

**OFFICE BUILDING FOR SALE
OR LEASE**
\$899,990 or \$19/square foot/NNN

2671 Appling Road
Memphis, TN 38133



FOR SALE OR LEASE:

Property Highlights

- Amazing medical office building for lease
- Property built in 2002 and is truly one-of-a-kind!
- Class A property, approximately 2884 square feet, off-street parking, koi pond, beautiful glass entryway and more.
- Property is single-story with waiting room, 5 private patient rooms, two private offices with shared restroom, and two public restrooms.
- Located just north of the Appling Road exit and I-40.
- Excellent access to I-40, Bartlett, St. Francis Hospital, and the interstate.
- NNN estimated at \$6.95/square foot.



CATHY ANDERSON

Broker
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PROPERTY PHOTOS

2671 Appling Road
2671 Appling Road | Memphis, TN 38133

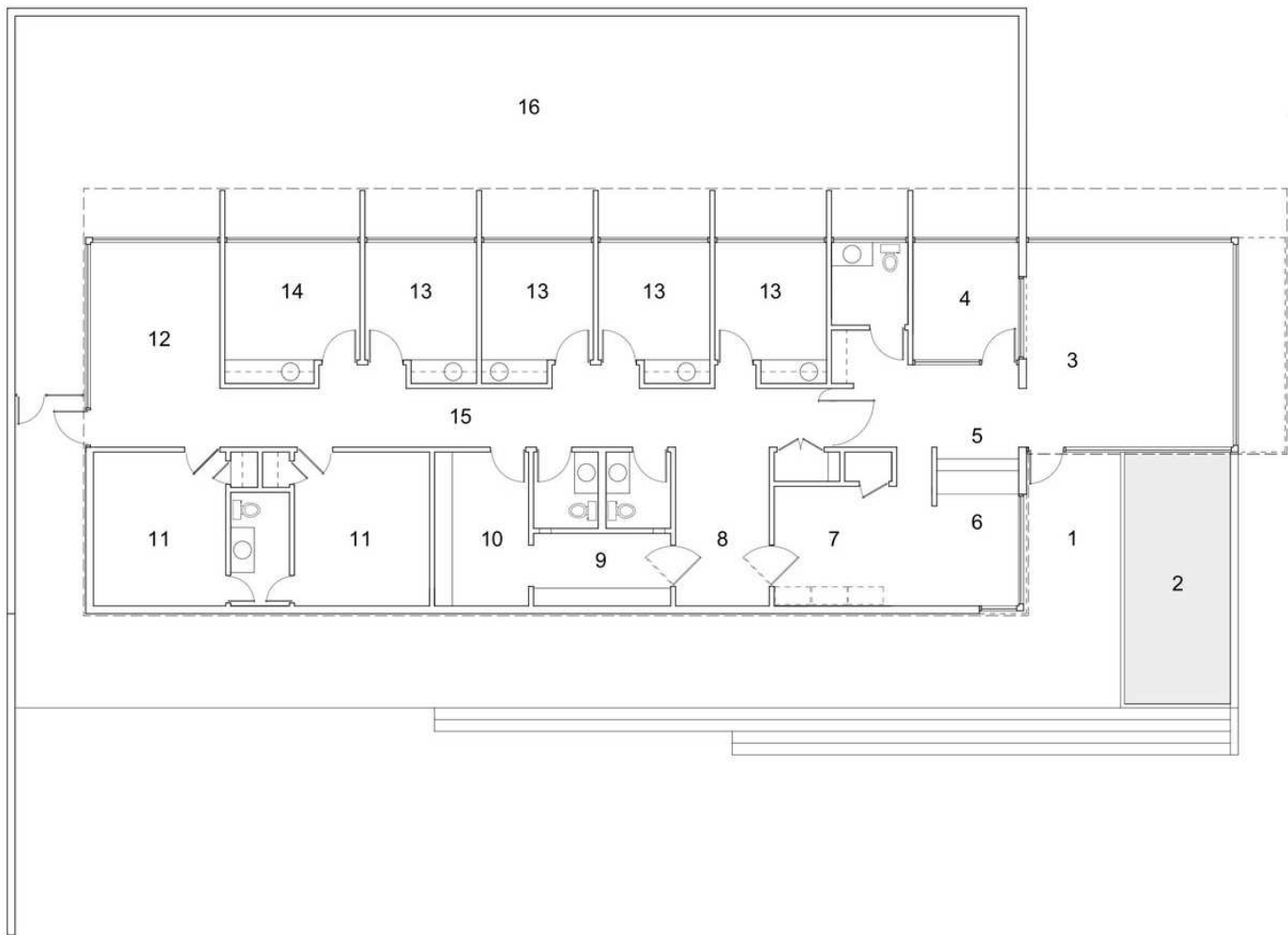
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PROPERTY PHOTOS

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- LEGEND
- 1. ENTRANCE
 - 2. REFLECTING POOL
 - 3. WAITING ROOM 1
 - 4. CHILDREN'S PLAY AREA
 - 5. RECEPTION
 - 6. NURSES STATION
 - 7. BUSINESS OFFICE
 - 8. TRIAGE
 - 9. LABORATORY
 - 10. BREAK ROOM
 - 11. OFFICE
 - 12. WAITING ROOM 2
 - 13. EXAM ROOM
 - 14. PROCEDURE ROOM
 - 15. CORRIDOR
 - 16. VIEWING GARDEN

LOCATION MAPS

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