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Medical Office Space FOR LEASE

OFFERING MEMORANDUM
 7,900 SF +/- Remaining
 Murfreesboro, TN



Westlawn Centre
 Medical Office Building
 Opening Q4 2025

Rent: \$35/SF, Utilities and CAM: \$10.12/SF est., TIA: \$40/SF

- 7,900 SF +/- remaining on first floor; second floor leased.
- Located in an area of tremendous residential growth comprising of multi-family and single family homes
- Veterans Parkway runs north-south, connecting interstates and highways (24, 840, 96, 99, 231)
- Average Household Income: 1 mile radius- \$87,881 3 mile radius- \$94,958
- Population: 1 mile radius- 9,368 3 mile radius- 52,947
- 13,116 households within a 3 mile radius



First Floor: 7,900 SF +/- Remaining



Second Floor: Leased

