



**NET LEASE INVESTMENT OFFERING**

**Marietta Memorial Hospital**  
*Orthopedic Surgery Center & Doctor's Office*  
Athens, OH (Home to Ohio University)





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# Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant Marietta Memorial Hospital medical office building located in Athens, OH. The property is an orthopedic surgery center and an orthopedic doctor's office. The lease is guaranteed by Marietta Area Health Care, Inc., which recently executed a new 10-year lease extension demonstrating their commitment to the property and the success of the practice. The lease features 2.5% annual rental increases. Marietta Area Health Care, Inc. is a leading regional health system founded in 1921 and has over 3,500 employees.

The surgery center is strategically located two miles west of the Ohio University, which has over 21,000 students. There are over 25,000 people that live within three miles of the property.



MEMORIAL  
HEALTH SYSTEM





# Investment Highlights

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- » Located in Athens, **home to Ohio University** (21,000 students)
- » **Long-term lease** with **10+ years** remaining
- » **2.5% annual rental increases** in the primary term & renewal options
- » New 10-year lease extension **demonstrating tenant's commitment to the property**
- » **Proven successful location** with an established patient base and reputation in the community
- » Guaranteed by a **leading regional health system**
- » Property serves as an **orthopedic surgery center** and **orthopedic doctor's office**
- » **Triple net lease** with the tenant responsible for all property maintenance and operating expenses
- » **Marietta Area Health Care Inc.** has over 3,500 employees and was founded in 1921
- » **Recently constructed** (2015) high-end property
- » Over 25,000 people living within three miles of the property
- » Located less than **2 miles from University of Ohio and OhioHealth O'Bleness Hospital** (144-beds)



# Investment Overview



**PRICE**  
\$5,799,000



**CAP RATE**  
6.45%



**NOI**  
\$374,055



**ADDRESS**  
20 University Estates Blvd  
Athens, OH 45701

<b>TENANT:</b>	<b>Marietta Memorial Hospital</b>	<b>LEASE TYPE:</b>	<b>Triple Net</b>
<b>GUARANTOR:</b>	<b>Marietta Area Health Care, Inc.</b>	<b>YEAR BUILT:</b>	<b>2015</b>
<b>LEASE EXPIRATION:</b>	<b>August 31, 2035</b>	<b>BUILDING SIZE:</b>	<b>13,602 SF</b>
<b>RENTAL ESCALATIONS:</b>	<b>2.50% Annually</b>	<b>LAND SIZE:</b>	<b>2.34 Acres</b>
<b>RENEWAL OPTIONS:</b>	<b>Two 5-Year</b>		



**MEMORIAL  
HEALTH SYSTEM**



# Aerial





# Photographs



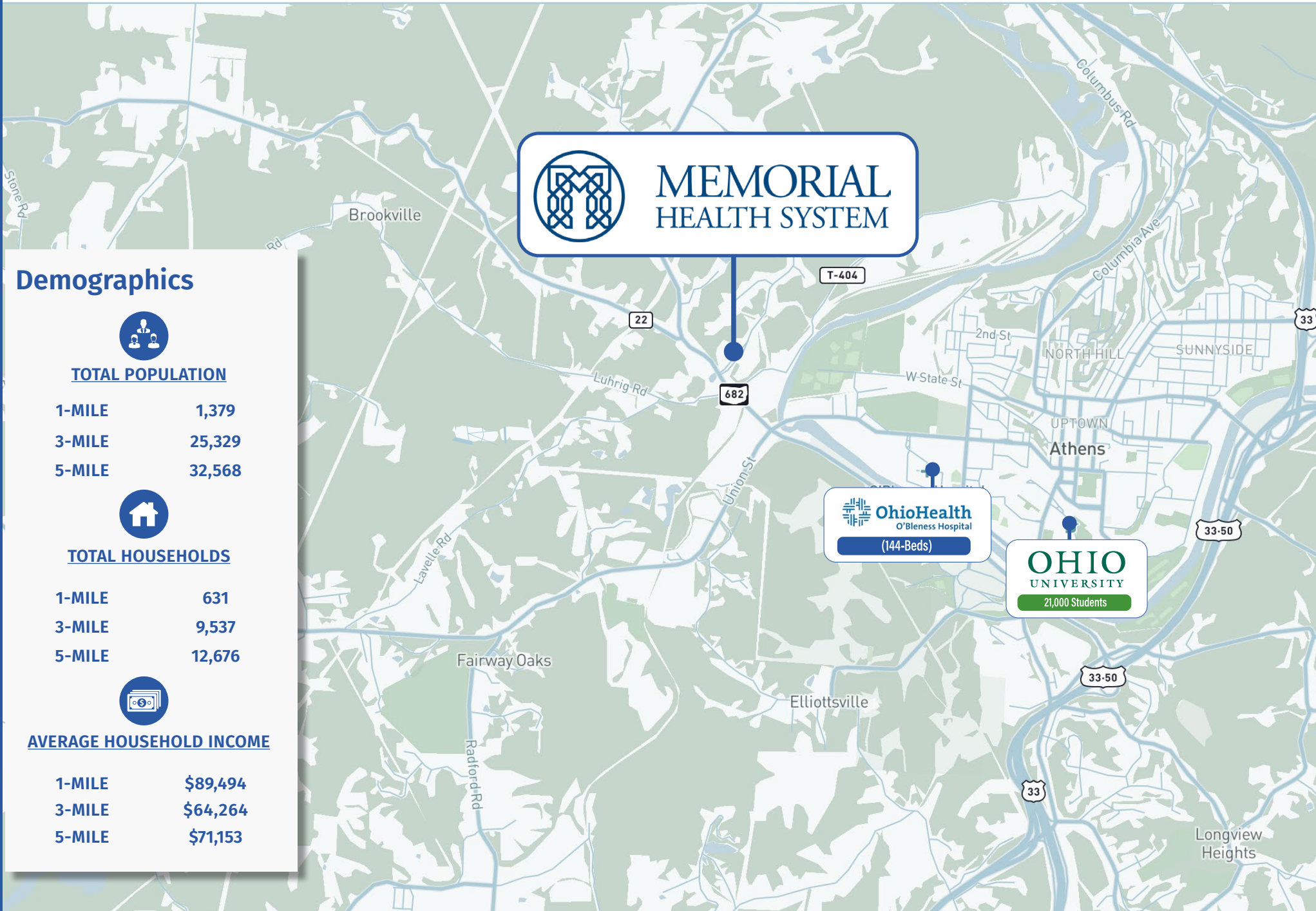


# Site Plan





# Map



**MEMORIAL  
HEALTH SYSTEM**

**OhioHealth**  
O'Bleness Hospital  
(144-Beds)

**OHIO  
UNIVERSITY**  
21,000 Students

## Demographics



### TOTAL POPULATION

1-MILE	1,379
3-MILE	25,329
5-MILE	32,568



### TOTAL HOUSEHOLDS

1-MILE	631
3-MILE	9,537
5-MILE	12,676



### AVERAGE HOUSEHOLD INCOME

1-MILE	\$89,494
3-MILE	\$64,264
5-MILE	\$71,153



# Tenant Overview

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## MARIETTA MEMORIAL HEALTH

Marietta Area Health Care Inc., which does business as Memorial Health System, is a not-for-profit integrated health system founded in 1921 and led by a volunteer board of community members committed to providing comprehensive care services that meet the needs of the Mid-Ohio Valley region. As part of the social fabric of the community, Memorial Health exist to treat friends, family, and neighbors. The Memorial Health team consist of over 3,500 employees that strive to deliver convenient access to world-class care across 64 clinics. Memorial Health System brings top-tier health care from all around the world offering a full range of services to their patients.

Website:	<a href="http://www.mhssystem.org">www.mhssystem.org</a>
Headquarters:	Marietta, OH
Number of Employees:	3,500
Company Type:	Non-Profit
Year Founded:	1921







**OHIO**  
UNIVERSITY

21,000 Students

## Location Overview

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### **ATHENS, OHIO**

Athens is the county seat of Athens County, OH and is located along the Hocking River within Appalachian Ohio. The city is approximately 75 miles southeast of Columbus. Athens was founded in 1800 by the territorial legislature as the seat of the American Western University, which was renamed Ohio University in 1804. The city lies between portions of Wayne National Forest, Lake Hope State Park, and Zaleski State Forest.

Athens is best known as the home of Ohio University, a large public research university with an undergraduate and graduate enrollment of approximately 21,000 students. Ohio's intercollegiate athletic teams are known as the Bobcats and compete in the NCAA at the Division I level as charter members of the Mid-American Conference.

Ohio University is the largest employer in Athens County. In addition to direct employment through the university, much of the local economy depends on tourism and events related to the university, through local restaurants, bars, retail stores and hotels. Manufacturing and technology related businesses also play a pivotal role in the Athens economy. National companies with a presence in Athens include Quidel Corporation, Stewart-MacDonald, SunPower, Mitchell Electronics, Fastenal, and Gorman-Redlich.

Athens has a rich and diverse history that plays a role in shaping the region's present-day quality of life. The Athens downtown historic district is a 30-block area that features many historic buildings, restaurants, storefronts, as well as brick streets. Athens hosts numerous festivals each year including the Ohio Pawpaw Festival, The Last Call Street Festival, and the Athens Community Arts and Music Festival.



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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