

# FOR LEASE

## Corner Endcap Space Available

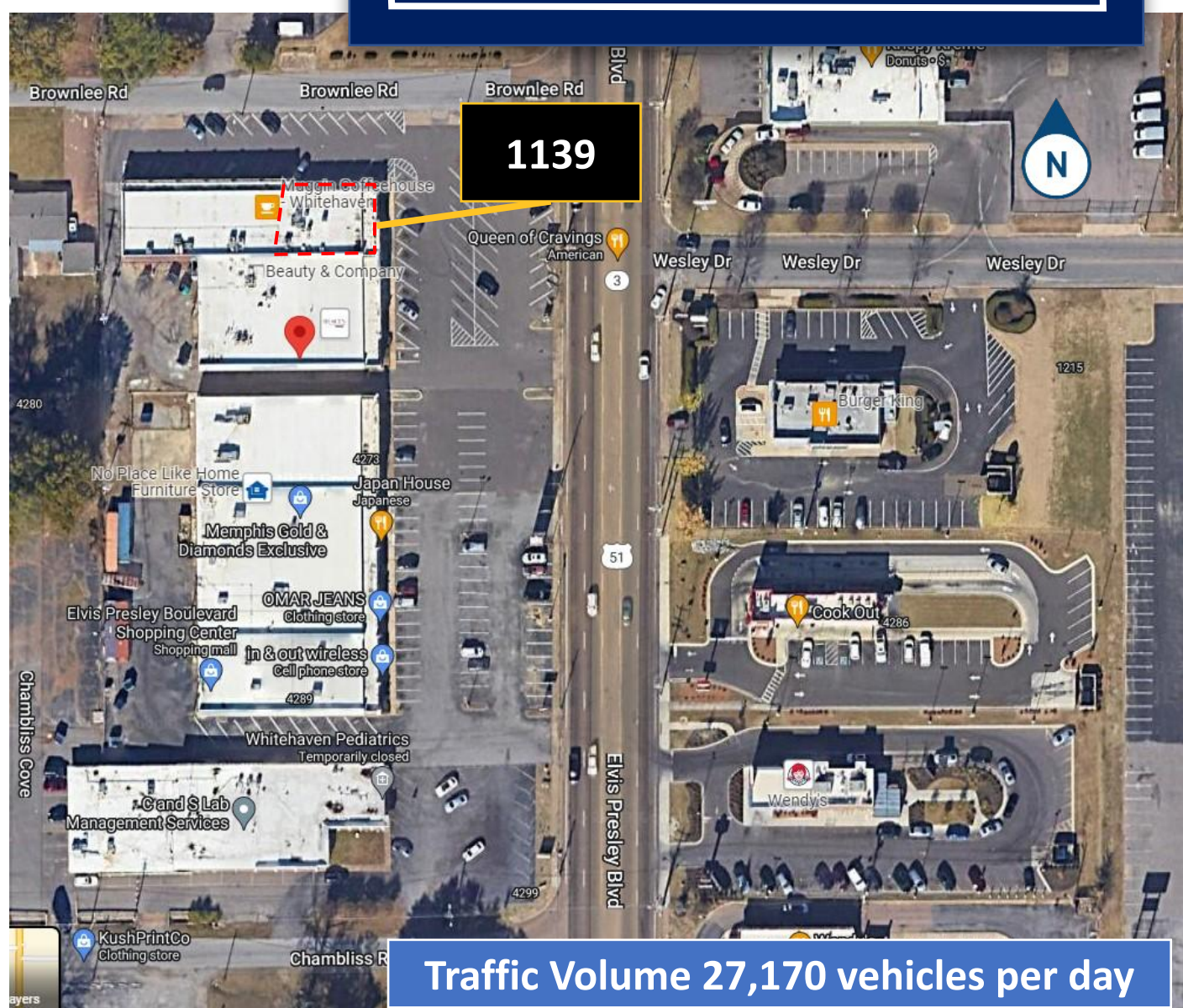


### 1,663 SF

**\$10 PSF + \$3.86 PSF Opex.**

**1139 Brownlee Rd.  
Memphis, TN 38116**

- ❑ Corner End Cap Space w/Great Visibility
- ❑ Street Signage Available
- ❑ Former coffee shop
- ❑ Two ADA-compliant restrooms
- ❑ Pull up Front Door Parking
- ❑ Easy Ingress/Egress



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.



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