

OFFERING MEMORANDUM
MASCOM BUILDING

8039 STAGE HILLS • BARTLETT, TN 38133



ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com

EXECUTIVE SUMMARY



8039 STAGE HILLS • BARTLETT, TN 38133

Price: \$2,500,000

First Year Net Rent: \$57,276

100% Occupied NOI: \$171,588

100% Occupied Cap: 6.9%

Price Per SF: \$175

Square Feet: 14,260

Year Built: 1999

Lot Size (Acres): 0.78

ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com

INVESTMENT HIGHLIGHTS



8039 STAGE HILLS • BARTLETT, TN 38133

- Well Maintained Asset in one of the more Desirable Medical Office Areas of Bartlett
- Tenant on 3rd Floor will sign a 10 year lease for 4,774 sq feet at closing for \$12 per sf
NNN with 3% annual increases.
- Very Competitive Lease Rates
- Completely Refurbished Parking Lot in 2025

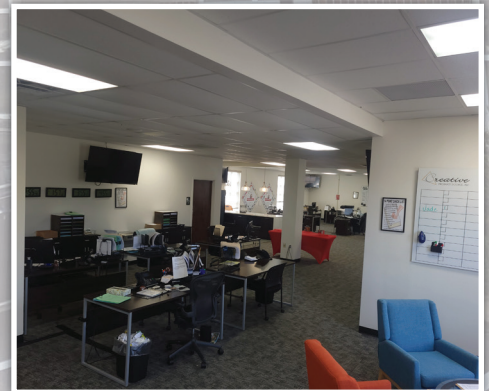


ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com

PROPERTY PHOTOS



8039 STAGE HILLS • BARTLETT, TN 38133

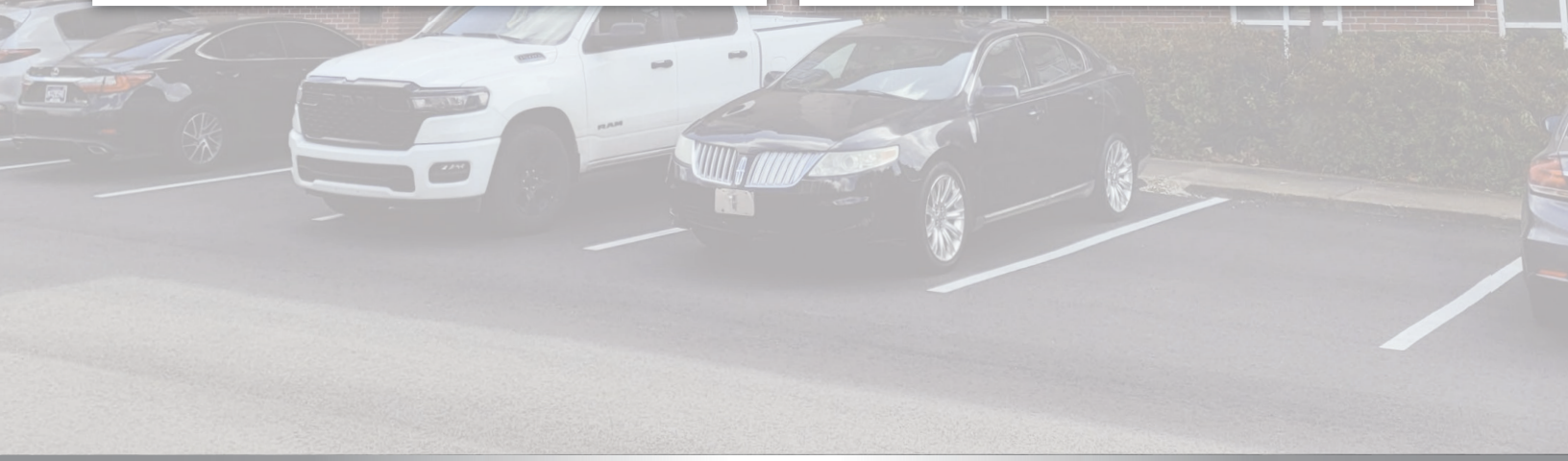


ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com

PROPERTY PHOTOS



8039 STAGE HILLS • BARTLETT, TN 38133

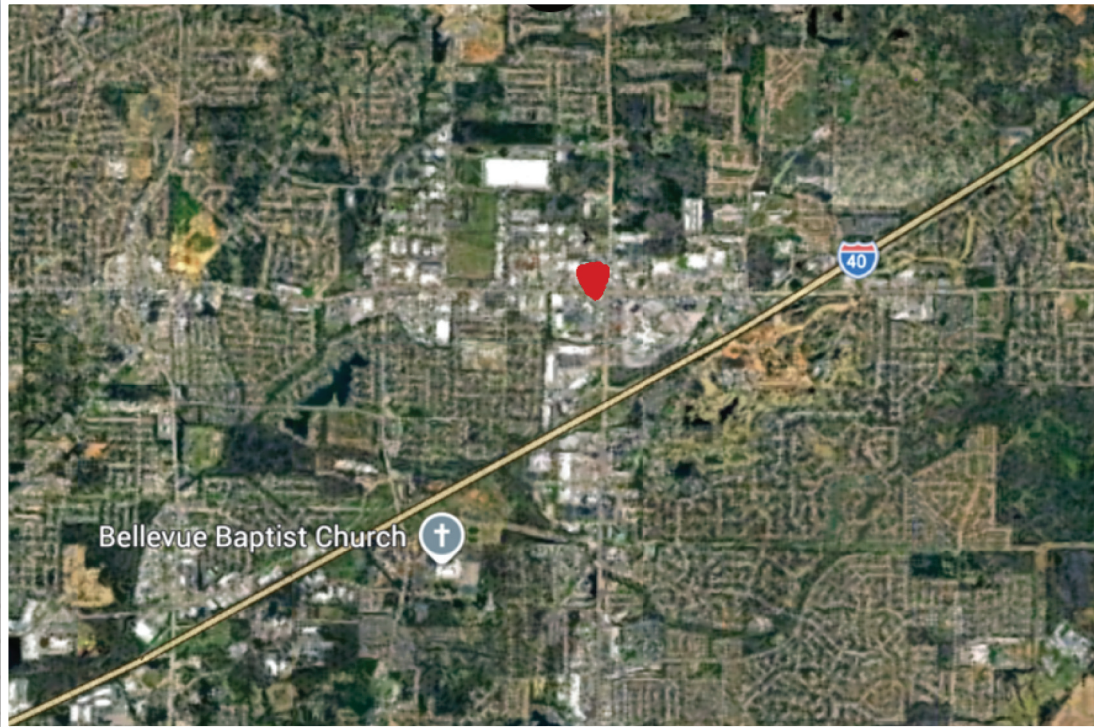


ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com

AERIAL PHOTOS



8039 STAGE HILLS • BARTLETT, TN 38133



ANDY WALKER • TN LICENSE # 344257
(O) 901-758-5670 (M) 901-598-7625
andy.walker@crye-leike.com