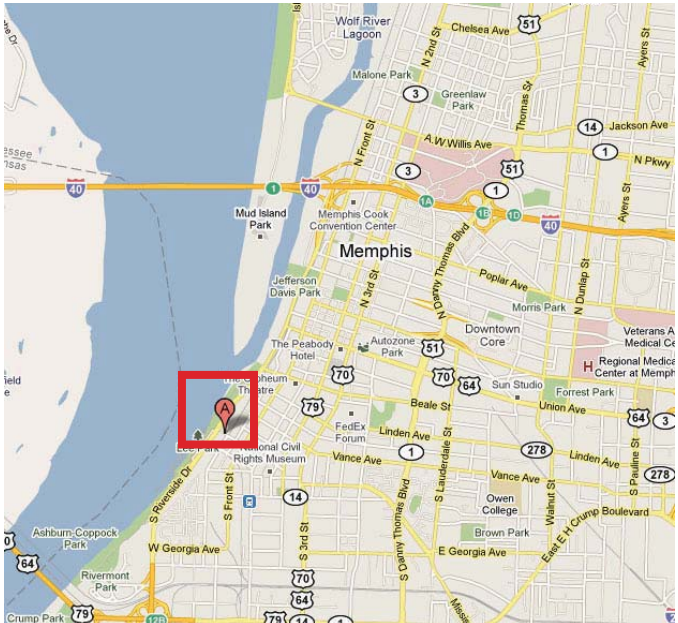


Loft Office Space For Sale or Lease

11 West Huling Downtown Memphis, Tn



Located in Downtown Memphis in the South Bluffs Warehouse District, this building has all the character and charm you would expect. Soaring Ceilings, Exposed Bricks, Exposed Beams and Columns and Original Wood Floors make this the perfect Loft Office Environment

Total Building Size is 10,162 s.f. with 27 Parking Spaces
Purchase or Lease the Entire Building and Lot
or Lease Part of the Building
Pre-designed spaces are 2,880 sf - 11,662 sf
Spaces can be divided into smaller or larger sizes to
accommodate user requirements

*plans and pictures attached



For more information



**Garland
Company**
REAL ESTATE

901.527.7779
Chris Garland - 901.338.3226
chris@garlandcompany.com

Loft Office Space For Sale or Lease

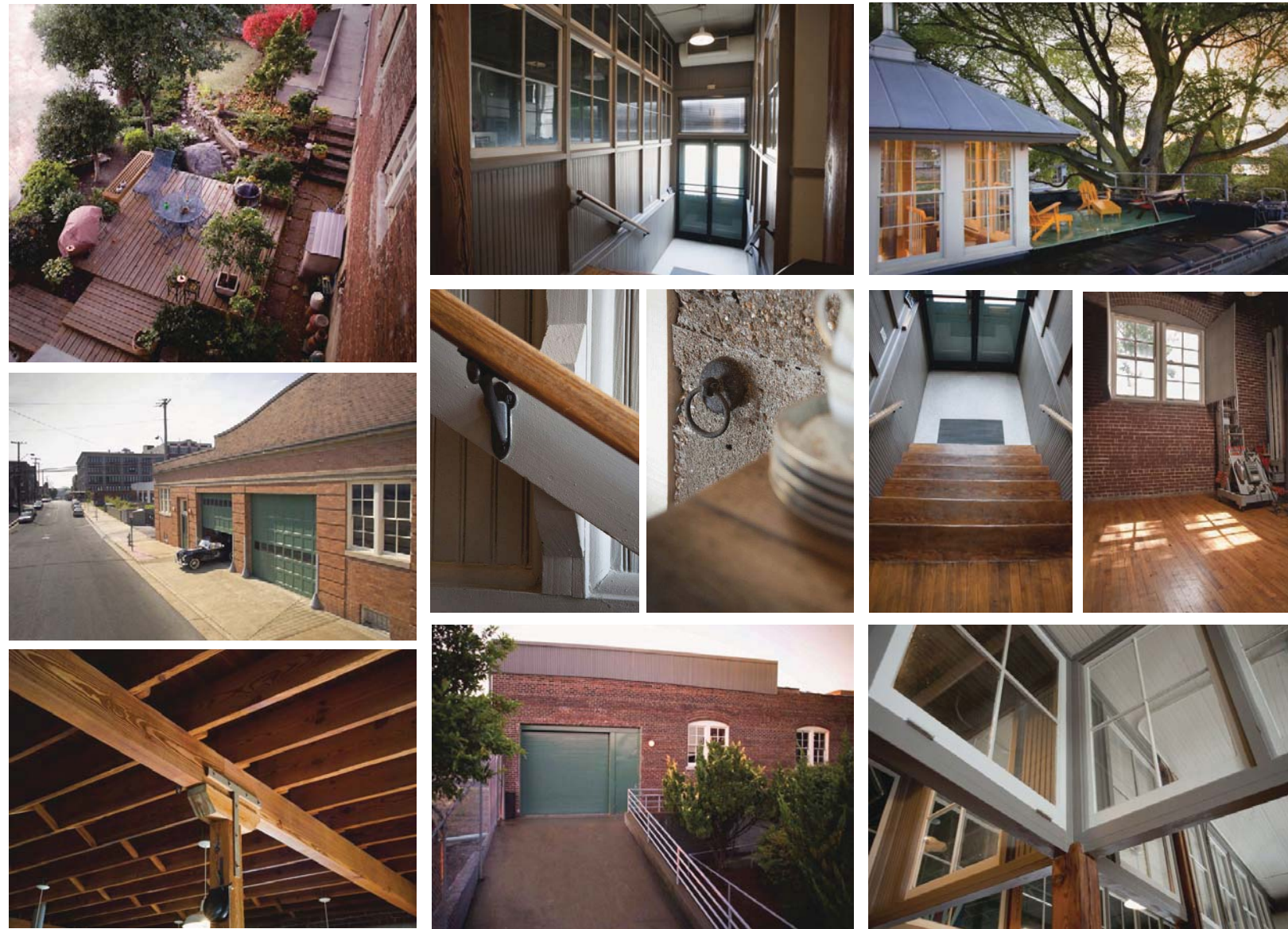
11 West Huling Downtown Memphis, Tn

PROPERTY FEATURES

- Heart Pine Floors
- Exposed Brick Walls
- Exposed Beams and Columns
- 27 Space Parking Area
- Rooftop Deck
- Patio Courtyard
- Enclosed Loading Dock
- Handicap Access
- Over 25 Tons of HVAC
- Over 700 Amps of Electric
- Ample Natural Light
- Excellent Downtown Location

Purchase the Entire Building or Lease All or Part

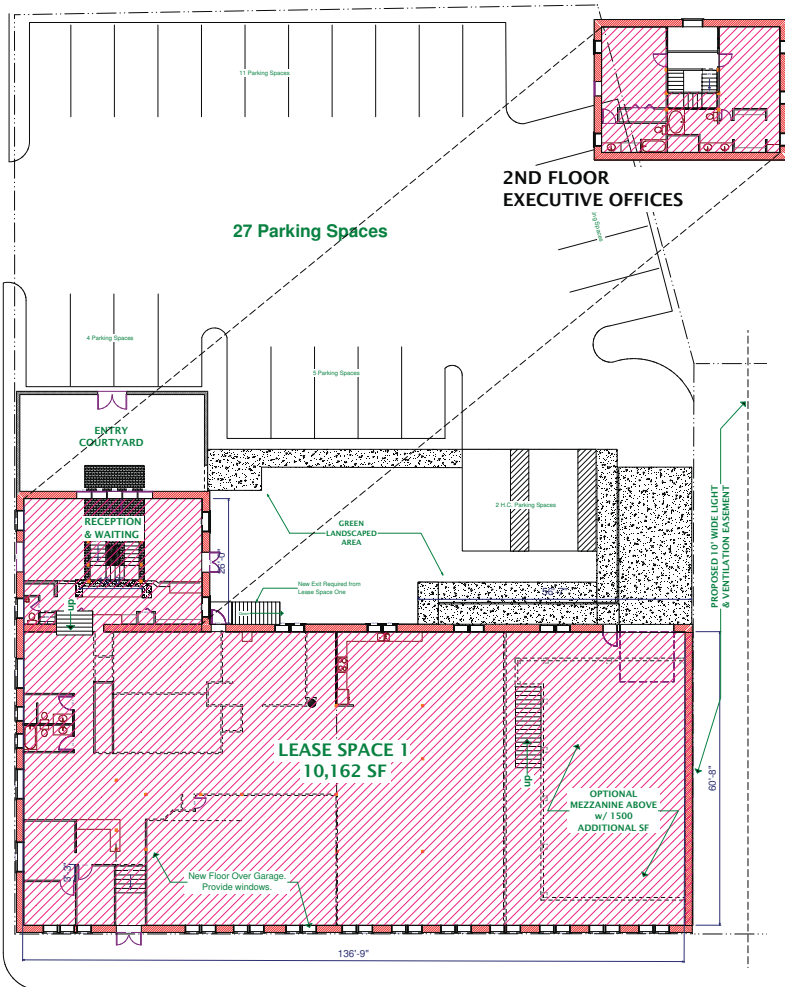
- The Asking Price for the entire property is \$1,485,000.
- The Site is .58 Acres and the Building is 10,162 square feet
There are 27 Parking Spaces available on-site.
- Spaces offered for Lease are 2,880 sf to 11,662 sf
- This building is well suited for Creative Office users wanting open spaces and high ceilings and cubicle spaces or could be adapted for private work spaces.
- This Site is Currently Zoned to allow for Multiple Uses including Office, Retail or Residential.
- Spaces are offered at \$15.00 psf NNN with a \$15.00 psf TI allowance.
- All offerings are subject to change based on interest and space needs from prospective tenants.



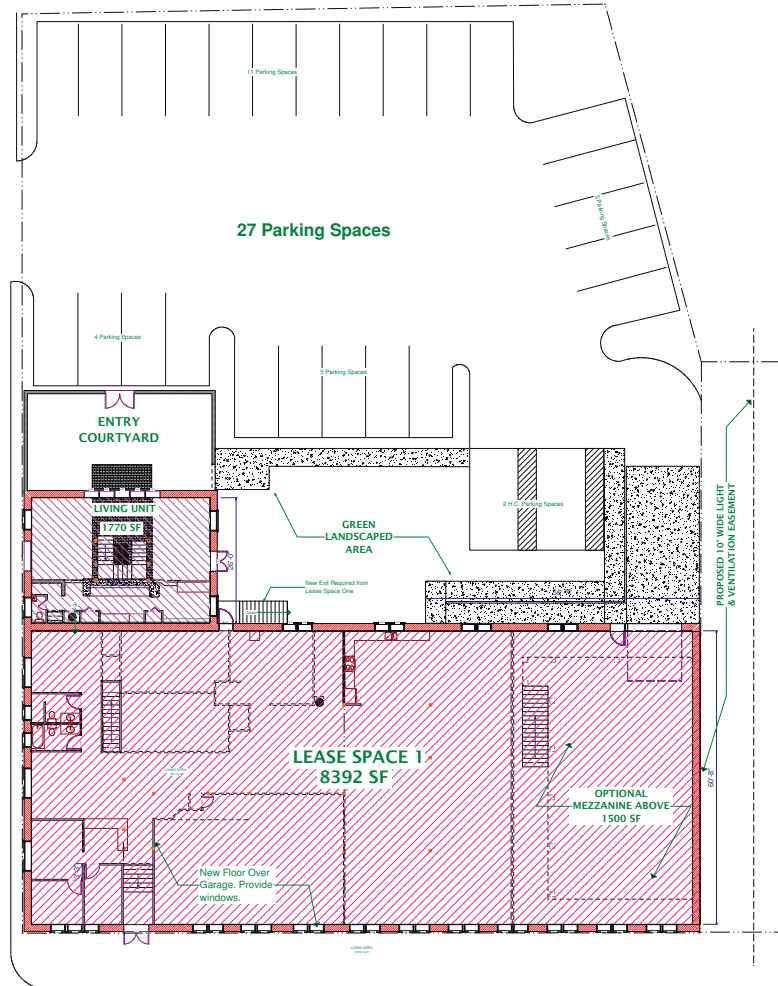
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Loft Office Space 11 West Huling Space Plan Options



**SINGLE TENANT OPTION w/
LIVING UNIT CONVERTED TO RECEPTION/OFFICE**



**SINGLE TENANT OPTION w/
LIVING UNIT REMAINING AS-IS**



Plans By

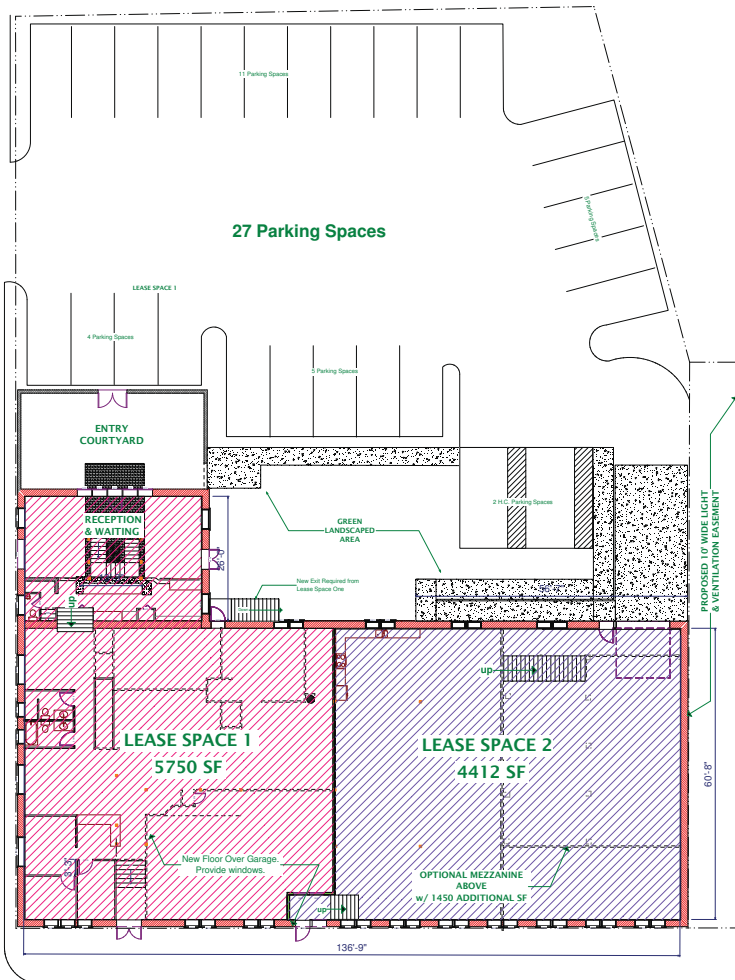
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www.sbjarchitects.com



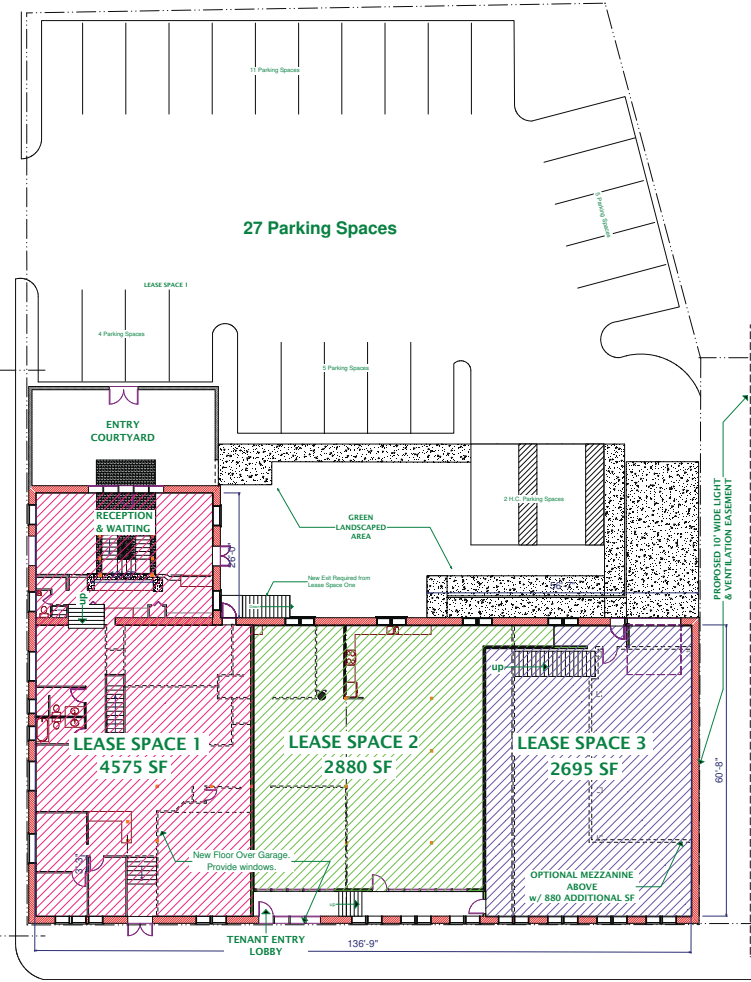
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Loft Office Space 11 West Huling Space Plan Options



**MULTI-TENANT (2) OPTION w/
EXISTING LIVING UNIT INCORPORATED w/ LEASE SPACE ONE**



**MULTI-TENANT (3) OPTION w/
EXISTING LIVING UNIT INCORPORATED w/ LEASE SPACE ONE**



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