

Saint Thomas DePaul Medical Center

1800 Medical Center Pkwy | Murfreesboro, TN | 37129

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
branden@hbre.us

Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.us

WELCOME TO SAINT THOMAS DEPAUL MEDICAL CENTER

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Featuring 4 floors of premium Class A medical office space and located on the Ascension Saint Thomas Rutherford Hospital campus, Saint Thomas DePaul Medical Center is a +/- 121,985 SF building ideally positioned in Murfreesboro, TN. Anchored by Tennessee Orthopedic Alliance and Middle Tennessee Ambulatory Surgery Center, patients experience personalized, specialty care. Saint Thomas DePaul Medical Center is owned and managed by Healthcare Realty (NYSE: HR).



Key Campus Tenants



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CARE FOR YOUR EVERYDAY MEDICAL NEEDS

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Leading the way with new healthcare services in Rutherford County, Saint Thomas Hospital expansions are underway into 2024.



Outdoor walking paths and seating areas create a calming experience for patients and visitors.

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Property Highlights



+/- 121,985 TOTAL BUILDING SF

- Medical office availability
- 4-story building constructed in Spring 2008 on .94 acres
- Ample surface level parking



CONVENIENT SPECIALTY CARE

- Covered porte cochère offers convenient patient drop-off and pickup
- Ambulatory surgery center with (6) operating rooms and (1) procedure room
- Inviting outdoor spaces for patients and physicians



ACCESS TO AREA AMENITIES

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



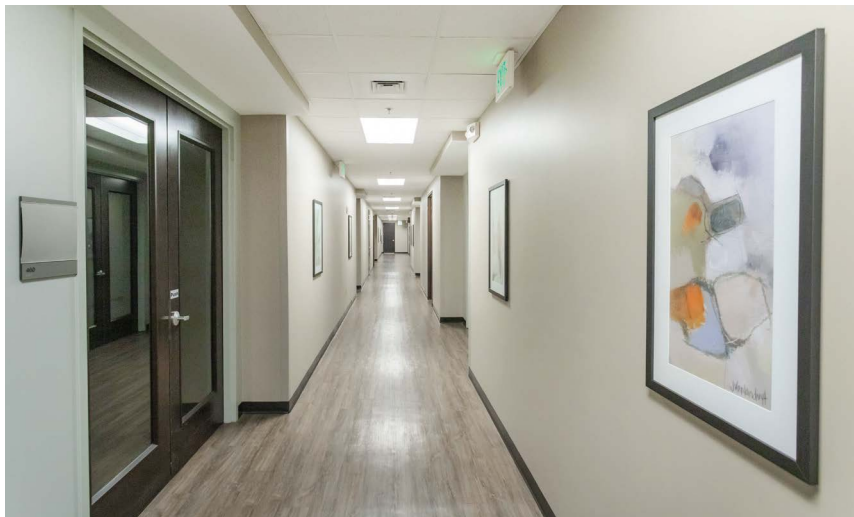
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WITH HEALTHCARE OPTIONS BUILT FOR YOU

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MURFREESBORO'S DESTINATION FOR SPECIALTY CARE

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NEARBY MEDICAL & AMENITIES

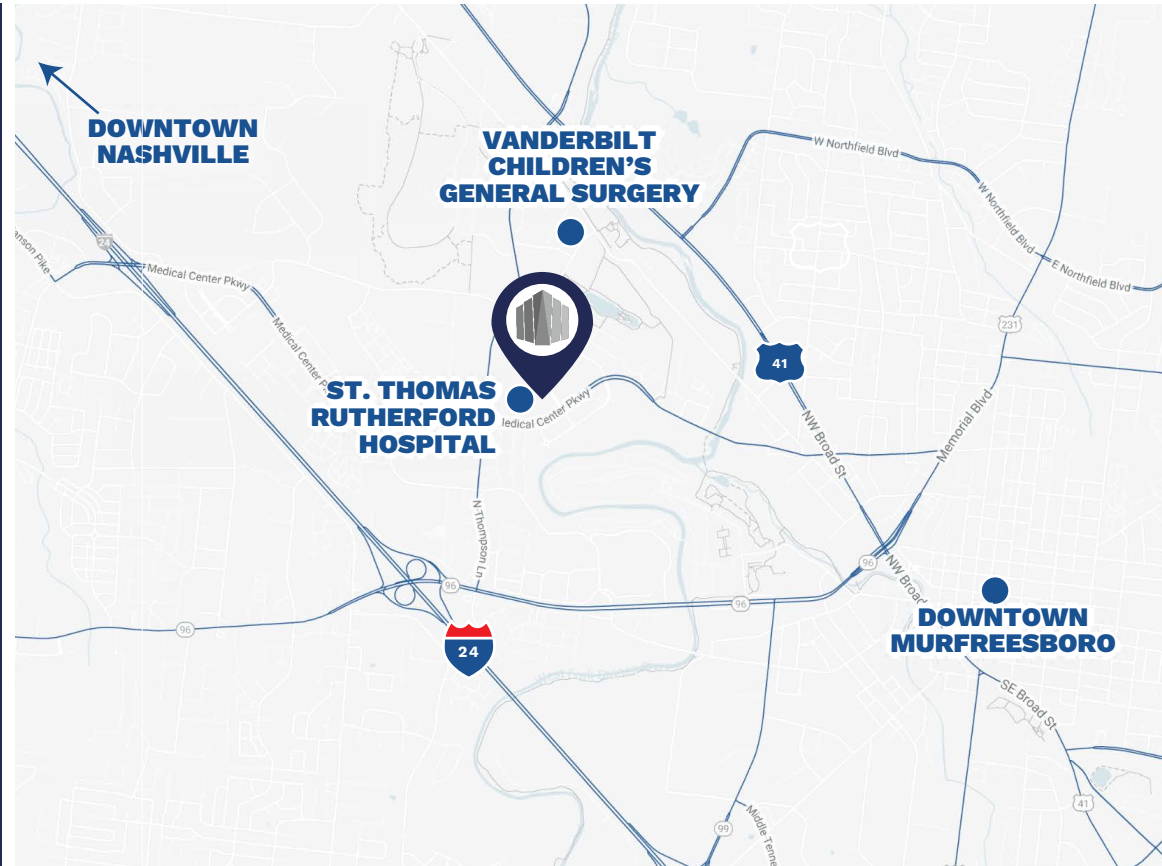
St. Thomas Rutherford Hospital
0 minute - 0 mile

Vanderbilt Children's General Surgery
2 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 | 2024 MURFREESBORO DEMOGRAPHICS | | | |
|---------------------|--|--------------|--------------------------------|----------|----------|-----------|
| Medical Center Pkwy | | 28,079 | 2 MILES | 5 MILES | 10 MILES | |
| I-24 | | 129,870 | Population | 24,012 | 168,701 | 292,019 |
| Murfreesboro Rd | | 22,999 | 2029 Population Projection | 26,364 | 183,489 | 321,222 |
| | | | Total Households | 10,664 | 65,458 | 109,178 |
| | | | Average HH Income | \$86,000 | \$99,738 | \$101,965 |

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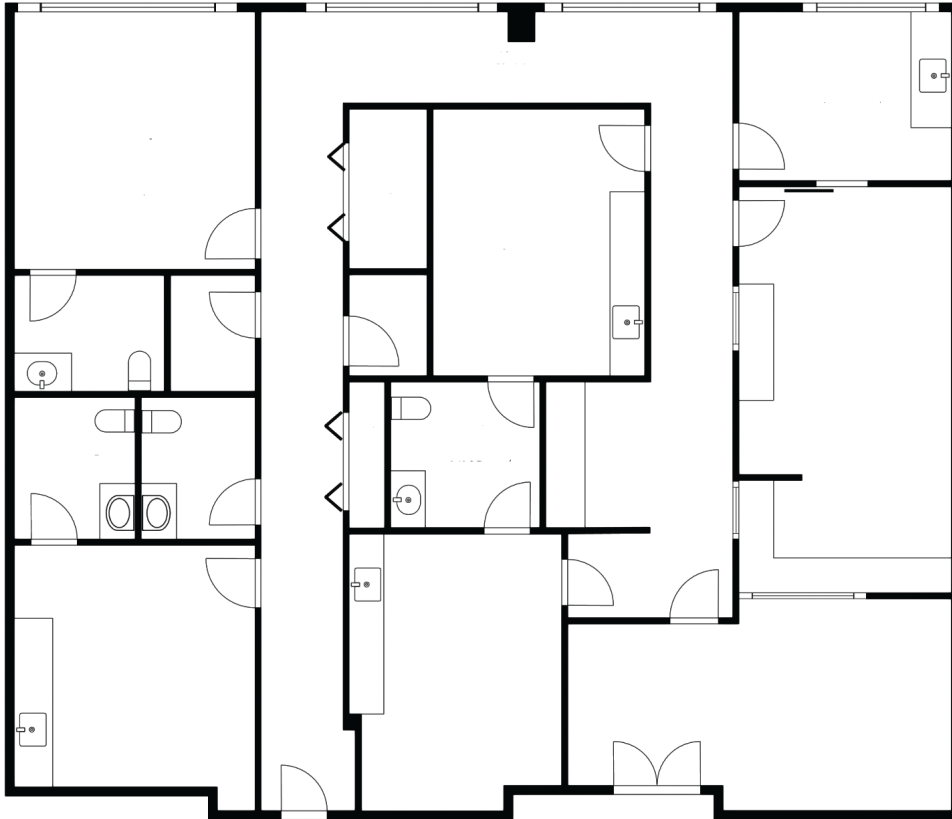
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TAKE A TOUR

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Available Suite



SUITE 460 | 2,631 SF

- Turnkey medical office space
- (3) Large customizable Exam Rooms and (2) Large offices
- (4) Private and en-suite restrooms
- (3) Spacious storage closets and (1) IT Closet
- Fully customizable floorplan, able to be modified as-needed



Scan for virtual tours and availabilities.

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750 OLD HICKORY BLVD, SUITE 125-1 | BRENTWOOD, TN 37027 | 615.564.4133 | WWW.HBRE.US

