



Crane Co. Building of Memphis

254 Court Ave, Memphis, TN 38103



Adam Cutler

Cutler Property Group

254 Court Ave, Suite 102, Memphis, TN 38103

a.cutler@254court.com

(901) 215-7158

Crane Co. Building of Memphis

Upon Request

Downtown Office Building FOR SALE 254 Court Ave, Memphis TN
Cutler Property Group, the owner, is pleased to offer FOR...

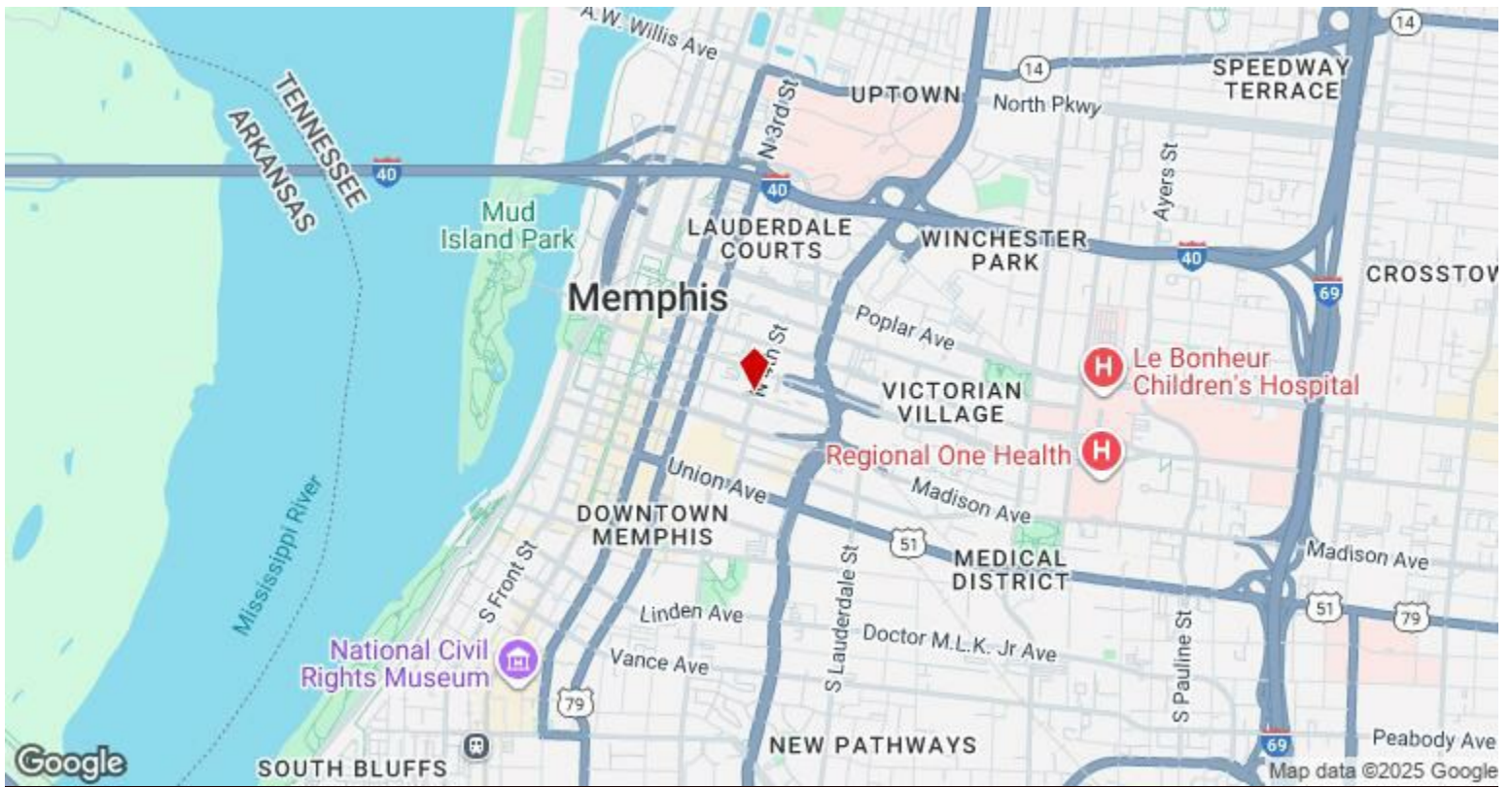
- Ideal Investor, Owner-User Purchase or 1031 Exchange. Multi-tenant Class "A" office building 70 Offices & Suites 150sf to 2500sf.
- ZERO Trust Security (no public access) with 24/7 recorded key-card access/ remote HD cameras & alarm monitored common area doorways/stairways
- 85% leased with strong revenue history, Financing available,
- On-site private gated 45 car surface parking. No safety concerns or delays of a parking garage. Minutes to I-240 Loop, I-40, and I-55.
- Fully Renovated: 100% fire sprinkler coverage, fire detection & alarm monitoring, security alarm coverage, exterior/interior HD cameras, ADA Compliant
- Walking distance to Court House, St-Jude Campus, FedEx Forum, Peabody Hotel & Beale Street



Price:	Upon Request
Property Type:	Office
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	9.50%
Lot Size:	0.75 AC
Gross Building Area:	53,800 SF
Rentable Building Area:	53,800 SF
No. Stories:	6
Year Built:	1904
Tenancy:	Multi
Parking Ratio:	0.84/1,000 SF
Zoning Description:	CBD
APN / Parcel ID:	00-2027-0-0012C
Walk Score @:	86 (Very Walkable)

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dr. Sidney Ornduff	-	
Eskridge & Eskridge Law Firm, Pc	-	
Fargarson & Brooke	-	
Gulley Law Firm	-	
Joint Tech Inc Engineering	-	
Memphis TV & Film Commission	-	
Philip Harvey - Attorney	-	
Reaves Law Firm, PLLC	-	
The Morris Law Firm	-	
The Rplwes Law Firm	-	



254 Court Ave, Memphis, TN 38103

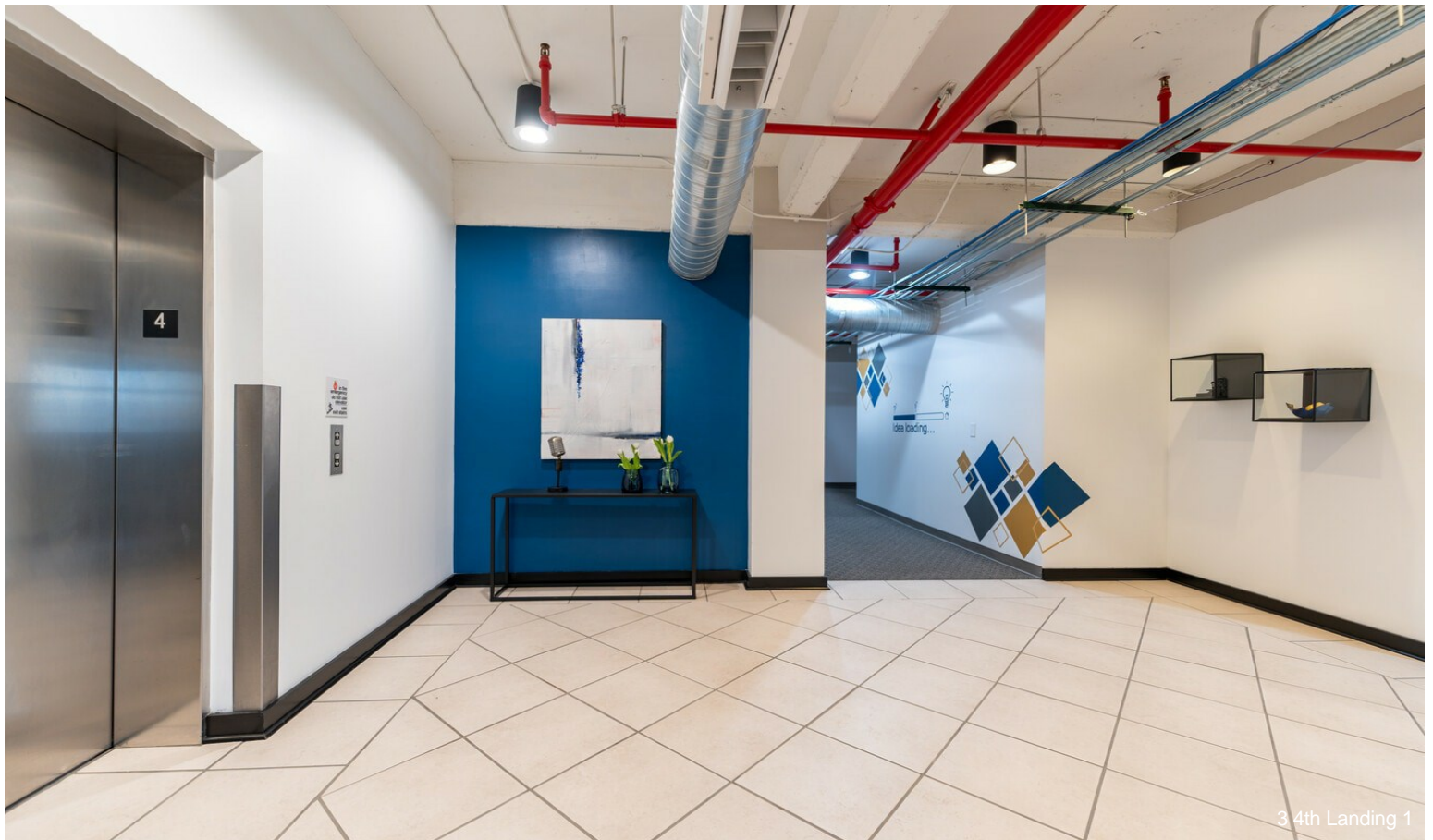
Property Photos



Property Photos



Property Photos



Ground Floor Conference Room



Conference room



2nd fl conf 4-25

Property Photos



Building Photo

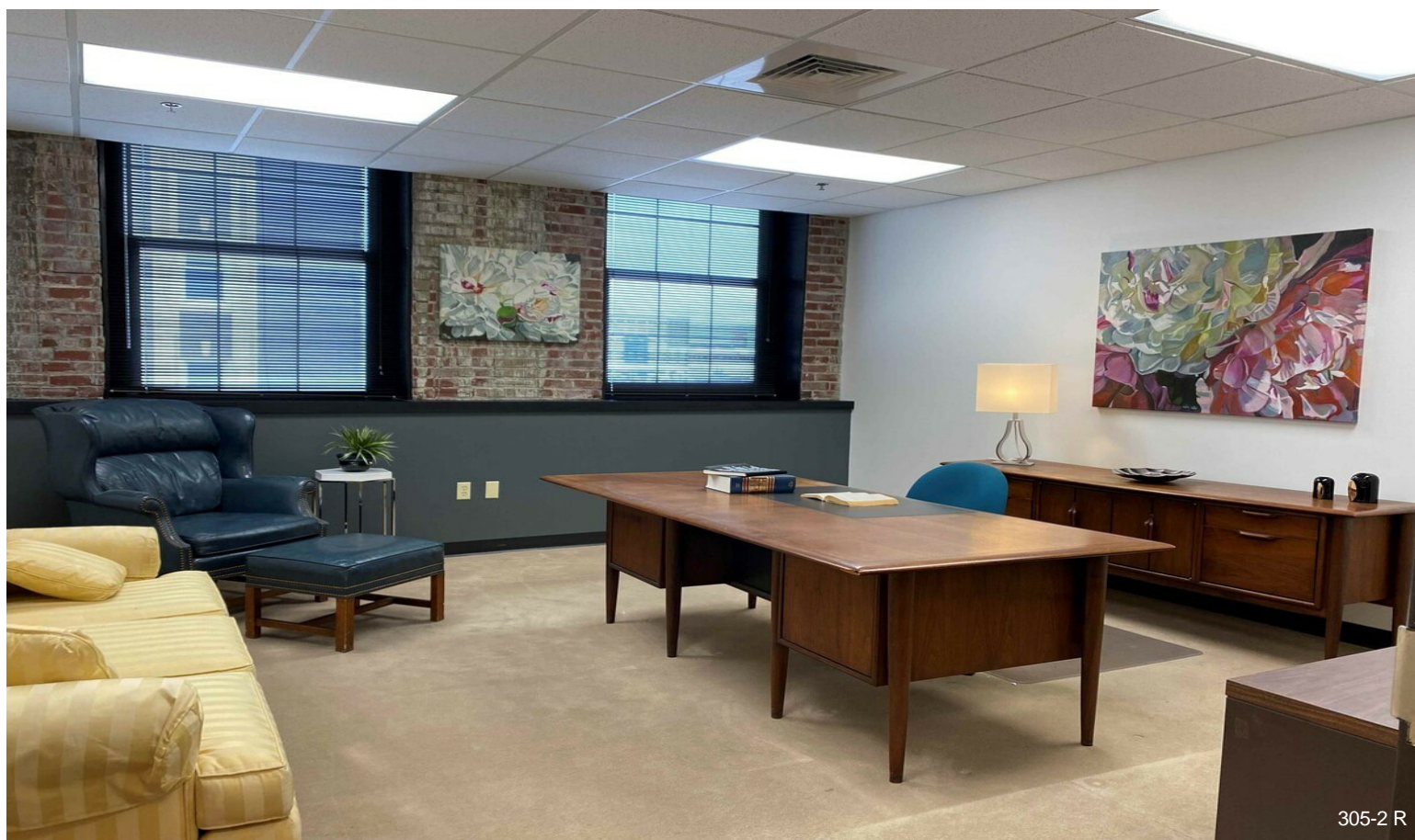


Interior Photo

Property Photos

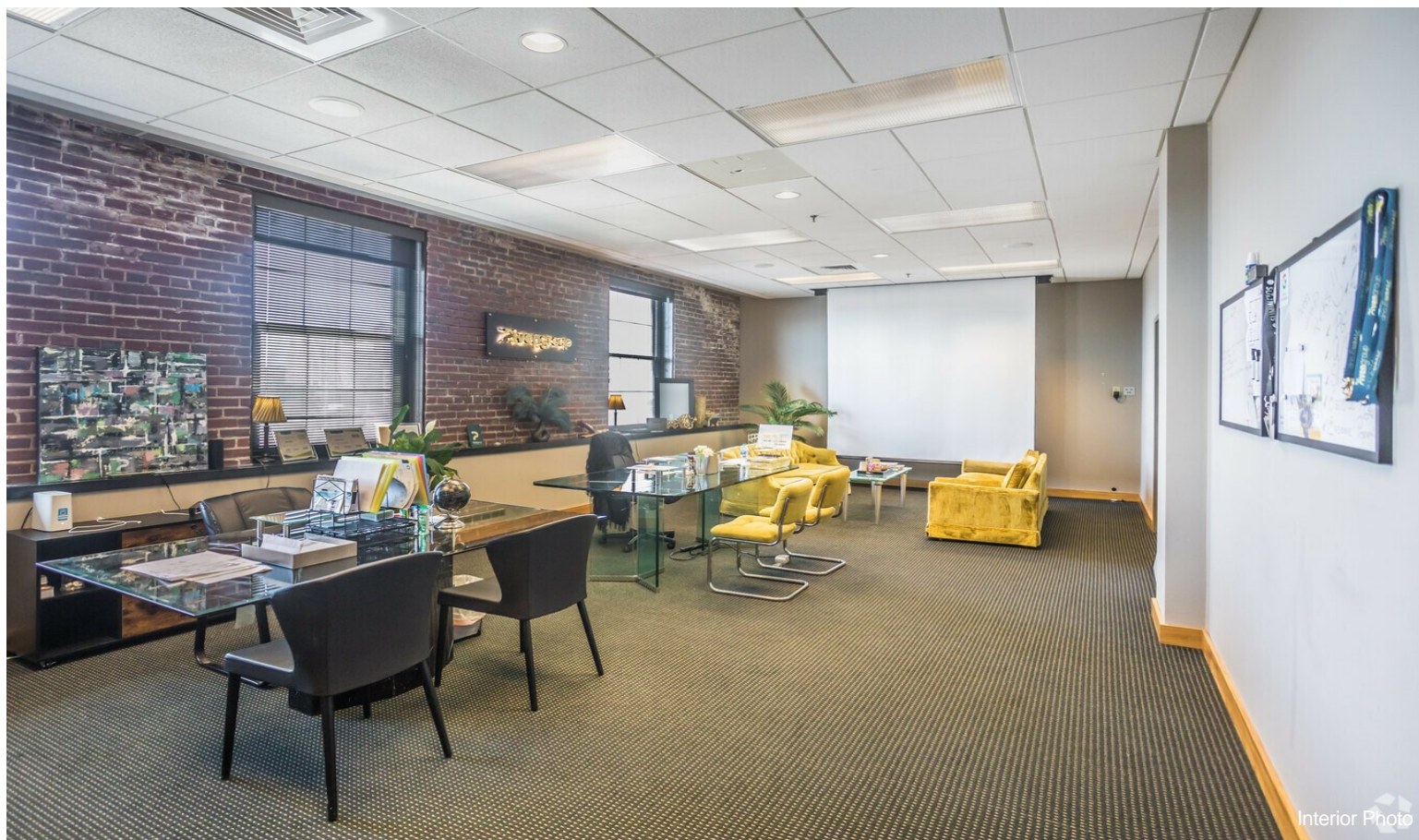


Interior Photo

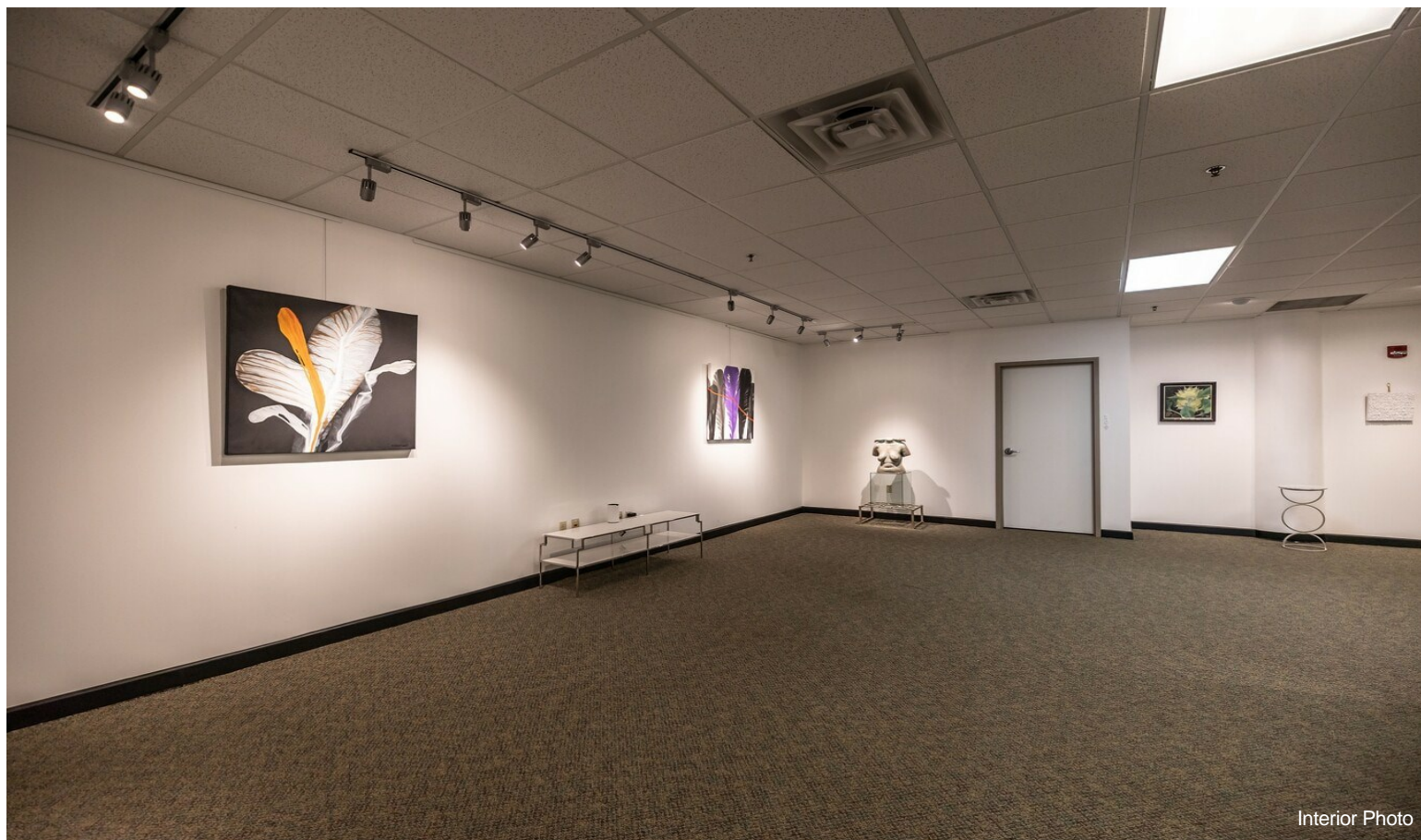


305-2 R

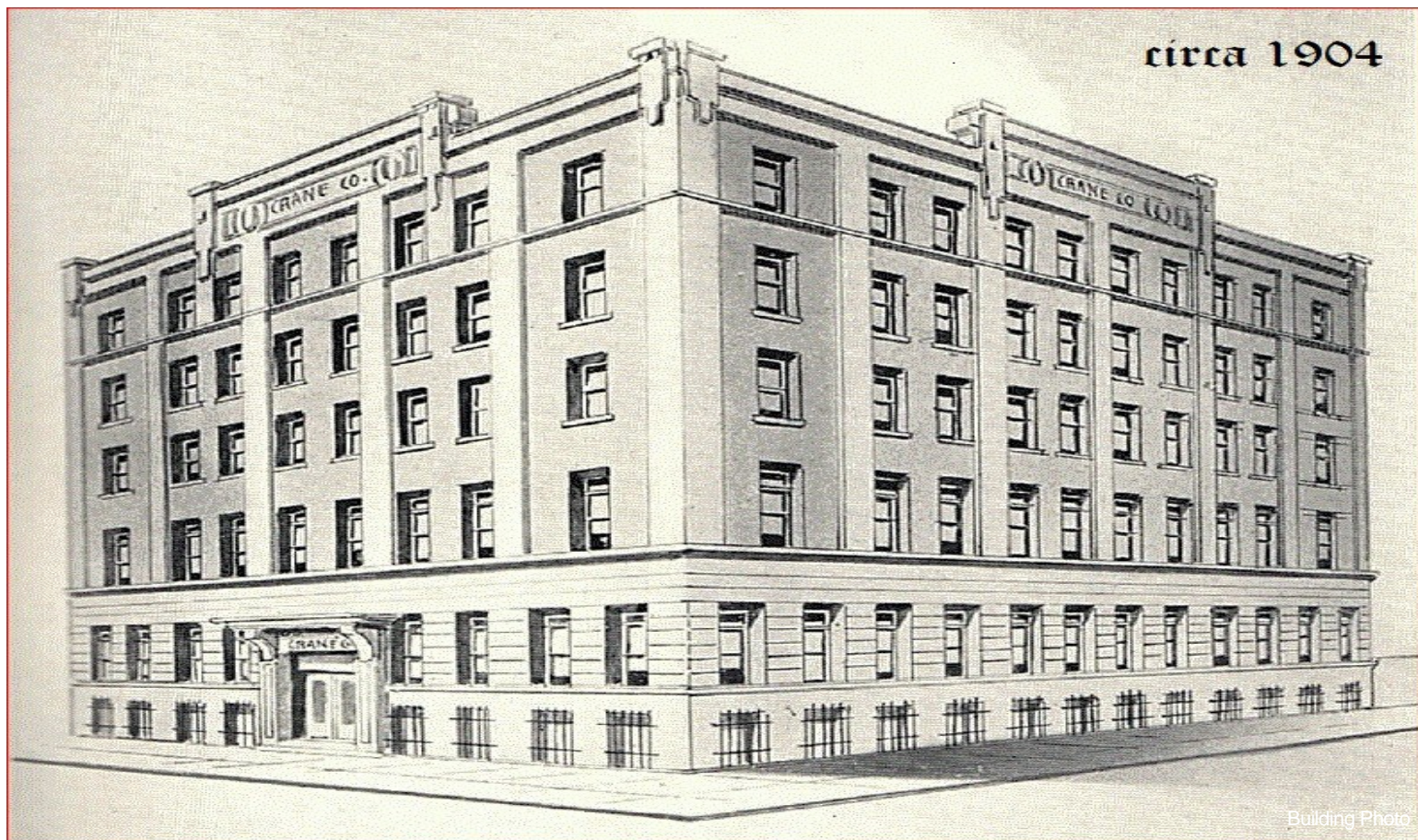
Property Photos



Property Photos



Interior Photo



circa 1904

Building Photo

Property Photos



Building Photo

