

MEDICAL OFFICE

1,980 SF | Move-In Ready | Sub-Lease

POPLAR CORNER

2847 Poplar Ave, Suite 103 | Memphis, TN 38111

Available
FF&E PKG

Full Medical Build-Out for

vipcare

Property locally owned & managed by

GILL
PROPERTIES

8130 Macon Station, Suite 114
Memphis, Tn 38018
(901) 758-1100
Gillprop.com

EXCLUSIVELY LISTED BY:



BROWN GILL

Vice President of Development
(C) (901) 483-9974
brown@gillprop.com

➔ The Property Highlights

**SUB-LEASE BRAND NEW
MEDICAL SPACE**



- **NATIONAL | LONGTERM ANCHOR: Xfinity**
- **EXCEPTIONAL VISIBILITY: Signalized Corner Fronting Poplar Ave**



- **TWO ACCESS POINTS: One off Poplar and One off Humes**
- **PARKING: 36 Spaces | 2 Designated Front Spaces**
- **SIGNAGE: High Profile Monument Signage Available**
- **ZONED: CMU-1**
- **NEW TENANT COMING SOON: TN *National Army Guard***
- **TRAFFIC COUNT: Poplar Ave 29,000+**

➔ The Office Highlights



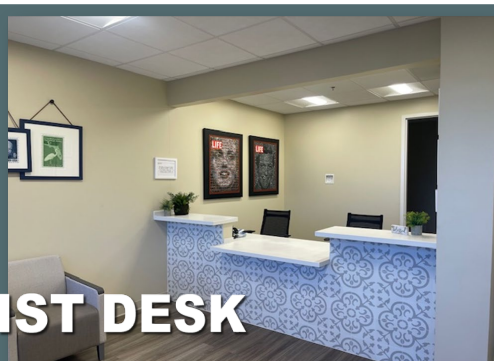
PATIENT AREA



CONTROL PANEL



RECEPTIONIST DESK



NURSES STATION



LABORTORY ROOM

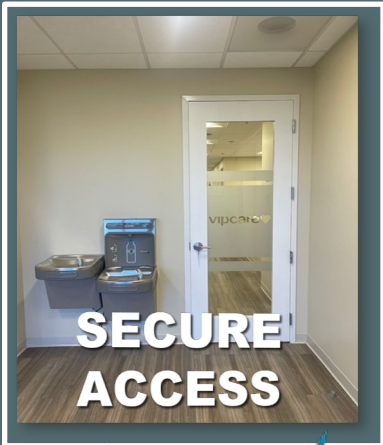


- Receptionist & Waiting Room Area
- Nurses Station
- Three Equipped-Examination Rooms
- Dedicated Lab Space
- Abundant Storage w/ built-in cabinets through-out & two storage closets
- Breakroom w/Refrigerator, Microwave, Dinette Set and Keurig Coffee Maker
- Two Doctors Offices
- Spacious Staff & Patient Restrooms
- State of the Art | Touch Screen Security and Control Alarm System

➔ More Office Features



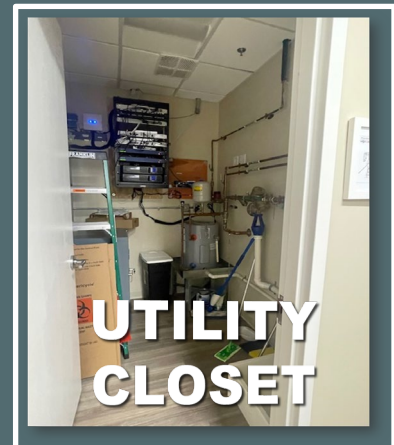
TWO MEDICAL EXAM ROOMS w/ SINK & CABINET



SECURE ACCESS



BREAKROOM



UTILITY CLOSET



THE ARTWORK

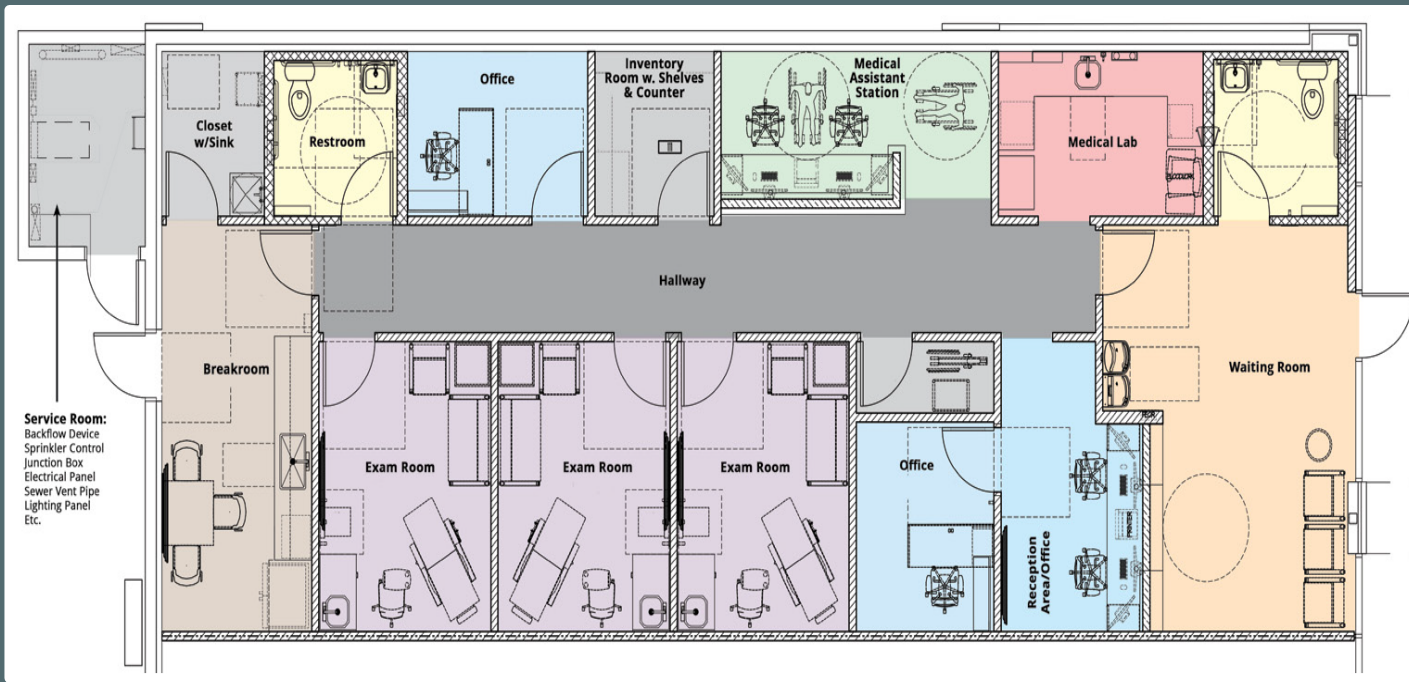


TWO STORAGE CLOSETS



**Available
FF&E**

⇒ The Floor Plan & FFE Package



1,980 SF Medical Office

- Exam rooms
- Offices/reception area
- Waiting room
- Storage
- Breakroom
- Restrooms
- Medical assistant station
- Medical lab
- Hallway

MEDICAL OFFICE SUPPLY PACKAGE



- All Furniture: Office Desks & Chairs, Copier and Patient Area Tables & Chairs
- Desk Supplies: Pens to Clip Boards to Trash Cans
- Wheelchair
- Breakroom: All Appliances & Dinette Set
- Artwork, Lamps and Faux Plants
- Examination Chairs, Doctor's Desk/Chair
- Patient Diagnostic Systems and Equipment
- Scales, Spot Vitals, AEDs,
- PPE, Thermometers, Stethoscopes, Bandages
- Swabs, Syringes, Gloves, Sharps Containers
- Centrifuge, Incubators, Blood Pressure Cuffs

Everything!

BRAND NEW - UNOPENED - UNUSED

⇒ The Area & Traffic Counts



⇒ The Demographics

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	10,712	107,120	233,394
HOUSEHOLDS	4,601	48,101	100,029
AVG HH INCOME	\$92,788	\$81,973	\$72,685
DAYTIME POPULATION	9,366	63,031	164,720

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FOR MORE INFORMATION:

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