

# POOL HOUSE AT OAKSEGE

1025 Cherry Road, Memphis, TN 38117 | East Submarket

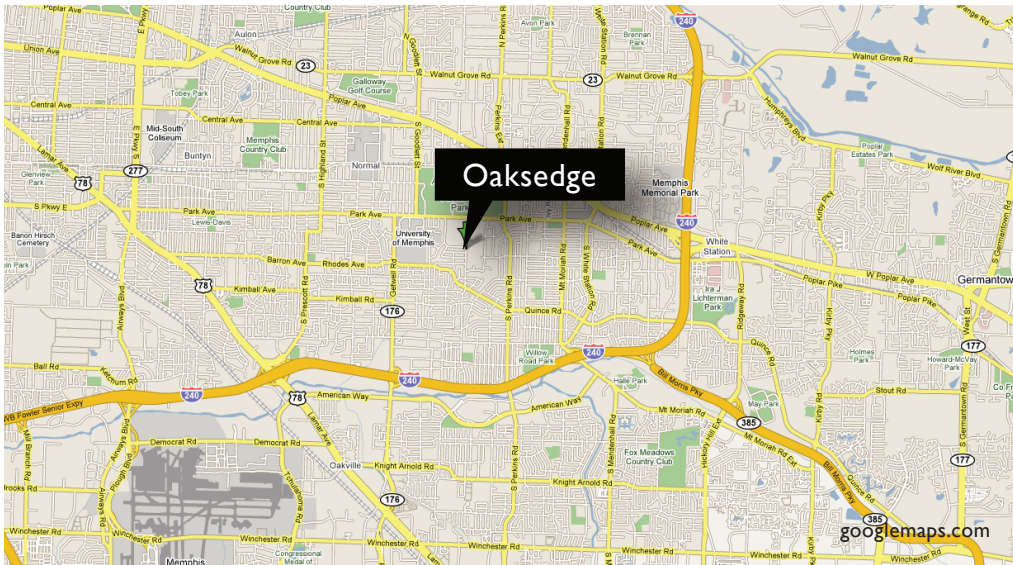
**CLASS A**  
Office Space Available

The Pool House at Oaksedge is a fabulous ranch style house situated on 19 acres in the heart of East Memphis. The building has been used by Harrah's as a dining and conference facility and offers a flexible and open floor plan that can be built out to accommodate more private offices. The Pool House at Oaksedge offers the perfect location for a business that does not wish to be like every other tenant in a generic office environment, but wants to offer their employees and clients a unique workplace experience.



## SPACE AMENITIES

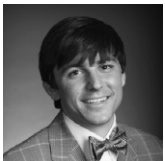
- 7,500 sf, not including spacious basement for filing and storage
- Unmatched views of lush landscaping and ancient trees
- Beautiful onsite pool
- Open floorplan with commercial kitchen
- Unbelievable entertainment venue for clients and employees
- Bathrooms complete with lockers and showers



## FOR MORE INFORMATION:



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**CUSHMAN & WAKEFIELD**



**COMMERCIAL ADVISORS**  
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Commercial Advisors Asset Services, LLC 5101 Wheelis Drive, Suite 320, Memphis, TN 38117 | 901-683-0808

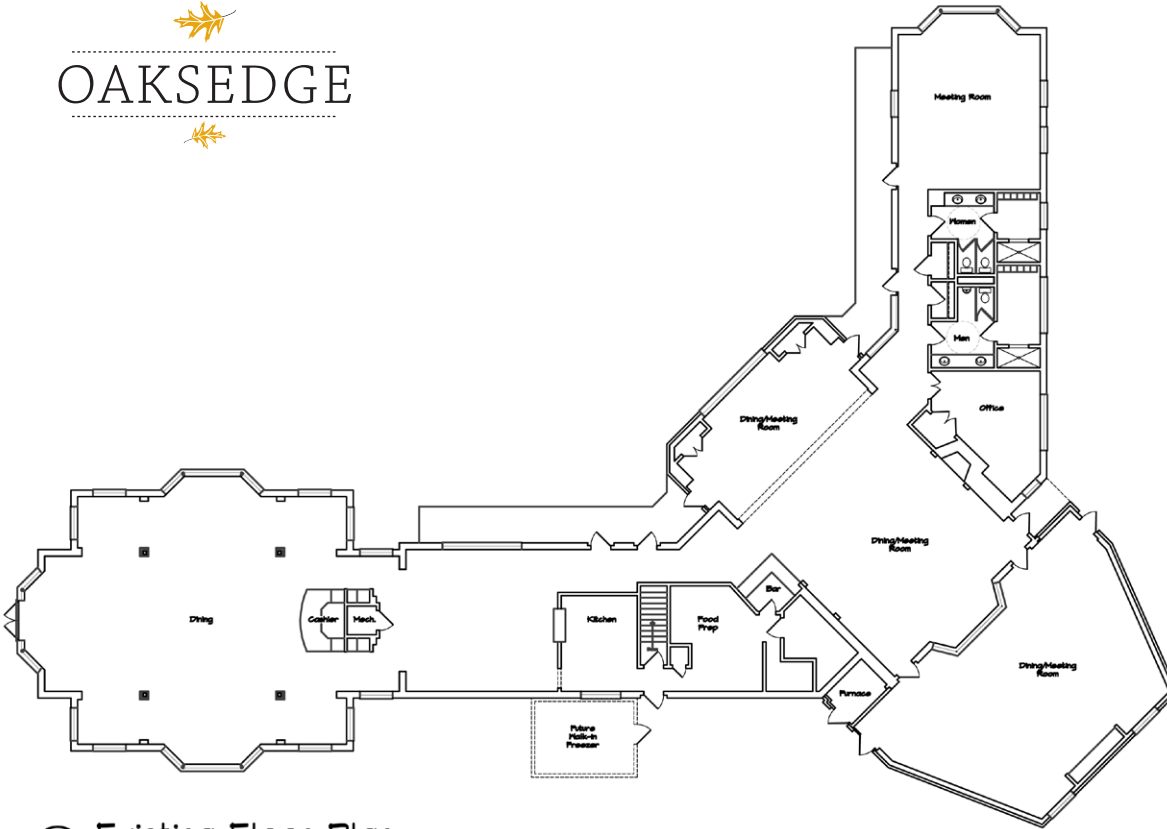
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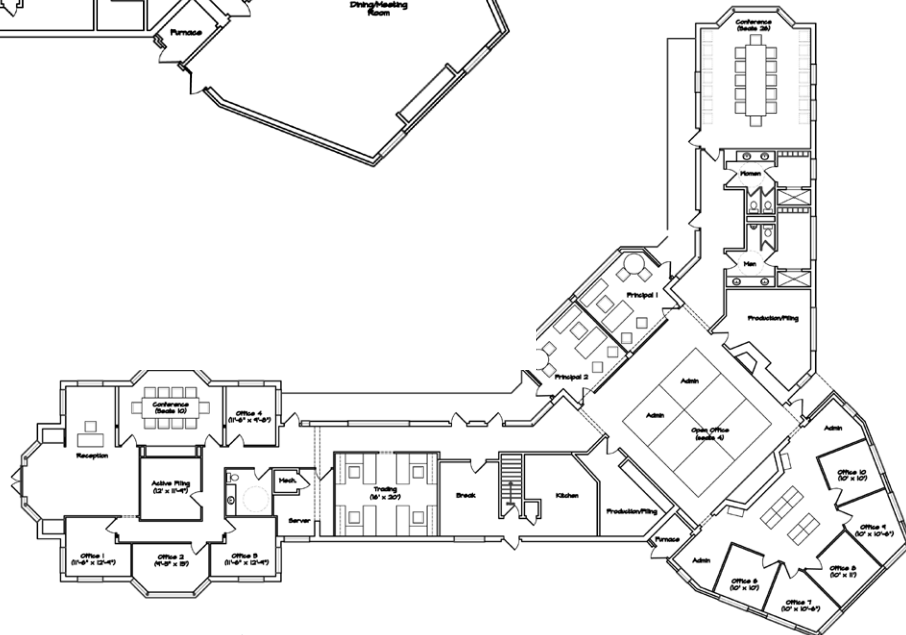
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**CLASS A**  
Office Space Available



① Existing Floor Plan  
Scale:  $\frac{1}{8}'' = 1'-0''$

Existing Floor Plan



① Proposed Schematic Floor Plan - C  
Scale:  $\frac{1}{8}'' = 1'-0''$

Available Space:  
7,500 square feet

Starting Lease Rate:  
\$10NNN

Estimated Operating  
Expenses: \$10 psf

Tenant Improvement:  
Negotiable

Parking:  
Approx. 40 spaces



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