

Regional One Health Building

East Campus | 6555 Quince Road, Memphis, TN 38119 | ±114,936 Total SF



INVESTMENT OPPORTUNITY

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The Offering

Regional One Health Care Building | East Campus

Colliers Memphis, as exclusive advisor, is pleased to present the Regional One Healthcare - East Campus ("the Property") a 114,936 SF, five story Class A/B medical office building originally built in 1990 and fully renovated in 2014. Strategically located at the intersection of Quince Road and Kirby Parkway in East Memphis, the Property provides excellent visibility and access to Highway 385 (90K vehicles per day) and seamless interstate connectivity ensuring easy access for patients across the Mid-South Region.

Designed to support high volume outpatient care, the property houses multispecialty primary and specialty clinics, rehabilitative medicine, advanced imaging services as well as an in-house pharmacy. In addition to the East Memphis Campus, ROH acquired approximately 29.5 acres of land contiguous to the subject property for future expansion.

With its prime East Memphis location, the Property offers investors an opportunity to acquire a strategically located medical office building anchored by a regional healthcare institution. The Regional One Healthcare lease is backed by Shelby County with a bond rating of AA+ from Fitch Ratings and AA+ from S&P Global Ratings. Currently 66.28% leased, investors will have the ability to increase NOI through light repositioning and lease up of vacant space.

Investment Highlight



Value-add opportunity with in-place institutional credit strength and healthcare sector security.



Fully renovated, modern infrastructure: Enhancements to core facilities (lobby, elevators, interior finishes) to streamline operations and elevate tenant experience.



Medical use designed floor plates with high ceilings and adaptable layouts that support exam, diagnostic, administrative, and surgical programming.



Visibility & signage: Monument and frontage signage options along Hwy-385 enhance wayfinding and brand presence.



Ample parking: Dedicated surface lot aligns with the needs of high-volume outpatient care.

Portfolio Summary



6555 Quince Avenue, Memphis, TN



Lot Size - 5.35 acres



Zoning - Commercial



Tenant - Shelby County Health Care Corporation, d/b/a Regional One Health



Year Built/Renovated - 1990 / 2014



Stories - 5



Total Square-Feet - 114,936 SF



Elevators - 3 passengers & 1 dedicated freight



Parking - 424 surface parking spaces

Economics

Offering Price

Unpriced

In-Place NOI

\$1,635,384

Current Occupancy

66.28%

Terms

Subject to Auction Terms

Tenants

Shelby County Health Care Corporation, d/b/a Regional One Health

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±114,936 SQUARE-FOOT
MEDICAL OFFICE BUILDING

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About Regional One Health

Regional One Health ("ROH") is a cornerstone medical institution in Memphis, offering full-spectrum healthcare — from emergency trauma and specialized surgical services to outpatient clinics and community health initiatives. Operating since 1829, Regional One Health is Tennessee's oldest health system and a major regional healthcare anchor.

Affiliated with the University of Tennessee Health Science Center, ROH serves as a premier teaching hospital where more than half of Tennessee's doctors receive training. With its academic integration, innovative care models, and substantial workforce, it is a mission-driven medical organization with deep roots in serving and transforming the Mid-South region.

The downtown ROH campus is home to the only Level 1 trauma center in a 150-mile radius and is the only certified burn center within a 400-mile radius. ROH partners with the University of Tennessee Health Science Center and offers specialist care in countless disciplines.

With its recent acquisition of approximately 20 acres in the Medical District, ROH is now set to construct a state-of-the-art facility just blocks from Downtown Memphis. The project, estimated to cost between \$1.2 billion and \$1.5 billion, will significantly enhance healthcare access in the region.