

# 3045 KATE BOND RD

BARTLETT, TN 38133

CUSHMAN & WAKEFIELD | COMMERCIAL ADVISORS

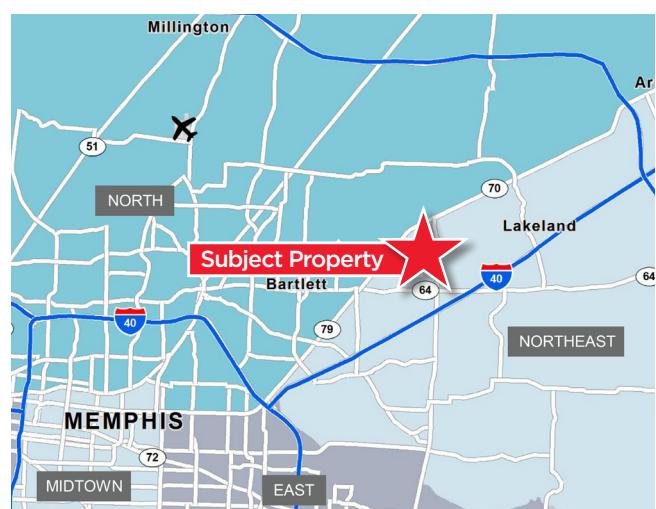
SUBLEASE OPPORTUNITY



+/- 2,000 - 3,970 SF MEDICAL OFFICE SPACE

## Property Highlights

- 3,970 +/- SF
- 6.5/1,000 SF Parking Ratio
- Open Ceilings
- Great for office use or medical office
- Potential for shared Waiting Room
- July 31, 2038 Lease Expiration



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 11/20/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

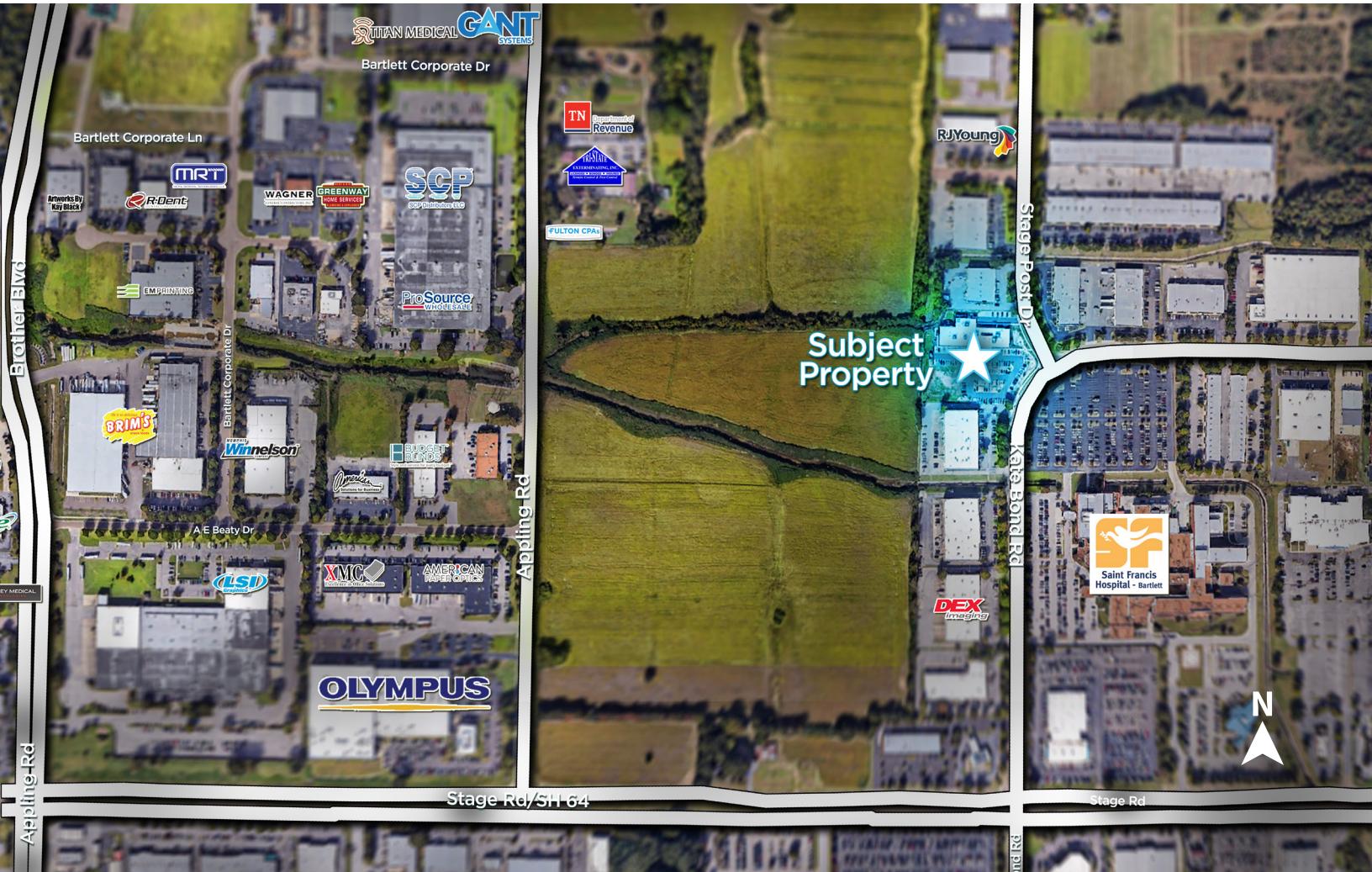
**3045 KATE BOND RD**

BARTLETT, TN 38133

 CUSHMAN &  
WAKEFIELD |  COMMERCIAL  
ADVISORS

## SUBLEASE OPPORTUNITY

# AMENITY MAP



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
[mweathersby@commadv.com](mailto:mweathersby@commadv.com)

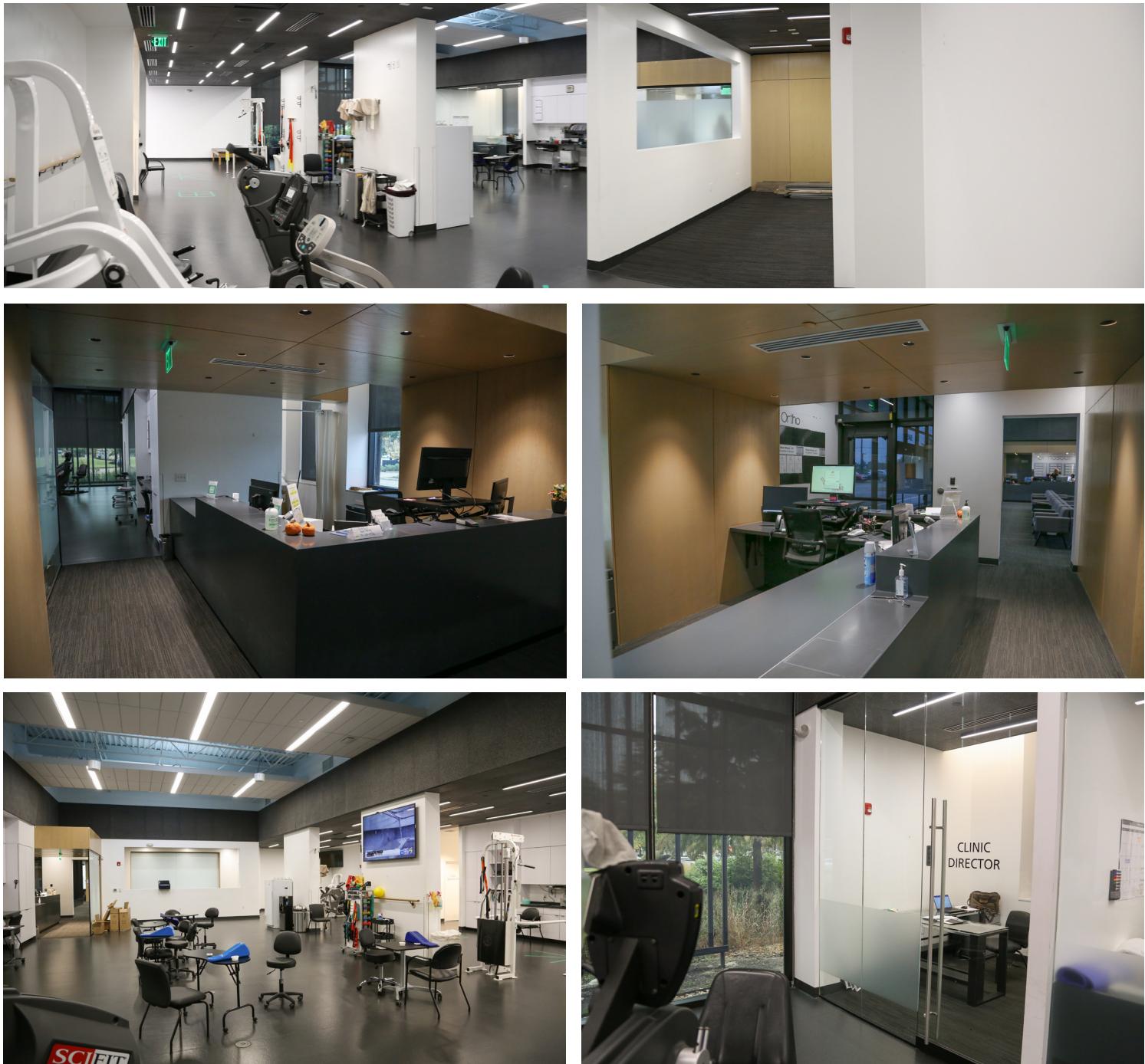
**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
[luke.jensen@commadv.com](mailto:luke.jensen@commadv.com)

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 11/20/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

### THE PROPERTY - INTERIOR



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 11/20/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

### THE PROPERTY - INTERIOR



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
mweathersby@commadv.com

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
luke.jensen@commadv.com

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

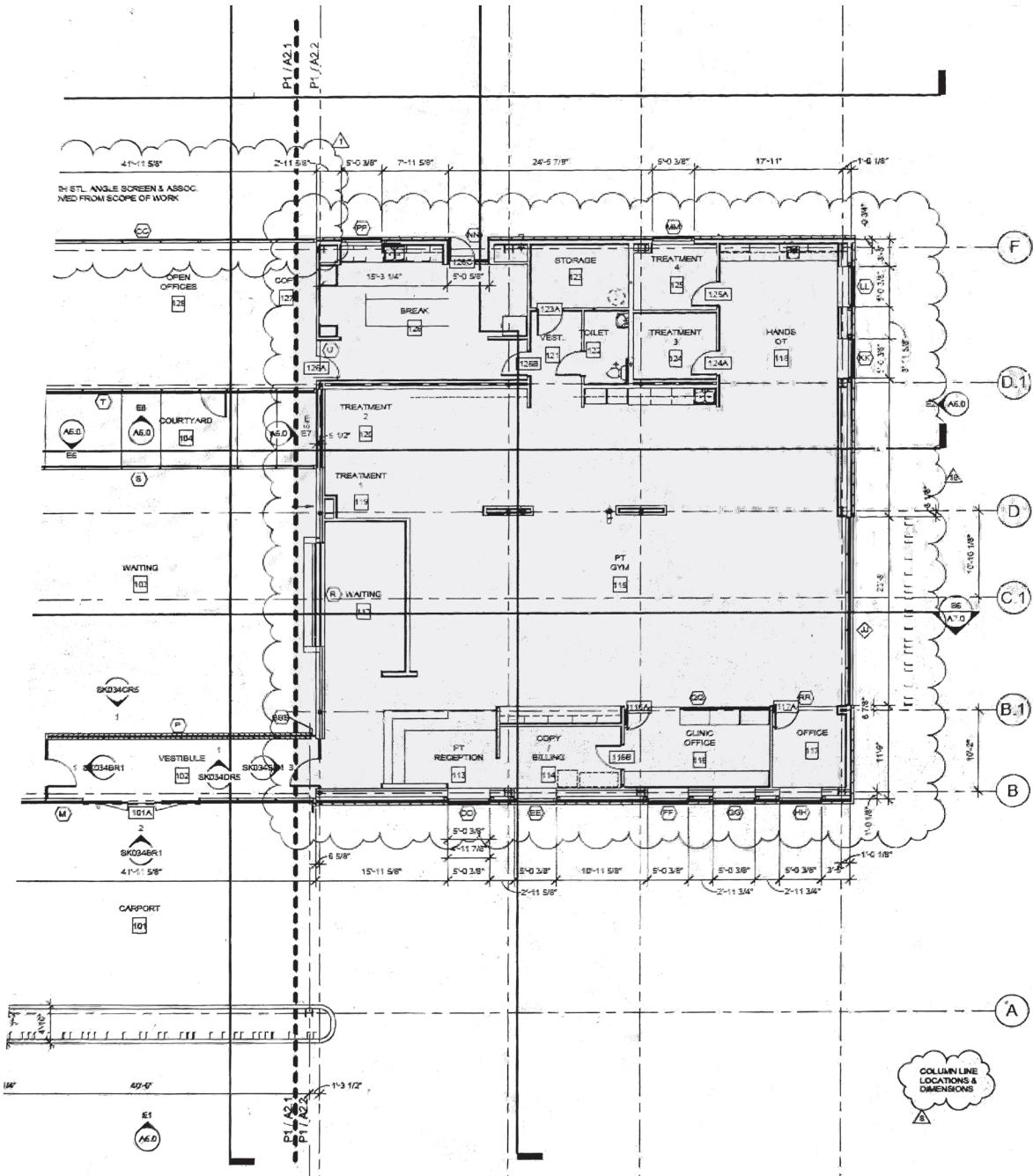
**3045 KATE BOND RD**

BARTLETT, TN 38133



## SUBLEASE OPPORTUNITY

## FLOOR PLAN



**Matt Weathersby, SIOR, CCIM**  
Vice Chairman  
901 362 4317  
[mweathersby@commadv.com](mailto:mweathersby@commadv.com)

**Luke Jensen, SIOR**  
Executive Vice President | Principal  
901 362 4313  
[luke.jensen@commadv.com](mailto:luke.jensen@commadv.com)

5101 Wheelis Drive  
Suite 300  
Memphis, TN 38117  
Main: 901 366 6070  
[www.commadv.com](http://www.commadv.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield and its affiliated companies are not responsible for typographical or other errors that may appear in this document. Cushman & Wakefield Copyright 11/20/25. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.