

For More Information:

CLAY SHORT

662.231.4262

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Medical Office Building For Lease

808 Garfield Street, Tupelo, MS 38801

808 GARFIELD STREET



600 West Main Street Suite B

Tupelo, MS 38804

662.842.8283

www.trirealestate.net



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OFFERING SUMMARY

Available SF:	3,225 SF
Lease Rate:	\$16.00 SF/yr (NNN)
Lot Size:	0.34 Acres
Year Built:	1970
Parking:	23 lined spaces
Zoning:	Mixed Use Employment

PROPERTY OVERVIEW

This attractive, high visibility medical office building is for lease. Features masonry construction, a covered drive-through, and an asphalt parking lot with 23 lined spaces, which equates to a 7 / 1,000 parking ratio. Building consists of a patient waiting room, large office check-in area, 10 exam rooms or offices, x-ray room, ADA bathrooms, nurses station, lab and large exam or storage area. Landlord will consider lease with credit-worthy tenant for \$16.00 / SF NNN. Operating Expenses estimated at aprx \$3.50 / SF

LOCATION OVERVIEW

Located on one of the primary commercial / business corridors in the market near North Mississippi Medical Center (NMMC). NMMC is the central player in the healthcare industry in NE MS serves over 40 counties, and has been awarded the coveted Malcolm Baldrige National Quality Award. Average traffic volume per day, for South Gloster in this area, ranks among the highest in the City. Neighbors include other medical providers, quick-serve and quick-casual restaurants, Regional / National brand pharmacies (Walgreens) and service-industry retail.

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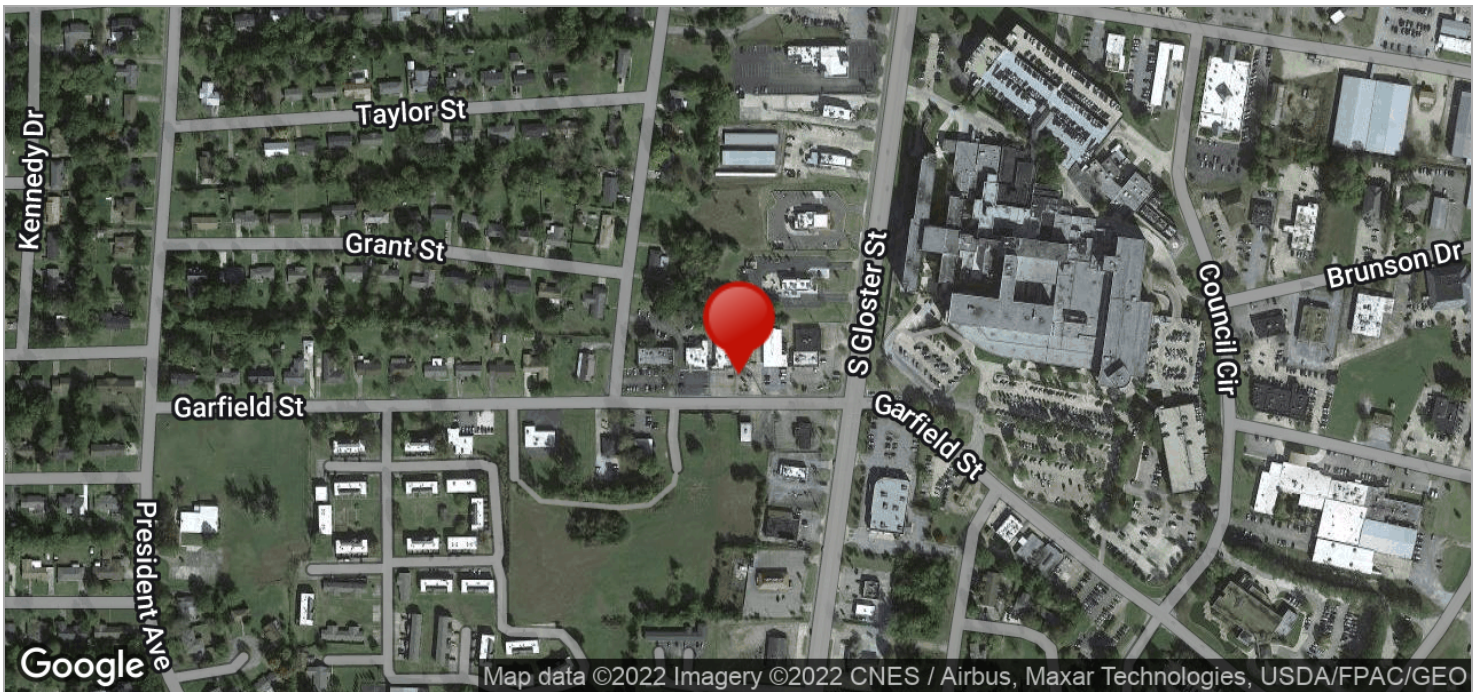
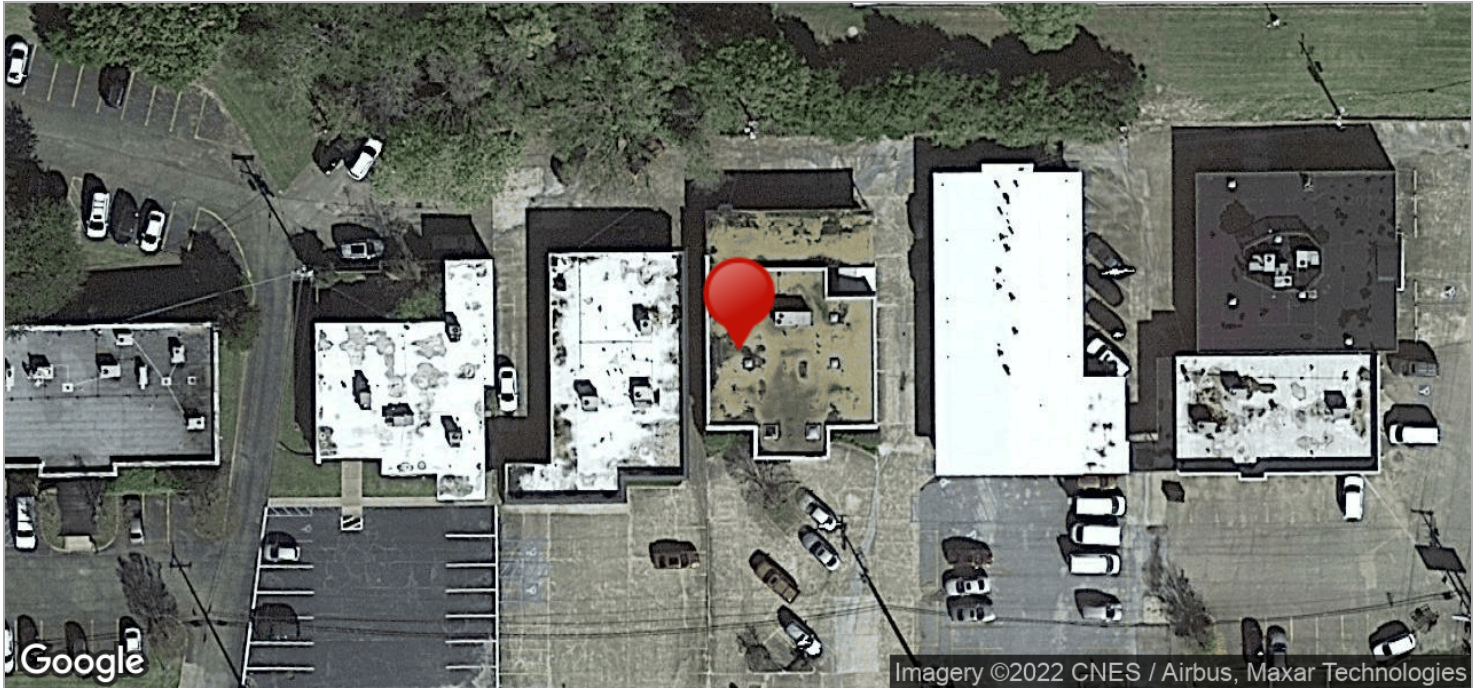
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NMMC PRIMARY CAMPUS (OUTLINED IN RED)



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