

1203 Memorial Blvd

Presented By:
SSMB Property Management

1203 Memorial Blvd, Murfreesboro, TN 37129



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Property Details

Highly visible location right on the Memorial Blvd, with three points of ingress/egress from the Memorial Blvd; Traffic count 35,000 cars per day..
Close to St Thomas Rutherford hospital, Middle Tennessee State University. Has good connectivity throughout the city and to Interstate 24, which connects with the greater Nashville area to the north.

Price: Upon Request

- Very high visibility on one of the busiest commercial roads in Murfreesboro !! Large 8 ft x 4 ft street sign for each tenant.
- Large Parking lot
- Private rear parking and entrance for staff
- Strong concrete floors suitable for heavy equipment

View the full listing here: <https://www.loopnet.com/Listing/1203-Memorial-Blvd-Murfreesboro-TN/38823254/>

Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	18,066 SF
:	
Year Built:	1970
Walk Score ®:	76 (Very Walkable)
Rental Rate Mo:	Upon Request

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Listing space

1st Floor Ste B

Space Available:	5,644 SF
Rental Rate:	Upon Request
Date Available:	Now
Service Type:	Triple Net (NNN)
Built Out As:	Standard Medical
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 10 Years

Medical office suite for immediate occupancy. Built in office rooms (Exam rooms). It is laid out with a lobby / reception area, there large open areas, 14 private office rooms, four bathrooms. Thick concrete slab flooring, ideal for heavy furniture or equipment, including medical imaging equipment. Has a very large parking lot with 130 spaces, has private parking in the rear behind the building, with a private entrance from that parking area for staff. Highly visible location right on the Memorial Blvd, with three points of ingress/egress from the Memorial Blvd; Traffic count 35,000 cars per day. Large street sign (each panel for a tenant measuring 8 feet x 4 feet) on Memorial Blvd. Close to St Thomas Rutherford hospital, Middle Tennessee State University. Has good connectivity throughout the city and to Interstate 24, which connects with the greater Nashville area to the north.*Tenant realtor will be paid 3% commission.

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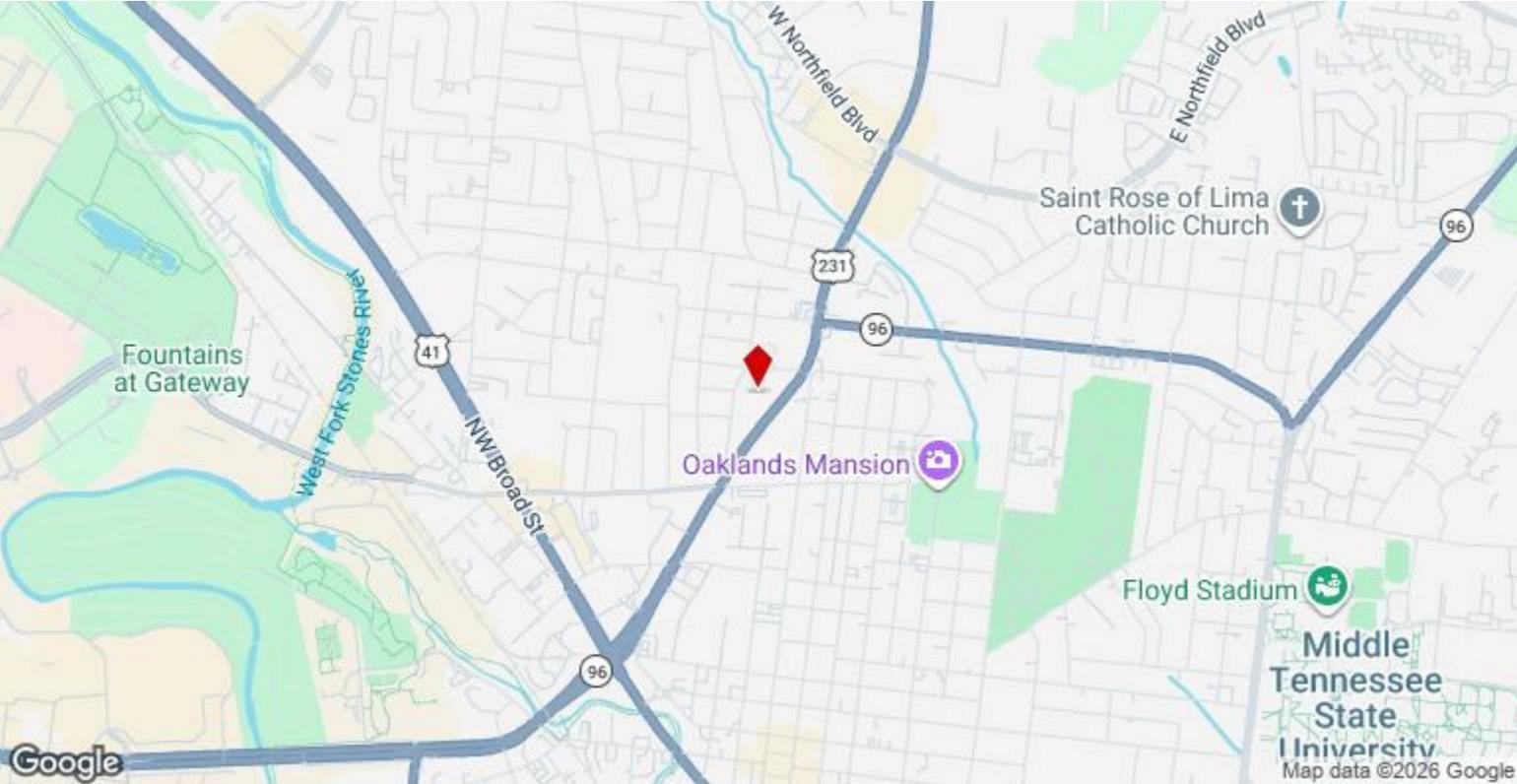
Major Tenant Information

Tenant	SF Occupied	Lease Expired
ABS Kids	-	
Concentra	-	August 2026

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Parking lot



Floor Plan

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Property Photos



Legend for floor-plan

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**SSMB Property
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