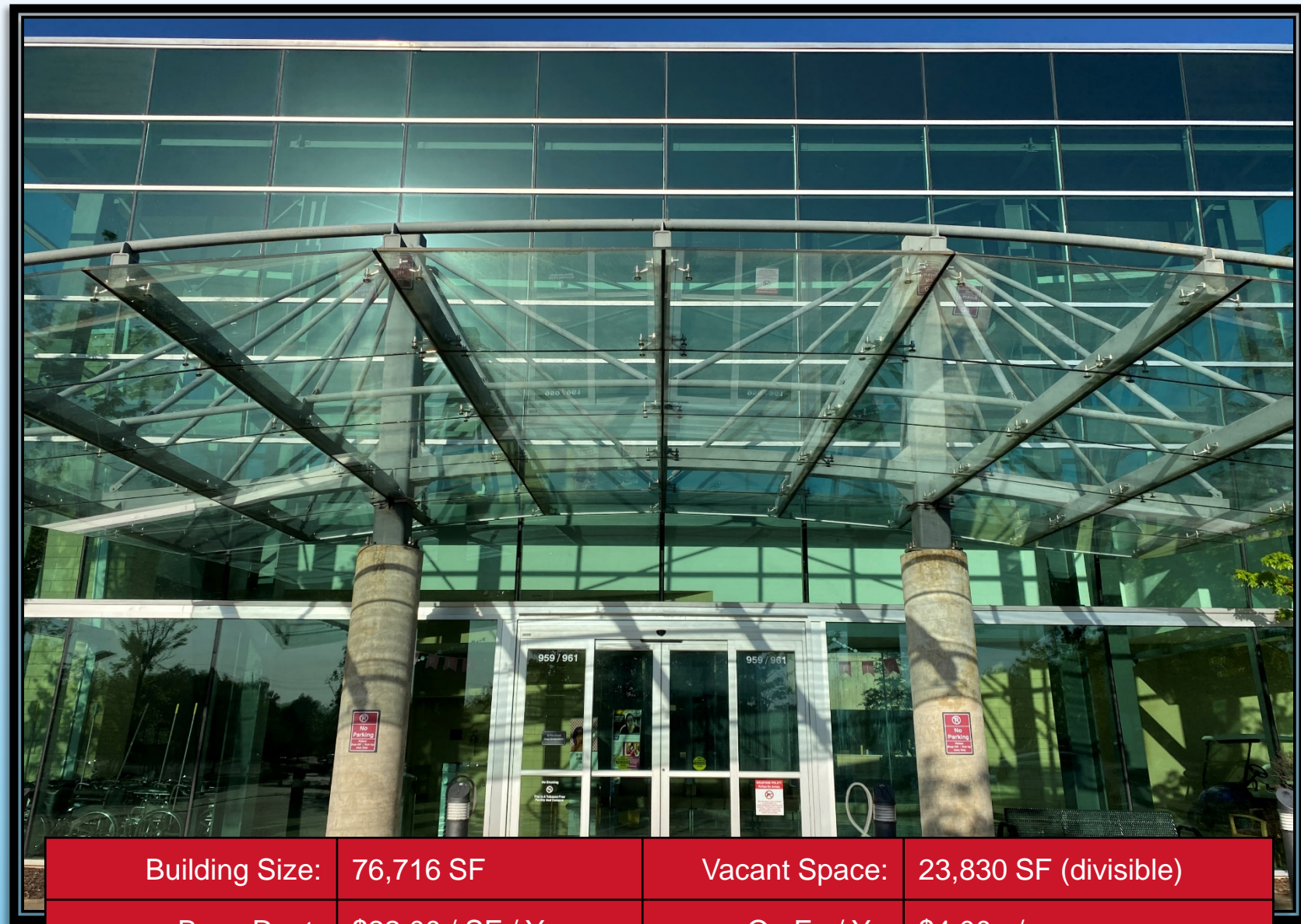


# North Mississippi Medical Office Space For Lease

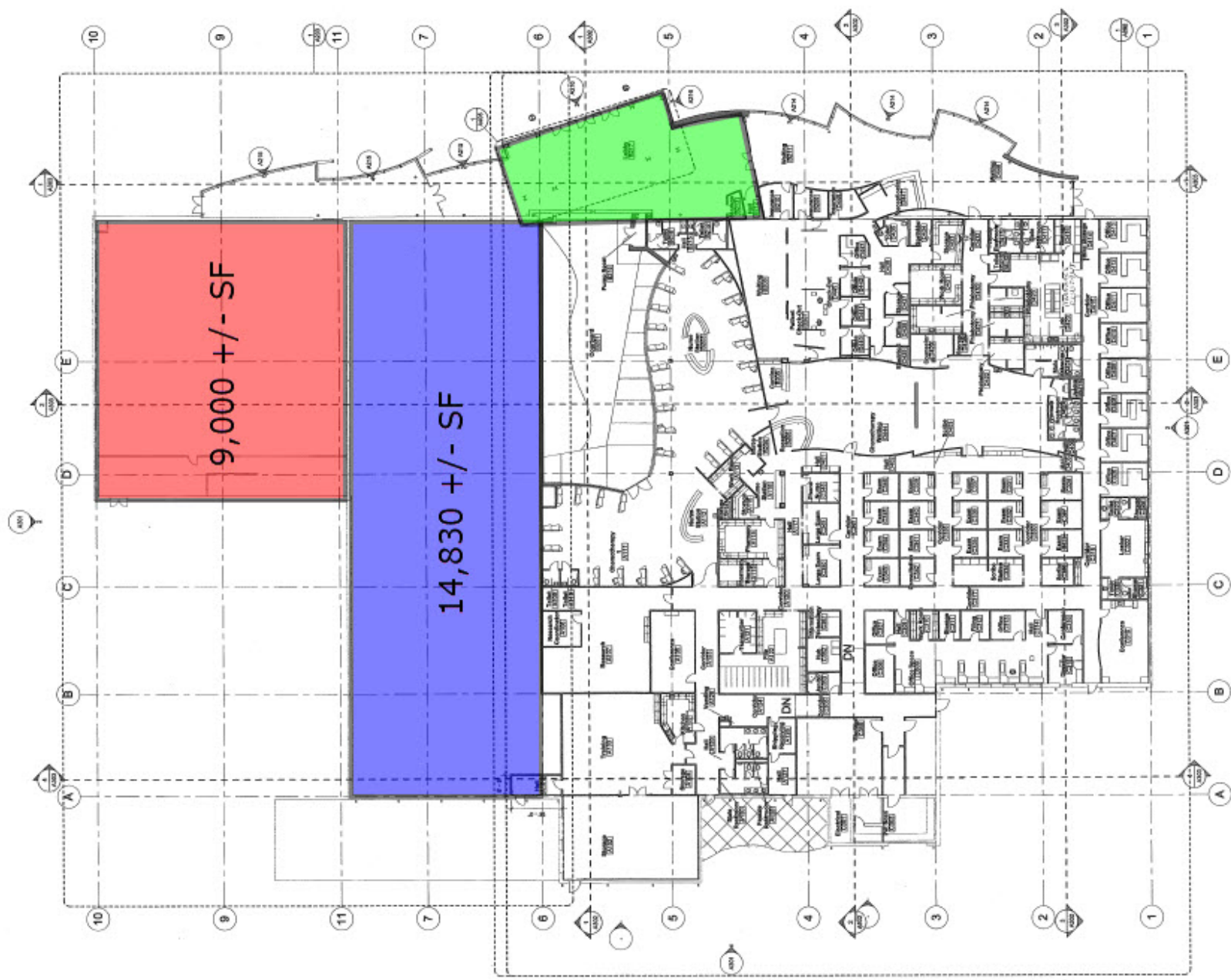


# Executive Summary

Highly adaptable, divisible shell space in an attractive Class A medical complex. The building is anchored by North MS Hematology and Oncology Associates, a partner with North MS Health Services. The complex has plenty of parking to add additional tenants without straining parking opportunities. Attractive finishes include vaulted ceilings, marble flooring in the commons areas, and an atrium meditation area. Some tenant improvement allowance and / or build-to-suit services provided for credit-worthy tenants which mix well with the current Dr.'s group. The property is located .30 mile from the main unit of the largest non-metro hospital in the nation, North MS Medical Center. The location provides terrific visibility and exposure to quality traffic, as well as being proximate to other medical services and restaurants.



Building Size:	76,716 SF	Vacant Space:	23,830 SF (divisible)
Base Rent:	\$22.00 / SF / Yr	Op Ex / Yr:	\$4.00 +/-
Lease Type:	NNN	TIA Offering:	Negotiable
Delivery Conditions:	Negotiable	Parking:	4 / 1,000



**Floorplan**



# Interior Pictures

NMMC Space

North Mississippi Hematology &...

N MS Medical

N MS Medical

Trustmark - South Gloster

# Aerial

Google Earth



# Aerial Locator



## NORTH MISSISSIPPI HEALTH SERVICES



North Mississippi Medical Center, a 640-bed regional referral center in Tupelo, holds the distinction of being the largest, private, not-for-profit hospital in Mississippi and the largest non-metropolitan hospital in America. The medical center serves more than 730,000 people in 24 counties in north Mississippi, northwest Alabama and portions of Tennessee. NMMC-Tupelo is affiliated with North Mississippi Health Services, a 2012 Malcolm Baldrige National Quality Award recipient.

Area residents have access to a medical staff representing more than 50 medical specialties, as well as centers of excellence in cardiac surgery, cardiology, research, neurology, neurosurgery, pulmonology, rehabilitation, cancer treatment, chemical dependency and neonatal programs. In addition, NMMC Home Health serves patients in 17 counties in north Mississippi and offers many complex and high-tech procedures that can be performed in the home setting.

NMMC-Tupelo is designated as a Level II trauma center by the Mississippi State Department of Health. To receive this designation, facilities must offer a full range of trauma capabilities, including an Emergency Department, a full service surgical suite, intensive care unit and diagnostic imaging, as well as make a commitment to consistently meet national guidelines or standards in caring for trauma patients. NMMC-Tupelo is one of only three hospitals in Mississippi to receive this designation, and the only one in north Mississippi.

The NMMC hospitalist program has been recognized by The American Journal of Medicine for providing cost-efficient care to hospitalized patients. The program, which began in 1997, employs several internal medicine physicians who work together to provide daytime and nighttime coverage to hospitalized patients who do not have a primary care physician, or whose primary care physicians do not have hospital practices.

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TRI Inc Commercial is a full-service commercial real estate brokerage company offering sales, leasing, management, and consulting services to northeast Mississippi since 1952. TRI Inc specializes in small market commercial real estate within an approximate 60 mile radius of its headquarters in Tupelo with current property offerings in Tupelo, Oxford, Starkville, New Albany, Saltillo, Booneville, and Corinth. TRI Inc currently manages over \$100M of income-producing commercial real estate investments. TRI Inc is licensed in MS and AL.