

OFFICE BUILDING FOR SALE

623 PERKINS STREET

623 Perkins St, Union City, TN 38261



Heather Witherspoon
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PROPERTY DESCRIPTION

FOR SALE: High-Functioning Office Facility

A turnkey 11,480 SQ FT office asset offering exceptional functionality, adaptability, and long-term value in one of Northwest Tennessee's most stable submarkets, Union City, TN.

623 Perkins Street is a well-maintained, multi-office professional facility featuring 20+ private offices, abundant natural light, durable ceramic tile throughout high-traffic areas, and a large, fully equipped kitchen and breakroom—ideal for corporate headquarters, medical or administrative operations, call centers, service businesses, or multi-tenant conversion. 2 Roll up 19' doors on backside of property.

Built for efficiency and employee workflow, the interior includes multiple meeting areas, and flexible departmental layout options, making it suitable for both owner-operators and investors seeking a high-utility, low-maintenance property. The structure and finishes support long-term durability and minimized operational expenses.

Located just minutes from US-45W, US-51, and the future I-69 corridor, the site offers quick connectivity to regional employers, industrial bases, and surrounding trade areas. Its proximity to Everett-Stewart Regional Airport further enhances accessibility for corporate travel and operations.

Ideal Uses:

- Professional or medical office
- Administrative, counseling, or government services
- Corporate training or call center
- Nonprofit HQ
- Multi-tenant office investment
- Back-office operations for regional companies

Investment Highlights:

- 20+ private offices with windows
- Ceramic tile flooring – low-maintenance, professional look
- Large onsite kitchen/breakroom
- Flexible interior for single or multi-tenant occupancy
- Strong regional workforce and employer base

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Building Name	623 Perkins Street
Property Type	Office
Property Subtype	Office Building
APN	048M G 01200
Building Size	11,480 SF
Lot Size	20,006 SF
Building Class	C
Year Built	1964
Year Last Renovated	2015
Number of Floors	1
Parking Spaces	18
Free Standing	Yes
Number of Buildings	1

623 Perkins Street offers exceptional value for an owner-operator seeking a move-in-ready facility with room to grow. This well-maintained 11,480 SQ FT building features over 20 private offices, large conference and training rooms, and a spacious commercial kitchen, making it ideal for medical, professional services, administrative operations, call centers, nonprofit organizations, or any business needing a functional, high-efficiency layout.

Located just minutes from Hwy 51, the property provides excellent regional access while remaining tucked in a quiet, professional corridor. With ample parking, a strong exterior presence, durable construction, and immediate usability, an owner-operator can occupy the space without major upfront renovations—saving time and capital.

Whether you're expanding, relocating, or consolidating operations, 623 Perkins Street delivers the space, layout, location, and long-term value that make ownership.



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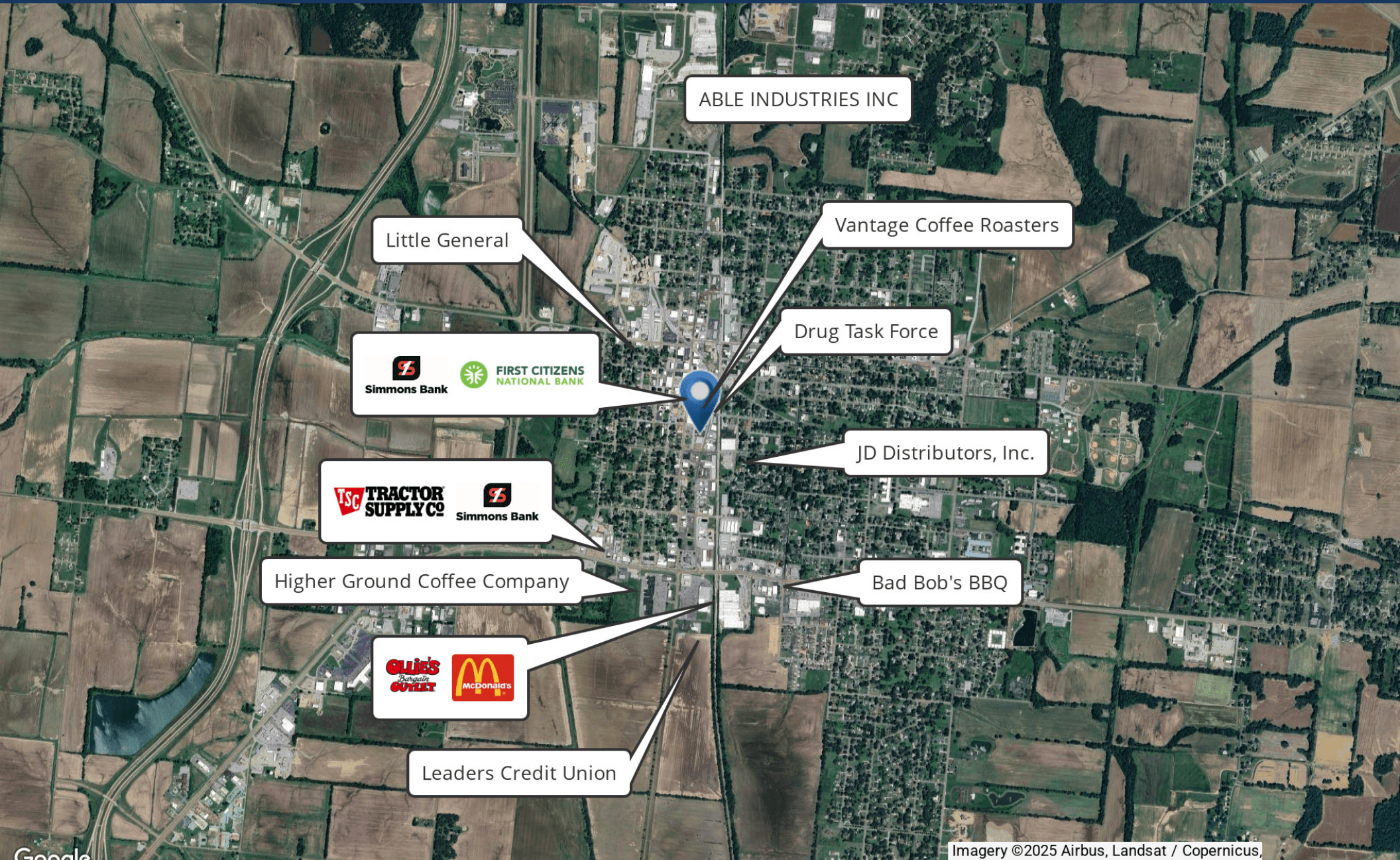


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