

Gateway Medical Plaza



Investment Highlights:

- Premier Class A medical office, built 2020, 31,243 RSF
- Prime “Medical Mile” location, 0.6 miles from HCA hospital
- 94.6% occupied; 9+ year WALT
- Anchor US Fertility invested \$5M+ in flagship buildout
- High barriers: limited SR-7 land restricts future competing supply

Price: \$15,650,000
Type: Medical Office
RBA: ~31.2.K ft²
Suites: 5
Year Built: 2020
Lot: 2.3 AC
Occupancy: 95%
Current Cap: 6.2%

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Offering Memorandum



