

*For More Information:*

CLAY SHORT

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Office Building For Lease

*609 Brunson Drive, Tupelo, MS 38801*

# TUPELO NEUROLOGY & SLEEP CARE CLINIC



324 Troy Street

Tupelo, MS 38804

662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)





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## OFFERING SUMMARY

<b>Available SF:</b>	3,785 SF
<b>Lease Rate:</b>	\$18.00 SF/yr (NNN)
<b>Lot Size:</b>	0.7 Acres
<b>Year Built:</b>	1978
<b>Building Size:</b>	6,935 SF
<b>Renovated:</b>	2012

## PROPERTY OVERVIEW

TRI, Inc. is pleased to offer this ±3,785 SF medical office /clinic located in the heart of the Tupelo/Lee County medical park, in the shadow of North Mississippi Medical Center—the largest non-national hospital in the United States. The 6,935 SF building is divided into 2 clinic spaces both of which are leased: to The Chadwick Clinic, offering full-service outpatient mental health services; and Mid-south Neurology, a multi-location provider of comprehensive neurological care. Ample on-site parking includes thirty-seven lined spaces which equates to a 5.53 per 1,000 SF ratio, and monument signage is available for enhanced visibility. The space includes 8 exams rooms, 4 offices, a centrally-located lab area, a large waiting area, a nurses station, a break room/kitchenette, and 4 bathrooms(1 ADA), and will be available For Lease at \$18.00 per square foot NNN. MidSouth Neurology will be vacating, creating an attractive opportunity for another medical or professional tenant to join The Chadwick Clinic at a highly sought-after medical property.

## LOCATION OVERVIEW

The property is ideally situated just off South Gloster Street, which sees approximately 20,000 vehicles per day according to MDOT traffic counts. Nestled within Tupelo's established medical corridor, the site is surrounded by specialty clinics, pharmacies, and professional offices that contribute to a steady flow of quality traffic. Its proximity to North Mississippi Medical provides immediate access to the region's leading healthcare network, making it convenient for physicians, specialists, and patients alike.Center provides immediate access to the region's leading healthcare network, making it convenient for physicians, specialists, and patients alike.

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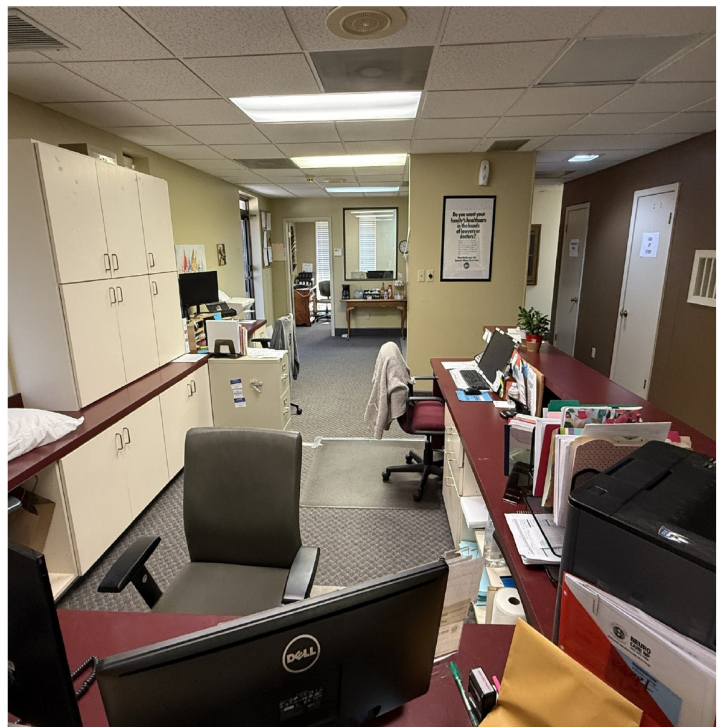
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## 609 Brunson Dr Floorplan



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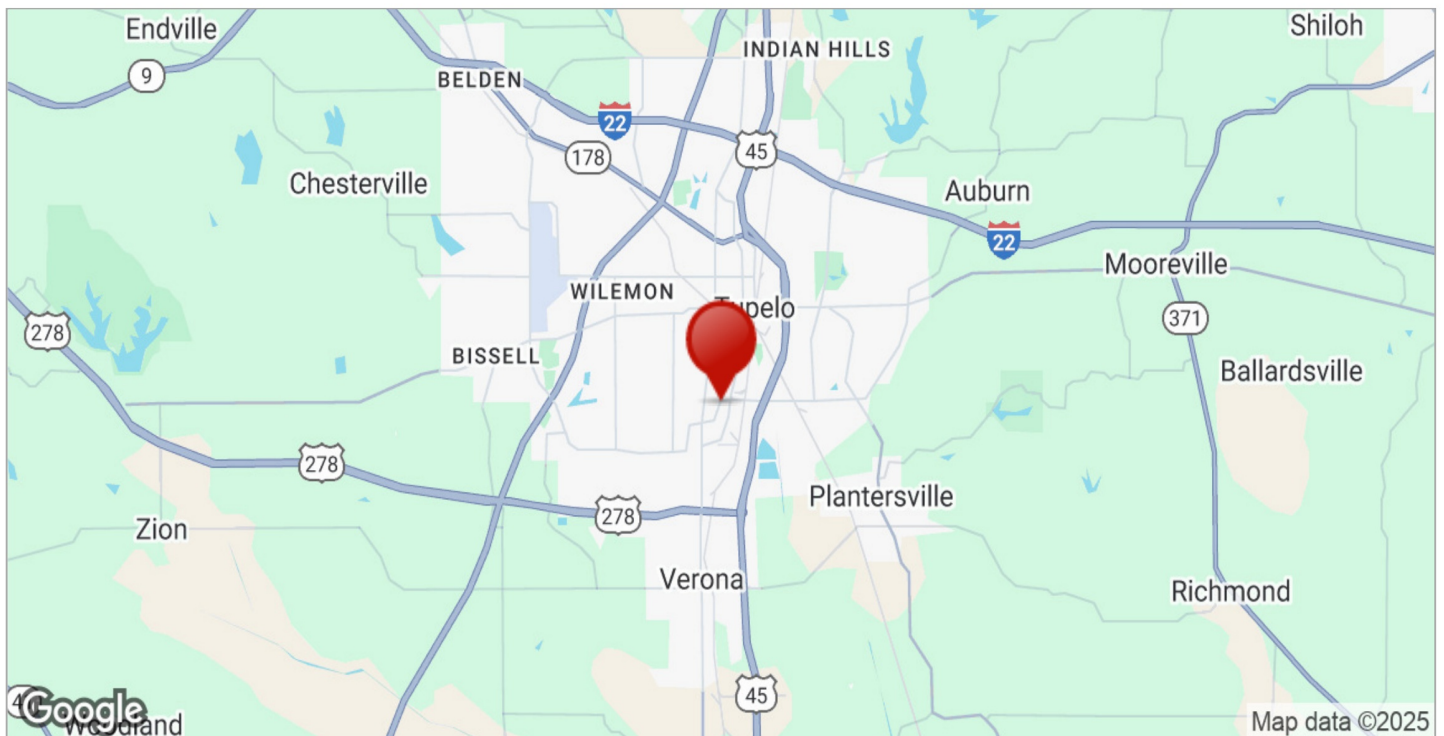
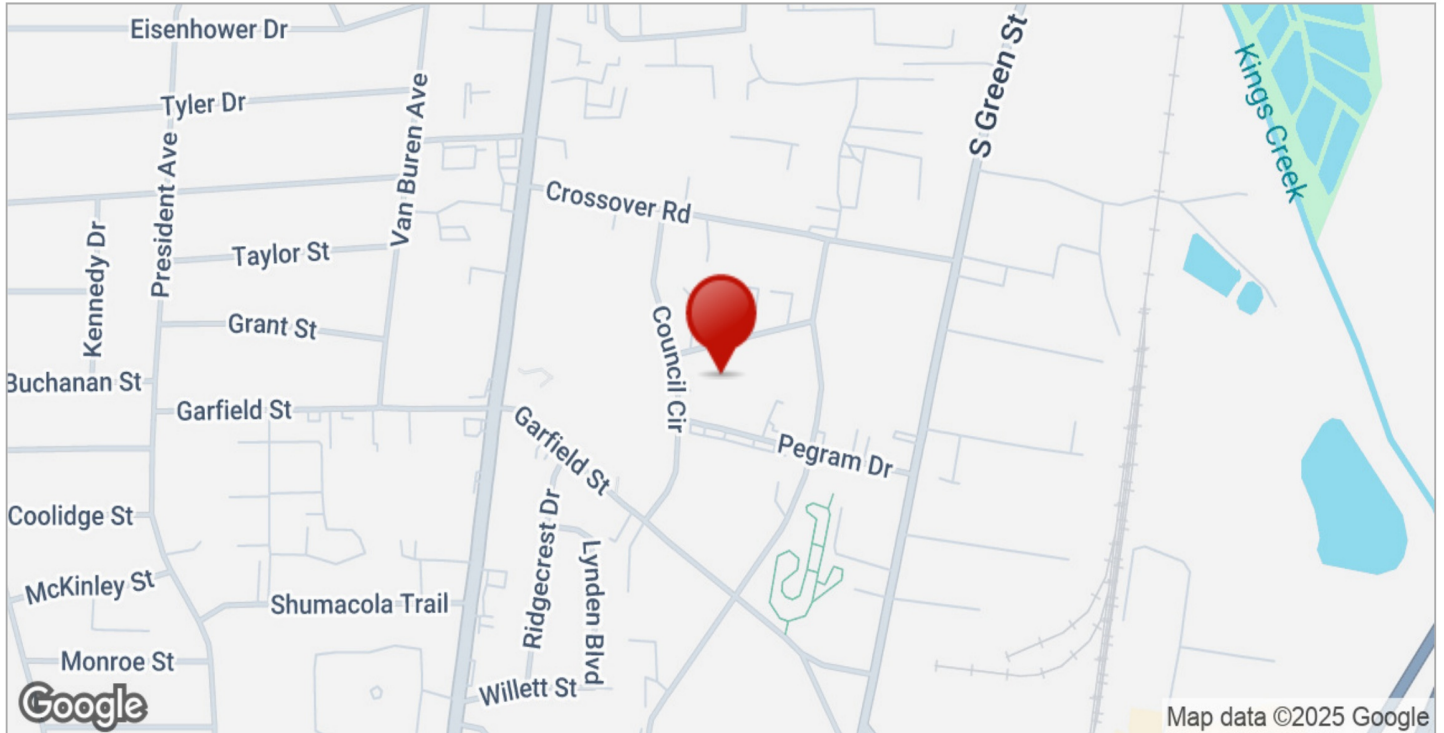
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