



**1419 KENSINGTON
SQUARE COURT
MURFREESBORO, TN**

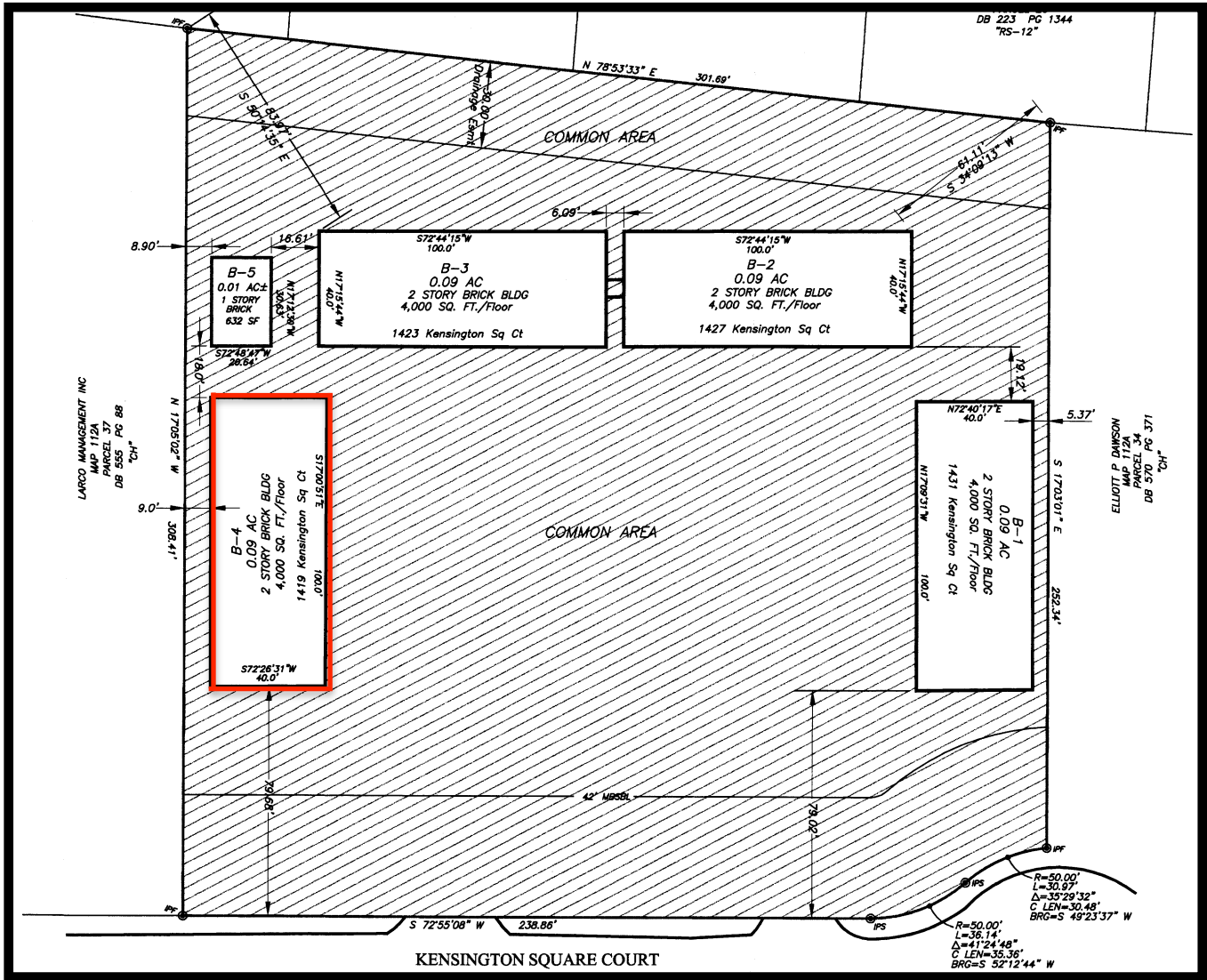
**FOR SALE OR LEASE
± 7,000 SQ. FT. MEDICAL/OFFICE BUILDING**



LOCATION: 1419 Kensington Square Court, Murfreesboro, Rutherford County, Tennessee 37130. Building located along a nice cul-de-sac just off SE Broad Street near intersection with Rutherford Blvd. Location offers easy access to Interstate I-24 at Church Street exit (Highway 231) or New Salem Highway exit (Highway 99).

CONSTRUCTION: Brick construction with pitched shingled roof erected in 2001 on crawl space. Exterior windows & trim mostly maintenance free. Interior renovated throughout in 2020, in great shape, shows extremely well. Brand new roof, gutters & downspouts installed June 2025. Over \$250,000 spent on tenant & building improvements last 5 years.

DIMENSIONS: Building has a footprint of 40' x 100' (1st floor). 2 story building, 2nd floor is 30' x 100'.





PARKING: Ample asphalt paved parking areas, sealed and striped in 2023, in front of the building and to the left side of the building plus additional parking spots in the middle of the 4 building complex. 25-30 car parks possible (about 4/1,000 sf), maybe more.

UTILITIES: All utilities on site. Fully wired for cable, internet, ethernet, phones, wi-fi, etc.

BUILD OUT: 2 story building with approximately 4,000 sf (40' x 100') on the 1st floor and approximately 3,000 sf (30' x 100') on the 2nd floor. Additional closets and eave areas provide extra storage spaces on the 2nd floor. Double front entries and double interior staircases affords easy subdivision of space if ever required. Restrooms are located on each floor. Fully central HVAC space with 4 zones/units, 2 units down and 2 units up.

ZONING: CH, Highway Commercial District, City of Murfreesboro.

MISCELLANEOUS: Current tenant used the space for medical/office use. Great for all medical uses like doctors, dentists, therapy, non-profits or general office usage. Space shows like new.

PRICING: Sale price is \$1,925,000.00. Space available now. Base lease rate is \$19.00/sf annually triple net with 3% annual increases. Tenant also pays for additional operating expenses (OPEX) for all taxes, building insurance, utilities, CAM and most maintenance except roof. Current additional OPEX for taxes & insurance is \$2.16/sf.



EXCLUSIVE AGENT:
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