

3,000 - 34,000 SF | OFFICE SPACE FOR LEASE

7845 U.S. 64

MEMPHIS, TN 38133



UNIQUE OFFICE OPPORTUNITY

7845 US 64 offers a highly adaptable office opportunity located in Memphis on the edge of Bartlett, providing outstanding connectivity to I-40 and key commuter corridors. The building is designed to accommodate a variety of users, with options ranging from full-floor layouts to thoughtfully planned multi-tenant suites. Expansive perimeter windows fill the space with natural light, while generous on-site parking enhances everyday convenience. Surrounded by nearby healthcare providers, retail, and dining destinations, this location provides a polished, accessible workplace for businesses throughout the Memphis market.

PROPERTY HIGHLIGHTS

- Full-floor and multi-tenant layouts available
- Ample on-site parking with a 5.6 / 1,000 parking ratio
- Fully sprinklered building
- Newly renovated lobby
- Building backed up by generator



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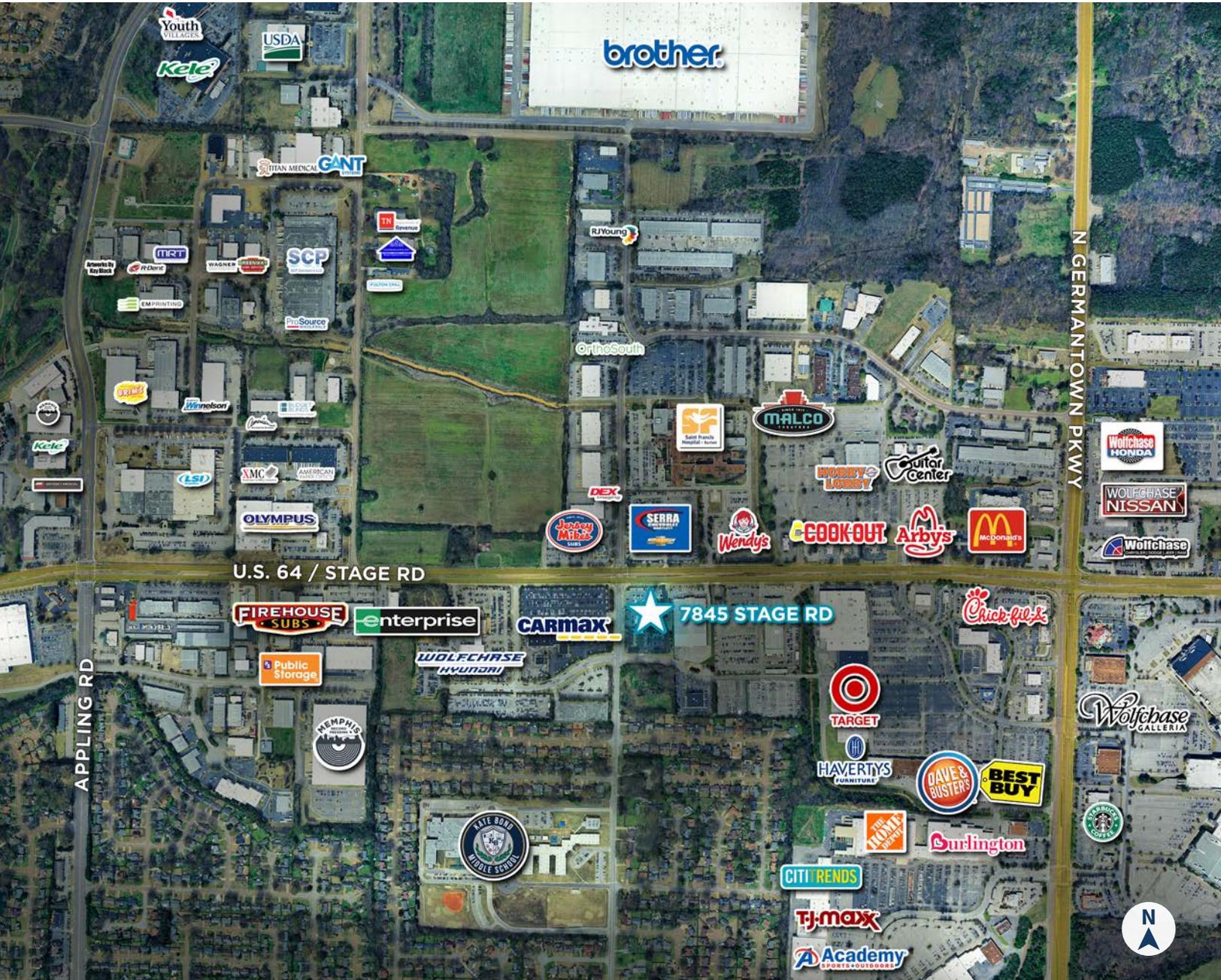
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AMENITIES MAP

The Bartlett Corporate Corridor, located along U.S. Highway 64 in Bartlett, Tennessee, is an established commercial area featuring a mix of Fortune 500 companies, local businesses, and quality office and commercial developments within the greater Memphis market.



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