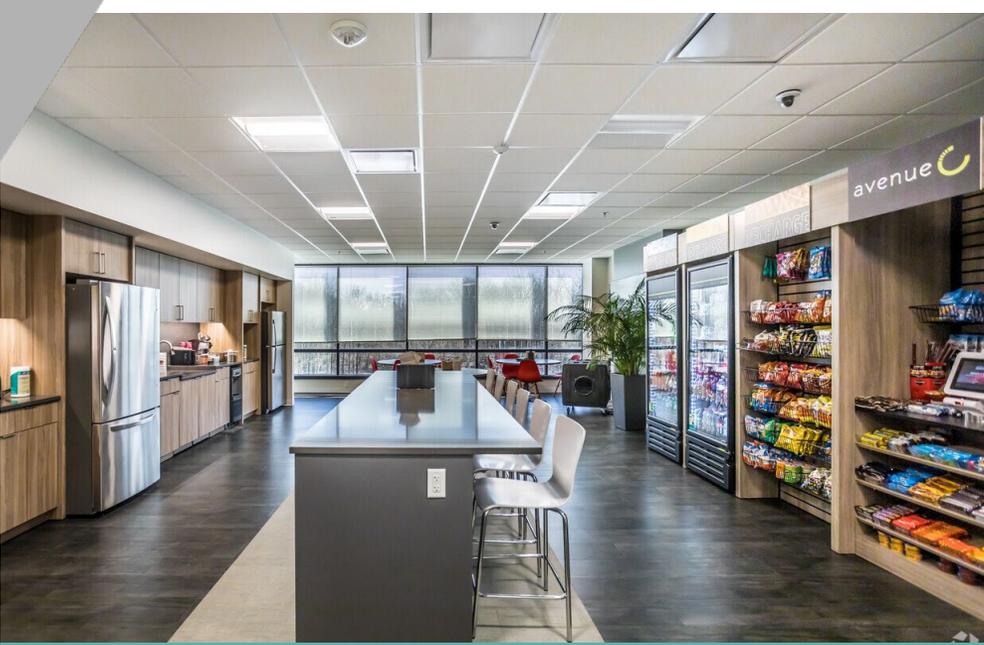
126,677 SF Class A Office Building



Only ~50K SF Still Available  
Full Floor Available (~25K SF)









**Dede Malmo, CCIM**

(901) 230-5549

[dmalmo@malmomemphis.com](mailto:dmalmo@malmomemphis.com)

**Ashley Krauch**

(901) 537-7447

[akrauch@malmomemphis.com](mailto:akrauch@malmomemphis.com)

**MalmoMemphis**  
REAL ESTATE, INC.