

# Healthstar Medical Office Building

420 Morris Boulevard, Morristown, TN 37813



**AVAILABLE SPACE**  
681 – 13,035 RSF

 **VIEW SUITES**

- Large 11,207 SF suite available with robust referral base
- Anchored by Healthstar Physicians group, including primary care, pediatrics, after hours care, endocrinology, and orthopedics
- Only 5-min drive to Morristown-Hamblen Healthcare System
- Direct access and high visibility from Hwy 11E
- Centralized in busy retail corridor near nationally recognized chains as well as nearby parks
- Aggressive lease concessions for qualified tenants and generous TI allowance

# Robust referral base, aggressive lease concessions, and high- traffic retail location.

POPULATION (5-MILE RADIUS)

46,205

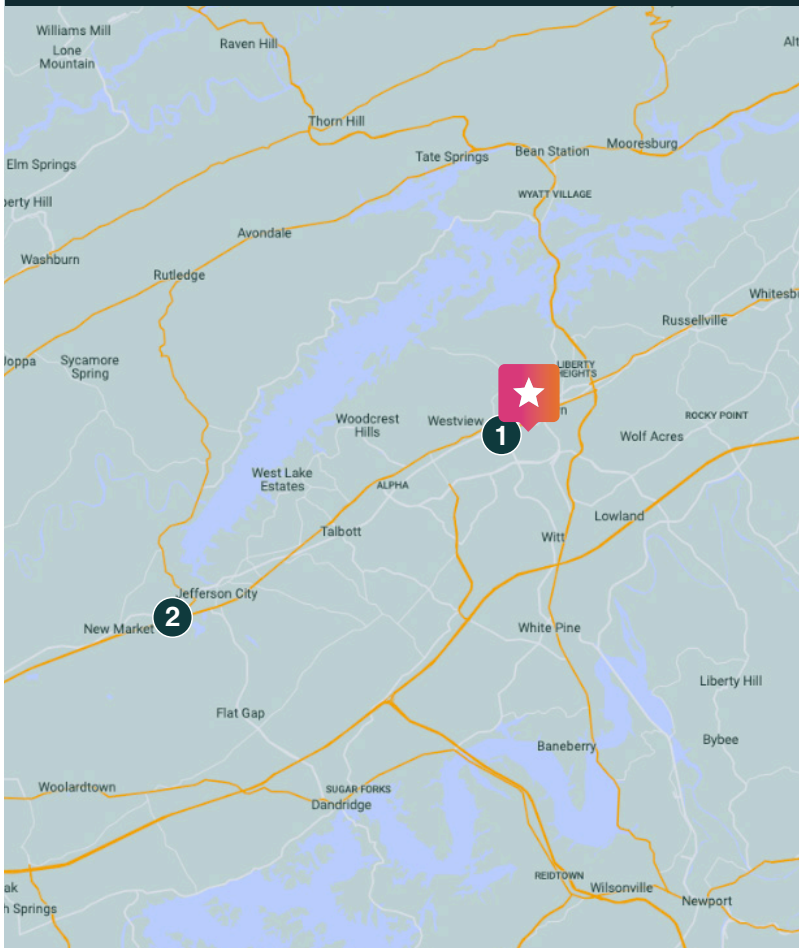
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

\$55,891

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

68.2%

420 MORRIS BOULEVARD, MORRISTOWN, TN 37813



## NEARBY HOSPITALS

	DISTANCE	DRIVE TIME
1. Morristown-Hamblen Healthcare System	0.9 mi	5 min
2. Jefferson Memorial Hospital	17.2 mi	27 min

## SURROUNDING POINTS OF INTEREST

- Walgreens Pharmacy
- West Side Food Market
- Walmart Neighborhood Market
- Crescent Shopping Center
- Days Inn by Wyndham
- Morristown Golf & Country Club
- Planet Fitness
- 60 Beans Coffee
- Little Dutch Restaurant
- Subway
- Dairy Queen
- Tennessee College of Applied Tech

## BRIAN BURKS

EVP & MANAGING DIRECTOR | LEASING

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