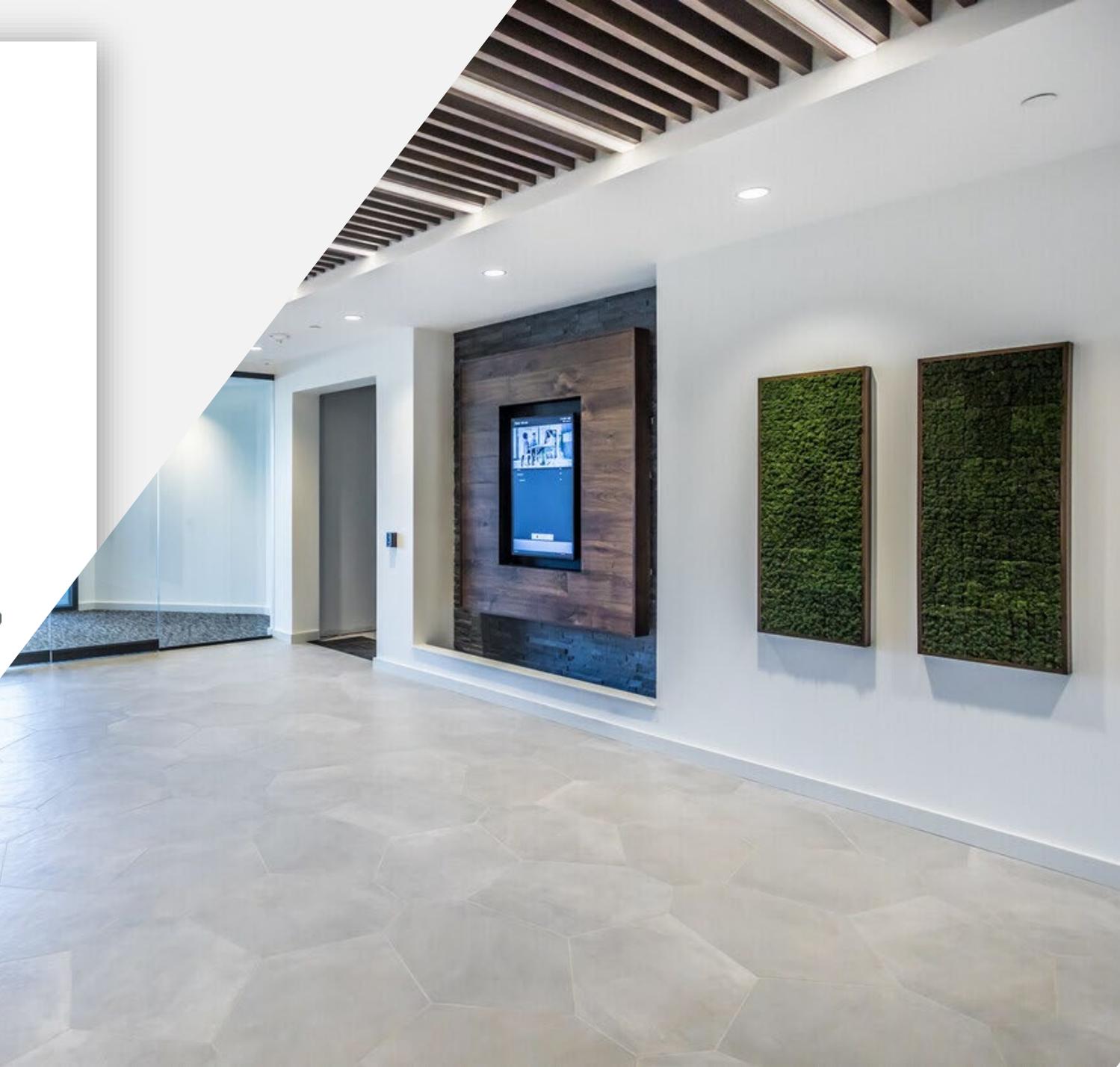


7845

US HIGHWAY 64

MalmoMemphis
REAL ESTATE, INC.

For Lease





PROPERTY DETAILS

7845 US HIGHWAY 64

- With a demand for quality medical office space in the area, we designed this 53,400 SF Property with medical users in mind. The Property boast a grand entrance, perfect for hassle-free and ADA efficient patient drop-off and pick-up. Inside, a modernized lobby design continues to elevate the end user experience with Class A finishes throughout.
- Ownership's strategy is to leverage their all-cash investment to provide **aggressive lease rates** and **custom tenant build-outs** to attract users seeking a local or regional medical/office presence.
- The Property includes a branch of the Orion Federal Credit Union complete with drive-thru service with direct ingress/egress for their branch members. The building' s configuration could accommodate a variety of other uses due to its excellent location along US Highway 64, the primary east/west thoroughfare for the northeast Memphis MSA.
- 7845 US Highway 64 offers convenient and direct access to the area' s main transit arteries, numerous retailers, dining, hotel, and medical service providers.

7845 US HIGHWAY 64

Prime Medical Office Building



Well-positioned to attract medical tenants seeking a local or regional presence with an option for their own custom build out with generous owner contributions.

Location



This property sits on just over 3.5 acres on US Highway 64, a major thorough fare in Northeast Memphis and directly across the street from St. Francis- Bartlett Hospital. Direct access to prominent I-40 and minutes away from I-240, I-55 & new I-269. Just 45 miles from Blue Oval City, the planned automotive assembly complex that will be operated by Ford Motor Company.

Demographics



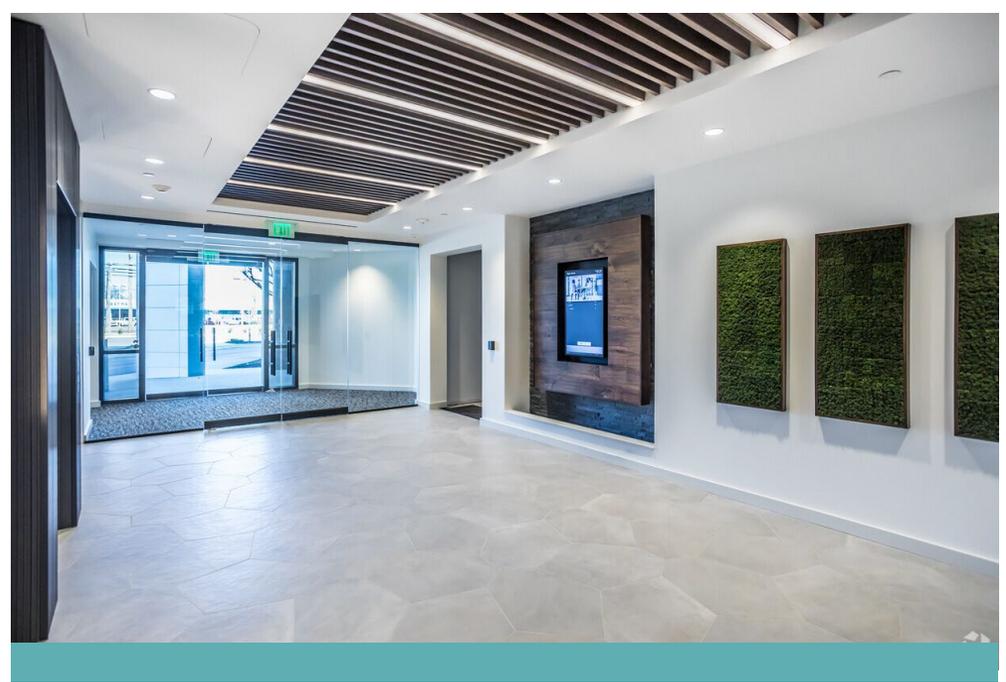
The immediate area represents the retail epicenter in Memphis, with the Wolfchase Galleria and its surrounding 2.1 million square feet of retail space located approximately one-half mile east of the Property. Area businesses are well supported by the growing residential base of Bartlett, Lakeland, and Arlington. The Property is specifically located within northeast Memphis which is noted for its established residential population and a strong and diversified business community and workforce



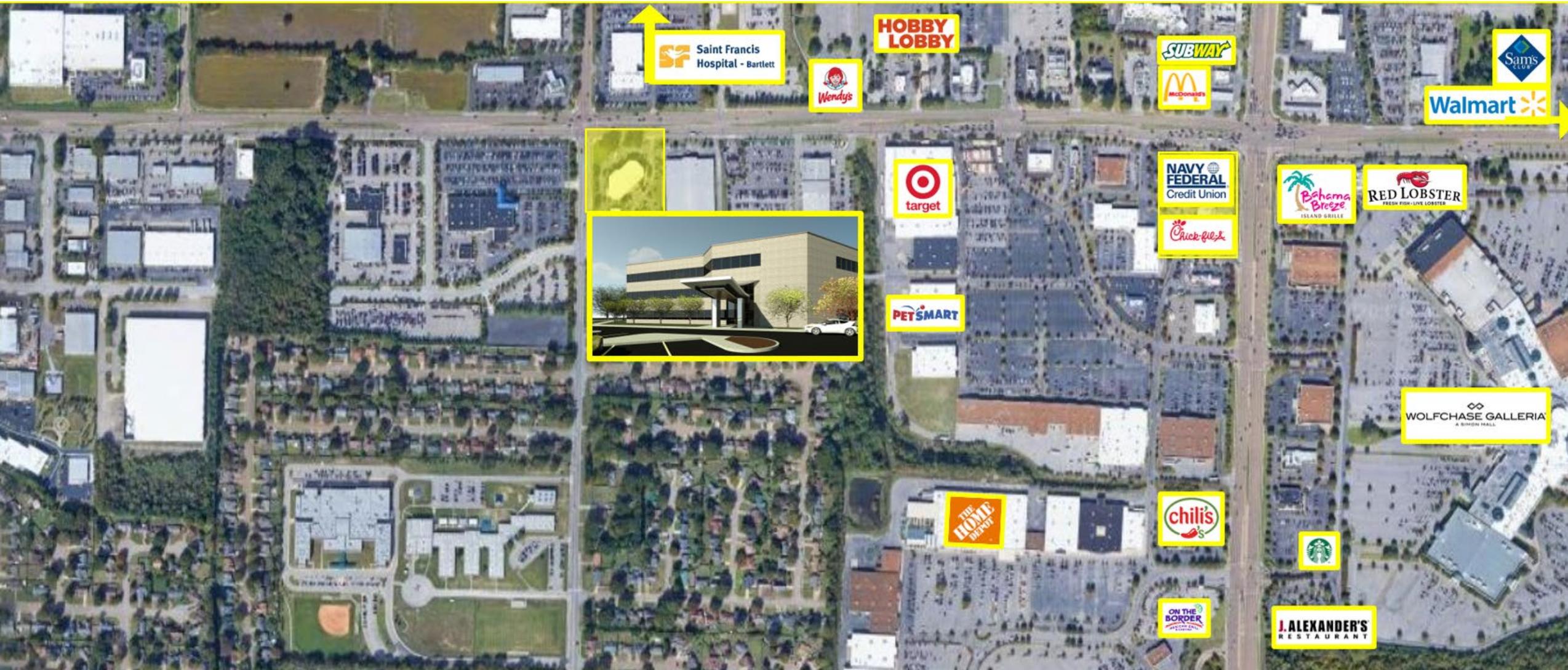
53,400 SF
Class A Medical Office Building
Renovated 2022

47K SF Available
2 Full Floors Available (~17K SF)
Custom Build-Outs Available





AREA AMENITIES





Dede Malmo, CCIM

(901) 230-5549

dmalmo@malmomemphis.com

Ashley Krauch

(901) 537-7447

akrauch@malmomemphis.com

MalmoMemphis
REAL ESTATE, INC.