

Stonegate Center

1639 Medical Center Pkwy | Murfreesboro, TN | 37129

BUILD TO SUIT MEDICAL OUTPATIENT BUILDING OPPORTUNITY



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
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Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.com

WELCOME TO STONEGATE CENTER

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Welcome to Stonegate Center, a state-of-the-art 85,590 SF Class A building, perfectly situated across the street from Ascension St. Thomas Rutherford Hospital. Owned and managed by Healthcare Realty (NYSE: HR), Stonegate Center offers convenience and access for medical and office tenants. This premier location has undergone recent upgrades and renovations, significantly enhancing both tenant and patient experiences. Stonegate Center is the ideal destination for a variety of medical specialties and office users.



Key Tenants



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REDESIGNED FOR A BETTER PATIENT EXPERIENCE

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Exterior porte cochère enhances patient access.



Interior lobby creates a welcoming experience for patients and guests.

Property Highlights



85,590 TOTAL
BUILDING SF

- Medical or general office
- Ample surface level parking
- Adjacent land available for Medical Office build-to-suit



NEWLY
RENOVATED

- New port cochère for convenient patient drop-off and pickup
- Redesigned interior lobby for patients, tenants, and visitors
- Improved building landscaping



ACCESS TO
AREA AMENITIES

- Well-located in the heart of Murfreesboro's Medical District with convenient access to I-24
- Within 250 yards of Ascension St. Thomas Rutherford Hospital, a 345 bed acute care hospital
- More than 20 restaurants in a 1 mile radius

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IN THE HEART OF MURFREESBORO'S MEDICAL DISTRICT

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NEARBY MEDICAL & AMENITIES

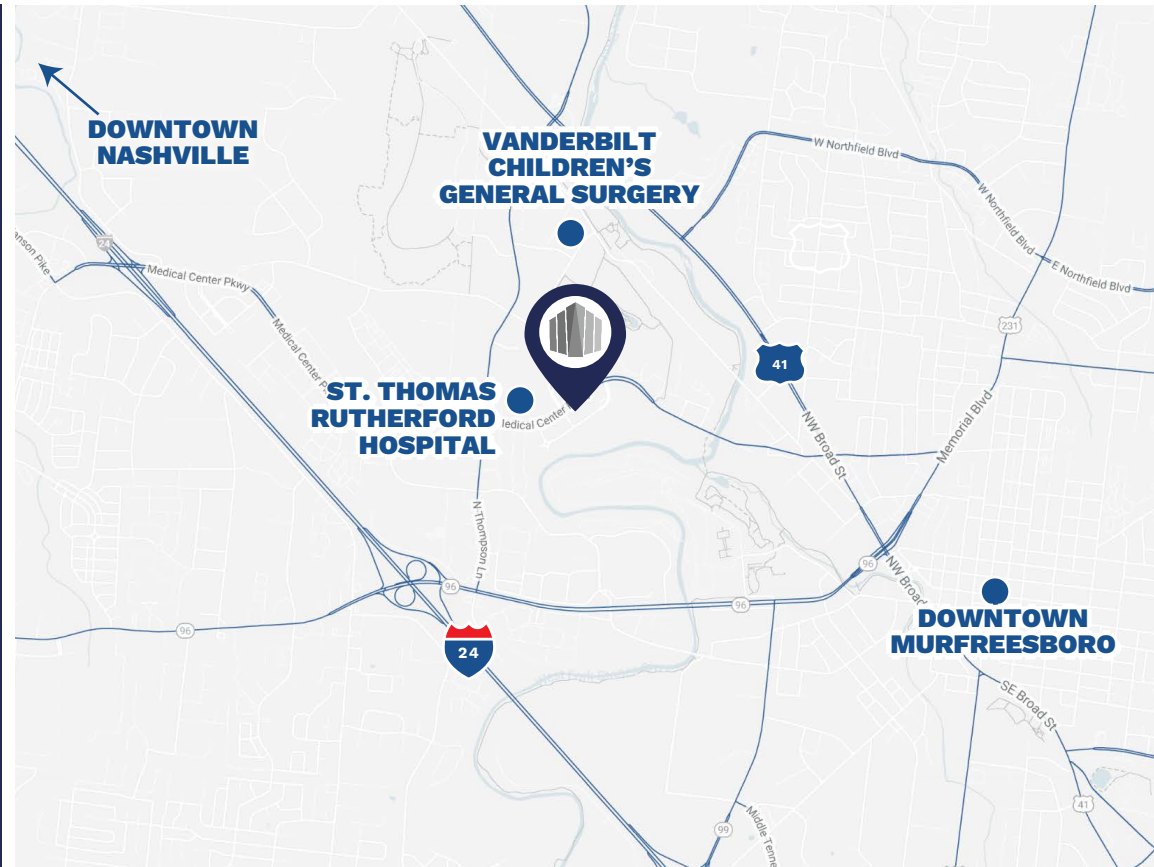
St. Thomas Rutherford Hospital
1 minute - 0.1 mile

Vanderbilt Children's General Surgery
3 minutes - 0.9 miles

Dining
3 minutes - 0.6 miles

Murfreesboro (downtown)
7 minutes - 2.5 miles

Nashville (downtown)
35 minutes - 32 miles



TRAFFIC COUNTS

	CARS PER DAY
Medical Center Pkwy	28,079
I-24	129,870
Murfreesboro Rd	22,999

2024 MURFREESBORO DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Population	23,666	169,997	288,120
2029 Population Projection	32,292	176,146	279,908
Total Households	10,688	65,971	107,761
Average HH Income	\$85,044	\$99,268	\$101,904

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- Exclusive build-to-suit medical outpatient building opportunity directly across from Ascension St. Thomas Rutherford Hospital
- Establish up to a 27,000 SF medical outpatient building facility tailored for patient services.
- Prime location along Medical Center Parkway in Murfreesboro, TN, offering excellent visibility and easy accessibility in a thriving healthcare corridor.
- Ample existing parking with proposed plans for additional spaces to accommodate growing patient and staff needs.
- Immediately adjacent to the established, multi-tenant Stonegate Center, offering strong synergy and strong visibility.

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