

WALNUT KNOLL

752-758 Walnut Knoll Ln, Cordova, TN 38018 | Northeast Submarket

OFFICE
Buildings For Sale

752 and 758 Walnut Knoll offer an investor or an owner/occupant a great opportunity to acquire two quality office buildings at a very attractive price. Currently 100% leased with multiple tenants, the properties offer quick access to a large selection of nearby restaurants, banks, support retail and residential areas. These buildings are only 1.5 miles from Walnut Grove, 4 miles to I-40 and just .17 miles from Germantown Pkwy. Great access to secondary roads as well from Timber Creek Drive.



SPACE FEATURES

- Nearby access onto Walnut Grove Road, major east-west artery in Memphis
- Easy to find location off of Walnut Run and Germantown Parkway intersection
- Each building is elevator equipped
- New finishes in the vacant, move-in ready suite
- Marbled entrances in each building
- Professionally landscaped
- Built in 1990 and 1998 with steel frame interior construction
- Convenient front-door parking, with additional parking at the rear of both buildings
- Size: Both buildings combined total approximately 12,368 square feet
- Asking Price: \$1,205,750 (approximately \$97.49 per square foot)



FOR MORE INFORMATION:



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CUSHMAN & WAKEFIELD®



COMMERCIAL ADVISORS
INDEPENDENTLY OWNED AND OPERATED

Commercial Advisors, LLC 5101 Wheelis Drive, Suite 300, Memphis, TN 38117 | 901-366-6070

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