

1691 Shelby Oaks – Suite 7 & 8

Memphis, TN 38134 | Sublease Opportunity

Basic Information

Listing Type	Sublet
Space Type	Office, Retail
Subtype	Traditional Office
Space Name	Suite 7 & 8 – 1691 Shelby Oaks
Rentable SF	3,750 SF
Usable SF	3,750 SF
Lease Expiration	November 30, 2027
Availability	Immediate
Lease Term	2–4 Years
Parking	Surface parking (unreserved)

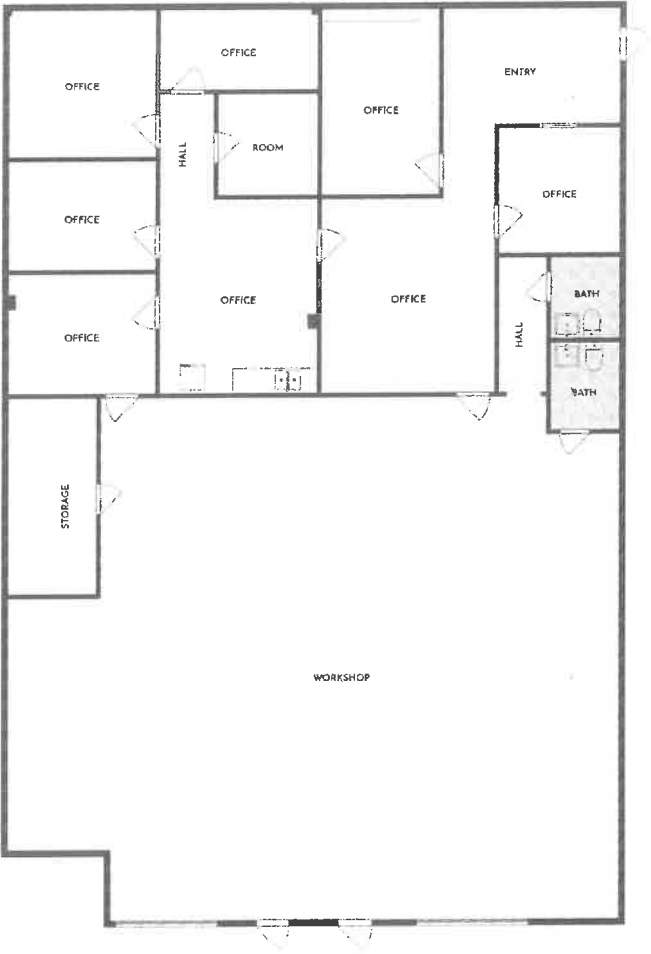
Lease & Rate Information

Rate Type	Per Month
Base Rent (Per SF/Year)	\$7.28
OPEX / CAM (Per SF/Year)	\$3.79
Total Rate (Per SF/Year)	\$11.07
Lease Type	NNN
Total Monthly Rent (Approx.)	\$3,450

Marketing Description

3,750 SF office/warehouse sublease opportunity at **1691 Shelby Oaks** in Memphis, TN. Flexible floor plan with multiple private offices, conference area, storage, and a large open workshop. Separately metered utilities. Easy access to I-240 and Sycamore View.

- Size: 3,750 SF
- Lease Type: NNN
- Base Rent: \$7.28/SF/yr
- OPEX (CAM/Insurance/Taxes): \$3.79/SF/yr
- Total: approx. \$3,450/month
- Lease Expiration: November 30, 2027



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.