



**BOLDT.**

# 363 SOUTHCREST

## ON-CAMPUS MEDICAL OFFICE BUILDING

363 SOUTHCREST CIRCLE | SOUTHAVEN, MISSISSIPPI 38671

Leasing Information

**(414) 269-1417 | [www.baptistdesotopob.com](http://www.baptistdesotopob.com)**



## 363 SOUTHCREST ON-CAMPUS MOB

363 Southcrest recently completed construction and opened its doors to patients in July 2022. The on-campus building houses primary care, urgent care, imaging, cancer care, surgical oncology, and lung care. The co-location of these services will allow patients to access comprehensive and convenient care at one location while maintaining important hospital access for providers. Space still remains for additional providers to join the building and benefit from its prominent corner location and existing patient base. Do not miss out on the opportunity to reach new patients, improve your practice, or achieve rent savings.

Baptist Memorial Hospital–DeSoto (BMH-DeSoto) is a 339 bed hospital providing comprehensive medical services to over 60,000 patients annually to the greater Memphis area and is designated by U.S. News & World Report as a Top Performing Hospital. The campus continues to grow with its recent addition of 55 emergency room beds, adding to its existing services that include a Cancer Center, Diagnostic Center, Heart & Vascular Programs & Surgery, Inpatient Hospice Care, Rehabilitation Services, Sleep Disorders, and Women's Center. The services at 363 Southcrest integrate with Baptist Memorial Health Care Corporation's (BMHCC) award winning network of 22 hospitals, medical centers, clinics, and specialty facilities that serve the Mid-South region.

## COMMUNITY PARTNERS

The synergies of complimentary health services make 363 Southcrest a destination of convenient health care for the growing Southaven community.

Join the  
premier  
cancer and  
specialty care  
center in the  
mid-south  
region

**BAPTIST** **MIDSOUTH**  
IMAGING

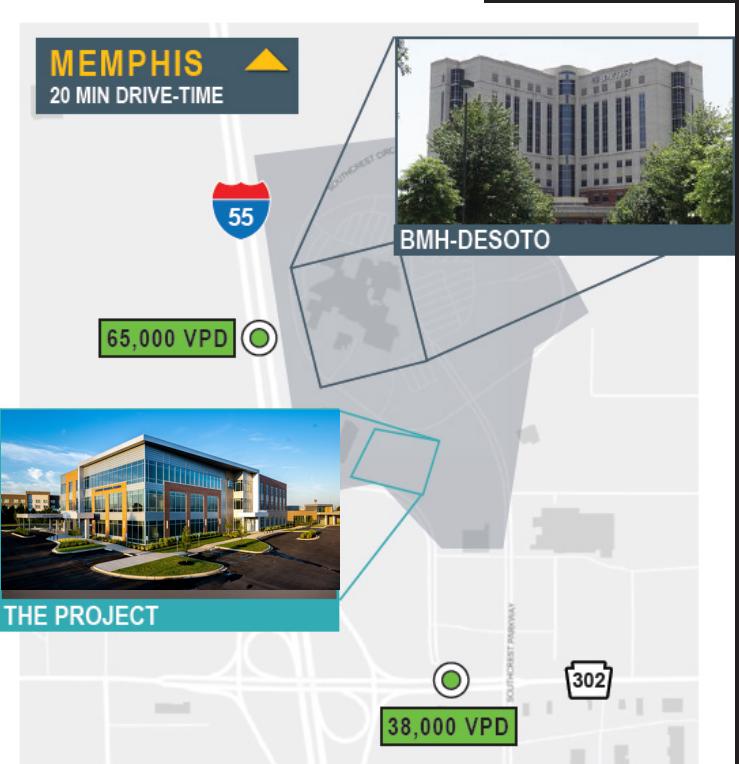


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363 Southcrest boasts an unparalleled location on-campus at the BMH-DeSoto Hospital in Southaven, MS. 363 Southcrest's location will allow for synergies to be achieved because of access to the adjacent hospital resources and regional accessibility. The 363 Southcrest building will be located along I-55, a major north-south highway that provides convenient access to Memphis 16 miles to the north. I-55 also connects southward to Jackson, the state's capital located in central Mississippi. The I-269 beltway that surrounds the city of Memphis and serves as an outer bypass for the Memphis metropolitan area intersects with I-55, 8 miles south of the Property.

## BENEFITS

- Flexible tenant improvement and base rent packages
- Adjacency to many medical professionals
- Ample surface parking
- Access to all hospital amenities
- DeSoto County Market: 15% population growth since 2010, 78% private pay insurance (highest of Memphis counties), and only 12% uninsured



## LEASING OPPORTUNITIES

**Rent:** \$22.00 to \$25.00 triple net rent per rentable square foot; excludes all utilities, insurance, housekeeping, maintenance, property management and real estate taxes.

**Term:** A minimum of ten (10) years

**Suite Design:** Experienced medical space planners will custom design each medical practice's suite to meet their individual needs. Tenants will be able to choose from a variety of standard suite finishes or work with the designer to customize their suite.

**TI Allowances:** Negotiable depending on deal terms and Tenant needs.

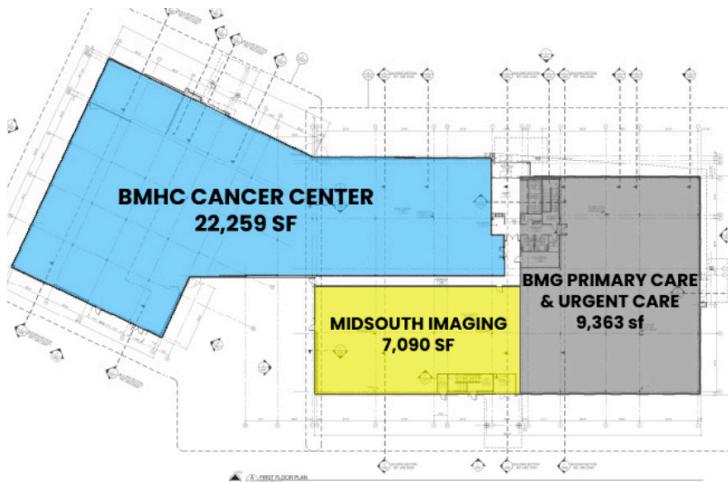
**Use:** Premises used for specific medical specialty. Lessee can't compete on a commercial basis with BMH-DeSoto. Lessee may provide such services or products that are customary.

**Parking:** Ample parking will offer convenient access for patients and staff.

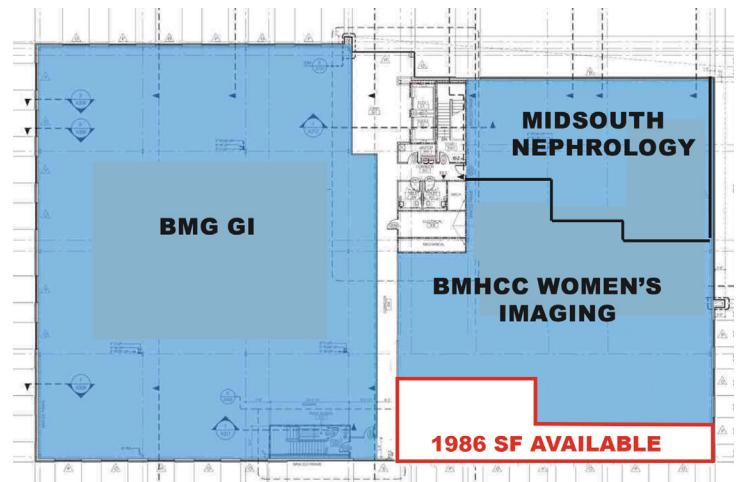
**Acoustics:** Suites are separated by sound insulated walls which will span from floor structure to floor structure. All interior suite partitions penetrate ceilings. Acoustical tile ceilings throughout each suite and all doors are solid wood core.

# 363 SOUTHCREST FLOOR PLANS

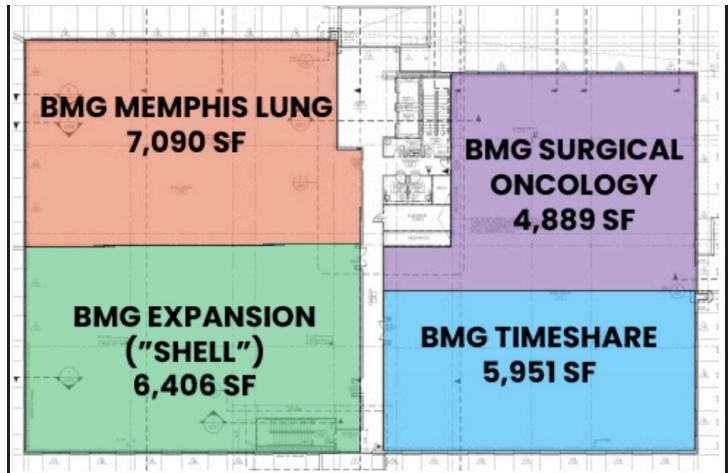
## FIRST FLOOR



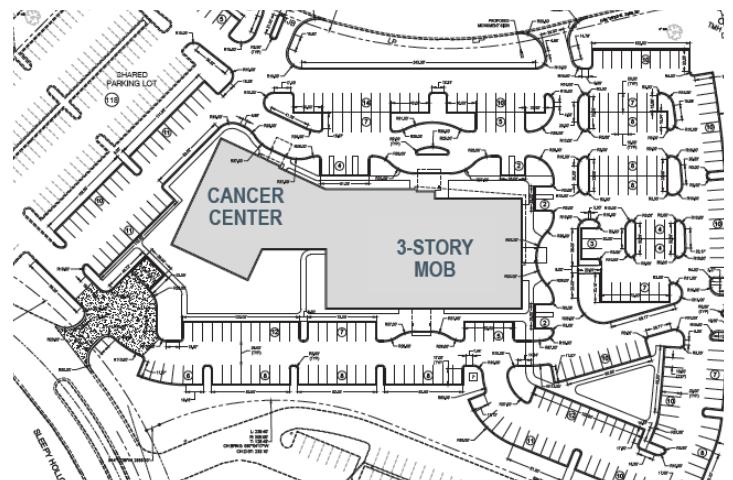
## THIRD FLOOR



## SECOND FLOOR



## SITE PLAN



## LEARN MORE ABOUT LEASING OPPORTUNITIES

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