

EXCLUSIVE OFFERING
MEMORANDUM



NNN MEDICAL OFFICE INVESTMENT OPPORTUNITY

3010 & 3014 GREYSTONE SQUARE, JACKSON, TN 38305

INVESTMENT TYPE: STABILIZED NNN MEDICAL OFFICE | CAP RATE: 8.54%
NO. OF TENANTS: 2 | OCCUPANCY: 100% | NOI: \$74,760.96 | OFFERING PRICE: \$875,000

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EXECUTIVE SUMMARY

- Asset Type:
Stabilized NNN Medical Office
 - Cap Rate: 8.54%
 - Occupancy: 100%
 - Gross Leasable Area (GLA): 4,100 SF
 - No. Of Tenants: 2
 - Offering Price: \$875,000
 - Net Operating Income (NOI): \$74,760.96
- Two well-maintained, fully leased medical office condominiums in the professional Greystone Square office park
 - NNN leases in place with two proven, multi-location medical tenants
 - Minimal landlord responsibilities in HOA-managed complex



INVESTMENT HIGHLIGHTS

- Fully stabilized investment with seasoned, healthcare tenants
- NNN leases – landlord responsible only for structure and HVAC
- HOA maintains roof & parking lot
- 3% annual rent increases built into both leases
- Located in Jackson's most desirable business park off US-45/N. Highland Ave (17,500 VPD)
- Strong parking ratio with direct suite access
- Quiet, well-lit complex surrounded by professional users
- Strategic location minutes from I-40 and Downtown Jackson

LEASE & FINANCIAL SUMMARY

Tenant:	3010 Greystone Sq. – River Region Psychiatry Associates
Size:	2,050 SF
Lease Term:	5 years + (1) 5-year option
Lease Expiration:	01/01/2030
Gross Rent:	\$41,963.52 / annually
Amortized TI Allowance:	\$4,899.96 / annually
Escalations:	3% annually
Responsibilities:	Landlord: HVAC HOA: Roof, Parking Lot Landlord: Structure
Tenant Profile:	River Region Psychiatry Associates (Ally Psychiatry) operates 15 clinics across the Southeast and provides services in over 40 hospitals. Founded in 2008, the practice offers comprehensive mental health services, including psychiatric evaluation, therapy, medication management, and Spravato treatment.

Tenant:	3014 Greystone Sq. – McCulley Allergy, Sinus & Asthma Center
Size:	2,050 SF
Lease Term:	39.5 months + (2) 3-year options
Lease Expiration:	03/01/2027
Gross Rent:	\$40,200.48 / annually
Escalations:	3% annually
Responsibilities:	Landlord: HVAC HOA: Roof, Parking Lot Landlord: Structure
Tenant Profile:	McCulley Allergy, Sinus & Asthma Centers operate six locations across Tennessee and Mississippi. Their team provides compassionate, evidence-based allergy and asthma care with an emphasis on optimal patient outcomes and satisfaction.

Annual Taxes:	\$3,837.00
Annual Building Insurance:	\$546.00
HOA (Inclusive of CAM):	\$7,920.00
Total Operating Expenses (Opex):	\$12,303.00 (\$3.00 PSF)

BUILDING DETAILS



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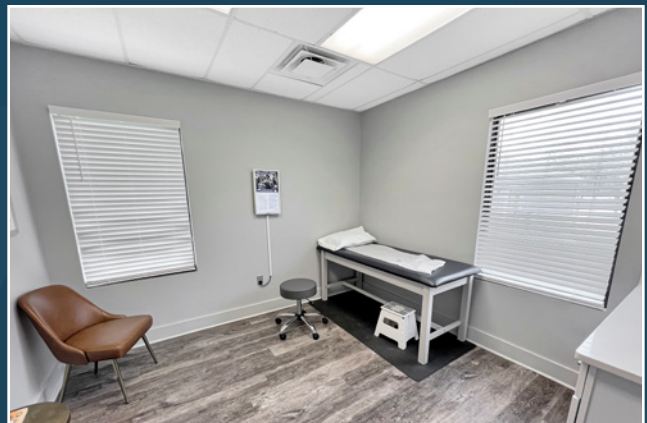
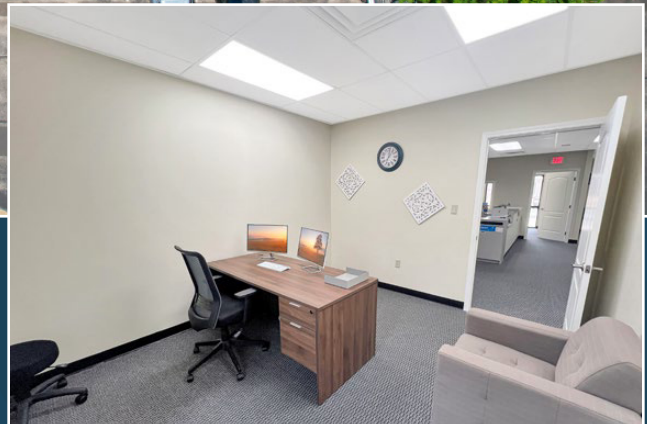


PROPERTY & BUILDING OVERVIEW

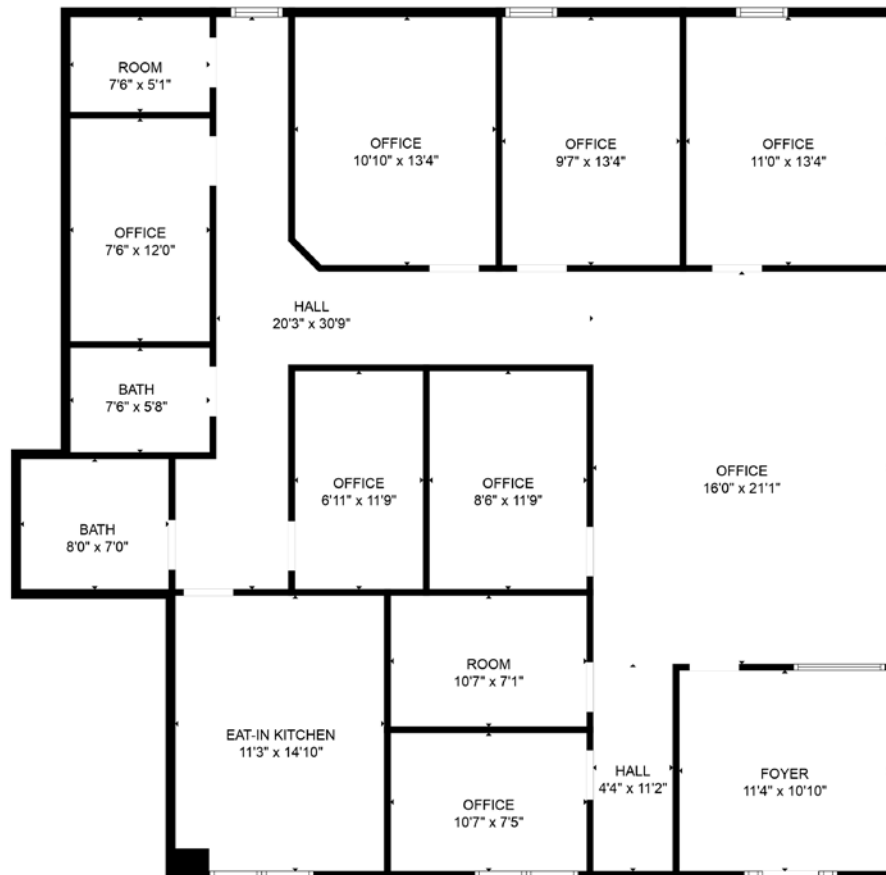
- Year Built: 2009
- Ceiling Clear Height: 8.5 ft
- HOA Maintained Elements:
Roof, parking lot, landscaping

Interior Features (Both Units):

- Two private restrooms per suite
- Reception and waiting areas
- Multiple private offices
- Employee break rooms
- Large windows with natural light



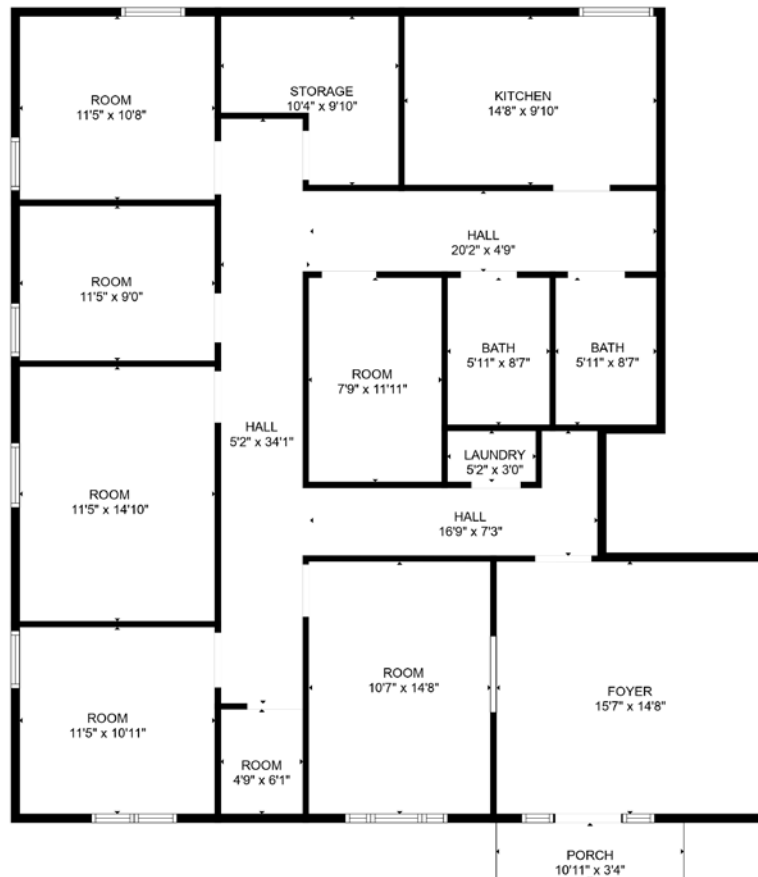
FLOOR PLAN (3010)



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FLOOR PLAN (3014)



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DEMOGRAPHICS & MARKET GROWTH

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Jackson MSA Population:

180,500



Education Hub:

Home to Union University,
Lane College, and University of
Memphis–Lambuth

- Strong regional draw as the medical and commercial center of West Tennessee
- Area supported by master-planned civic and commercial growth initiatives
- Low office vacancy rates in suburban medical/professional parks
- Expanding healthcare and professional services corridor

Summary

This is a rare opportunity to acquire a fully stabilized, low-maintenance medical office investment with built-in rent escalations and minimal oversight. The tenant mix includes two reputable healthcare providers operating across multiple locations. The property's location in Jackson's premier business park, paired with its passive income structure, makes it an ideal fit for investors seeking predictable cash flow in a growing regional market.

NEARBY AMENITIES

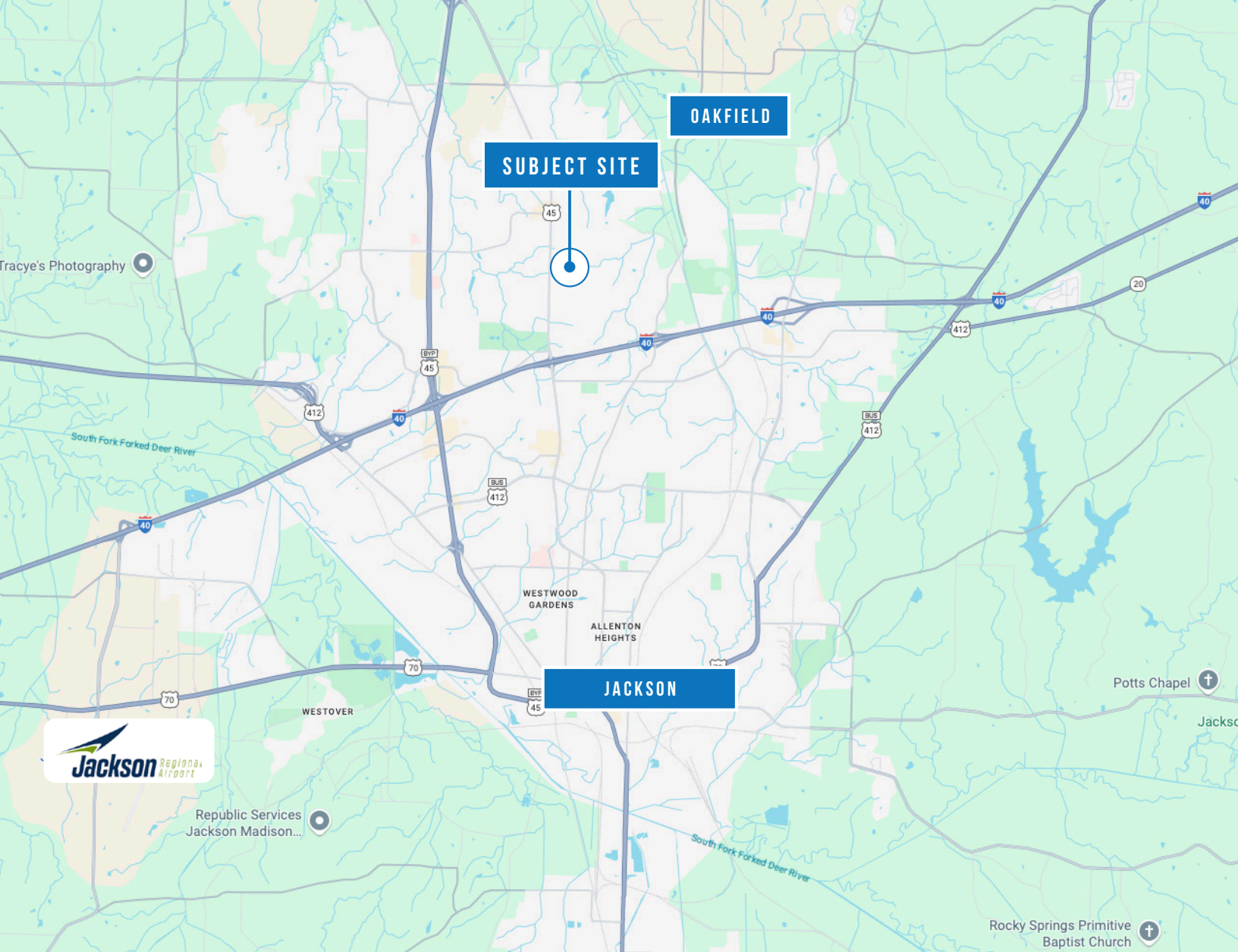


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LOCATION & AREA HIGHLIGHTS

- Located in Greystone Square, a premier Jackson business park
- Surrounded by medical, legal, and professional office users
- Frontage along US-45/N. Highland Ave with $\pm 17,500$ vehicles per day
- Less than 1 mile from I-40 access and 10 minutes to Downtown Jackson
- Ample surface parking with direct front-door suite access
- Quiet and secure setting ideal for medical and professional tenants



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