

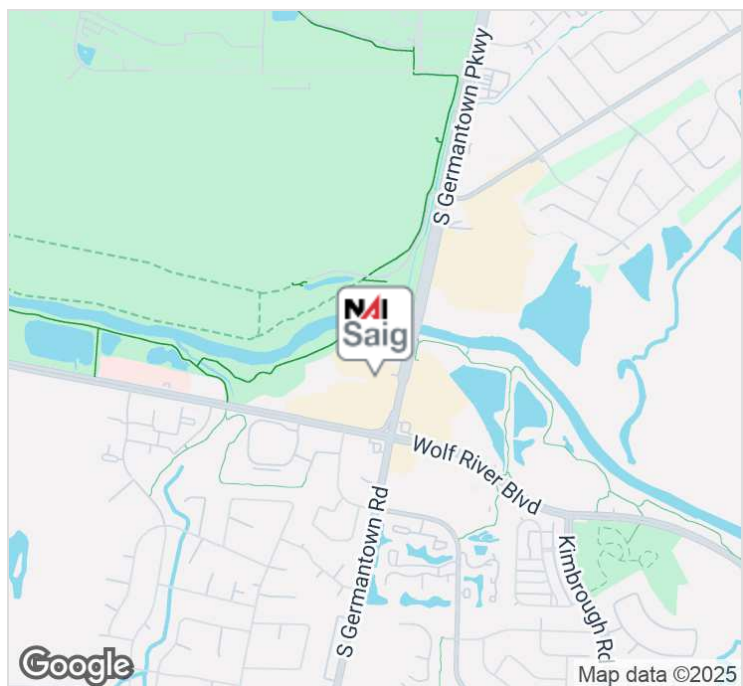


7800 Wolf Trail Cv

Germantown, Tennessee 38138

Property Features

- 2-story medical office, approximately 10,800 SF total (5,435 SF +/- per floor)
- Sale price: \$2,500,000
- Asking price per SF: \$15.00 NNN
- NNN expenses in addition to base rent, excluding utilities, are estimated at \$12.00 per foot
- Two-story layout provides flexibility for single or multi-tenant use, divisible in half
- Strategic location in Germantown's medical corridor, on the fringe of East Memphis



For more information:

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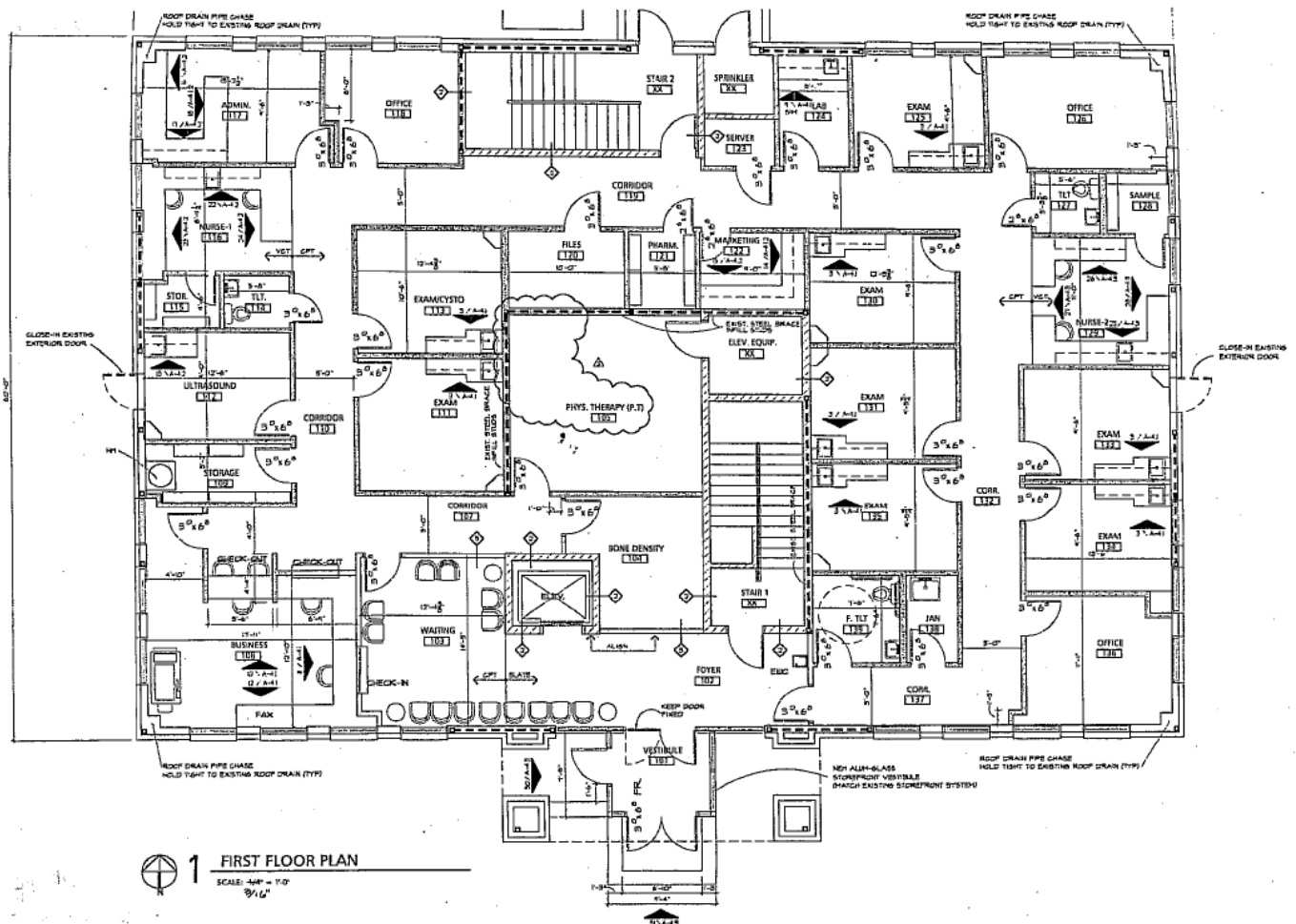
For Sale or Lease

Interior Photos



For Sale or Lease

First Floor Plan



For Sale or Lease

Second Floor Plan

