

MEDICAL / PROFESSIONAL OFFICE FOR LEASE

1832 Memorial Drive

CLARKSVILLE, TN 37043



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THE
REAL EQUITY
GROUP

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COMPASS RE COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

PROPERTY OVERVIEW

1832 Memorial Drive offers $\pm 2,207$ square feet of well-configured commercial space within an $\pm 8,364$ square foot building located along one of Clarksville's primary commercial corridors. The available suite features **12 private rooms suitable for exam, treatment, consult, or office use**, along with **4 private restrooms** and **1 break room**, making it an excellent fit for medical, wellness, or professional office users requiring multiple private spaces.

The efficient floor plan is designed around a central corridor, allowing for smooth circulation and strong separation between rooms. The property benefits from excellent visibility, convenient access, and proximity to surrounding residential neighborhoods and retail amenities. Offered at **\$28.00/SF/NNN**, this space presents a turnkey opportunity for users seeking a highly functional build-out in a desirable Clarksville location.

PROPERTY HIGHLIGHTS

- **$\pm 2,207$ SF available** within an **$\pm 8,364$ SF** single-story commercial building
- **13 private rooms** suitable for exam, treatment, consult, or office use
- **4 private restrooms** located within the suite
- **Efficient corridor-style layout** ideal for medical and professional users
- **Prime Memorial Drive location** with strong visibility, access, and on-site parking
- **Offered at \$28.00/SF/NNN**



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KEY DETAILS

Address	1832 Memorial Drive Clarksville, TN
Available SF	±2,207 SF
Building Size	±8,364 SF
Lease Rate	\$28.00/SF/NNN
Zoning	O-1 (Office District)
Parking	On-site

IDEAL USES

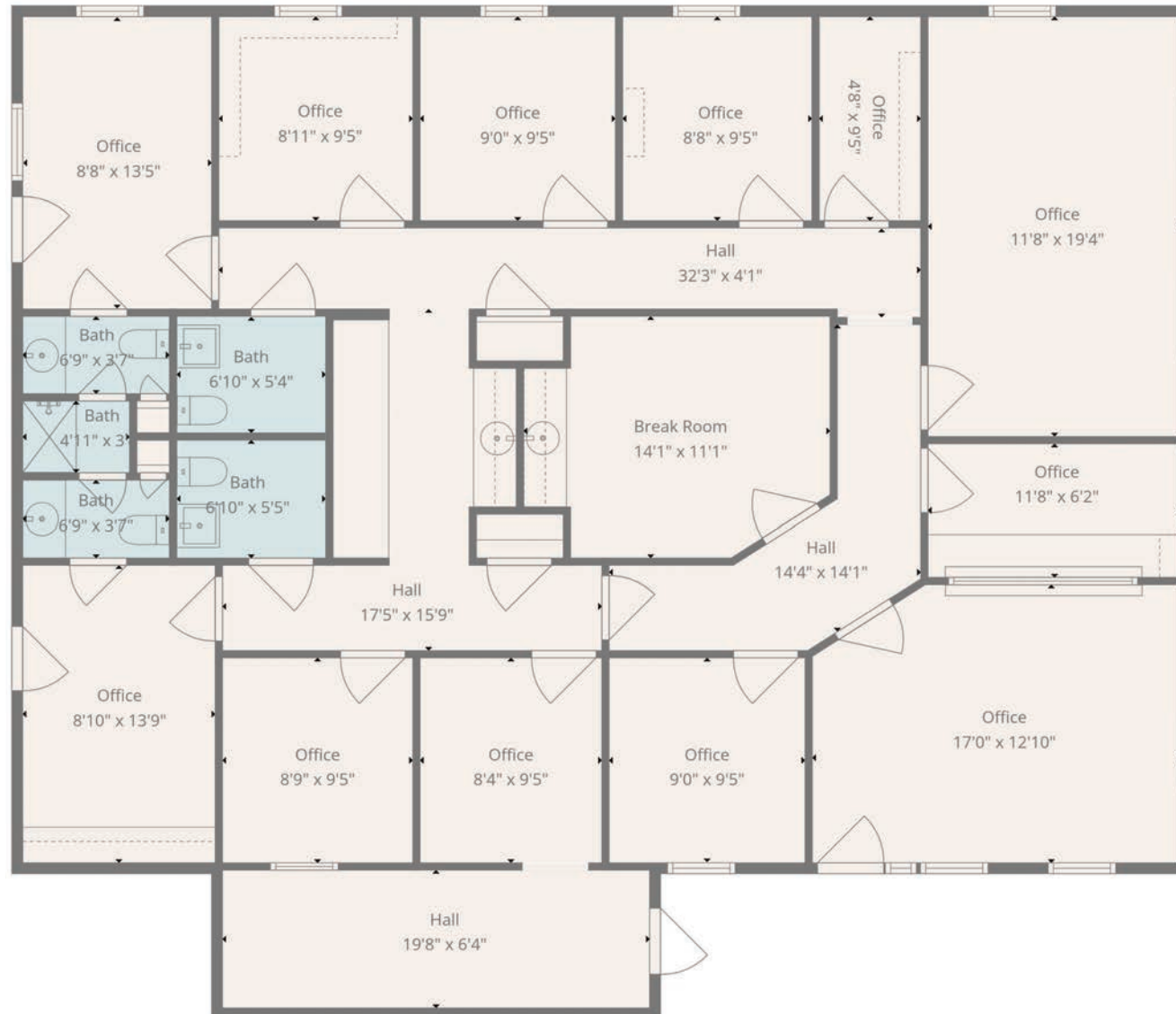
- Medical or Specialty Clinic
- Dermatology or Med Spa
- Dental or Orthodontic Practice
- Behavioral Health, Therapy, or Counseling Services
- Physical Therapy, Occupational Therapy, or Wellness Clinic
- Primary Care or Specialty Medical Office
- Professional Office with large private room count
- Training, education, or consultation-based users



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FLOOR PLAN | ±2,207 SF AVAILABLE



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