

REDEVELOPMENT DELIVERY
DATE: MID-Q3 2026



2201 MEDICAL PLAZA

2201 MURPHY AVE
NASHVILLE, TN

 HOLLADAY
PROPERTIES

PROPERTY OVERVIEW

Welcome to 2201 Medical Plaza, a prominent 4-story medical office building located at the corner of Murphy Ave and 22nd Ave North on the Centennial Medical Center Campus.

Conveniently connected to the entire Centennial campus, the building offers a variety of amenities, including a cafeteria, valet parking, surface and garage parking, and on-site security and property management. Situated in the heart of the hospital district and adjacent to Centennial Women's and Children's Hospital, this location provides seamless access to healthcare services. Additionally, tenants benefit from a generous Tenant Improvement Allowance and proximity to several referring physicians on campus. The property is currently undergoing redevelopment, with delivery expected in mid-Q3 2026, including the conversion of Suite 106 into a spec suite.



PROPERTY HIGHLIGHTS

BUILDING 95,817 SF | 4 Stories

PARKING Garage + Surface | Valet

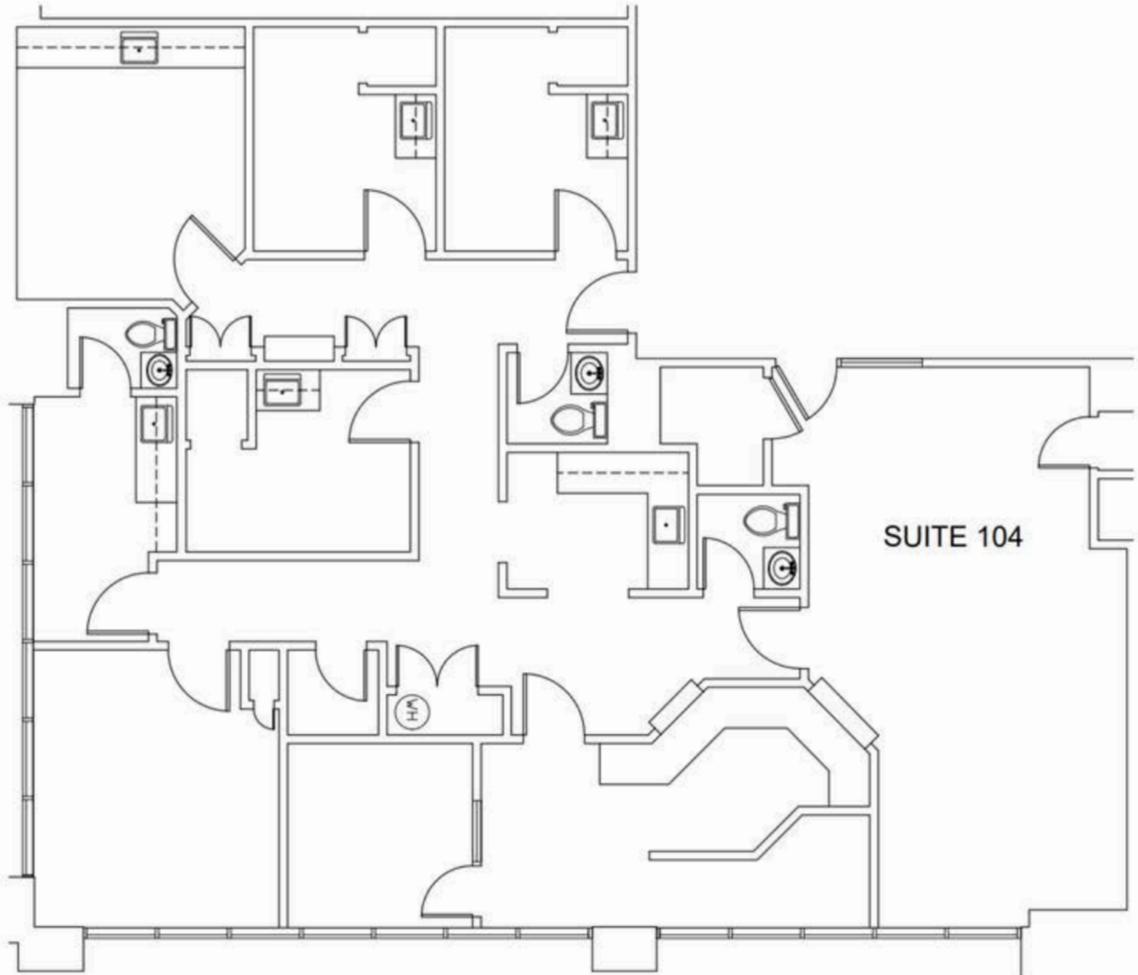
YEAR BUILT 1987 | Renovated in 2012
Redevelopment Underway
Anticipated Delivery in Q3 2026

LOCATION Located on the corner of Murphy Ave and 22nd Ave North on the Centennial Medical Center Campus

SUITE 104

SUITE 104 | 2,307 RSF

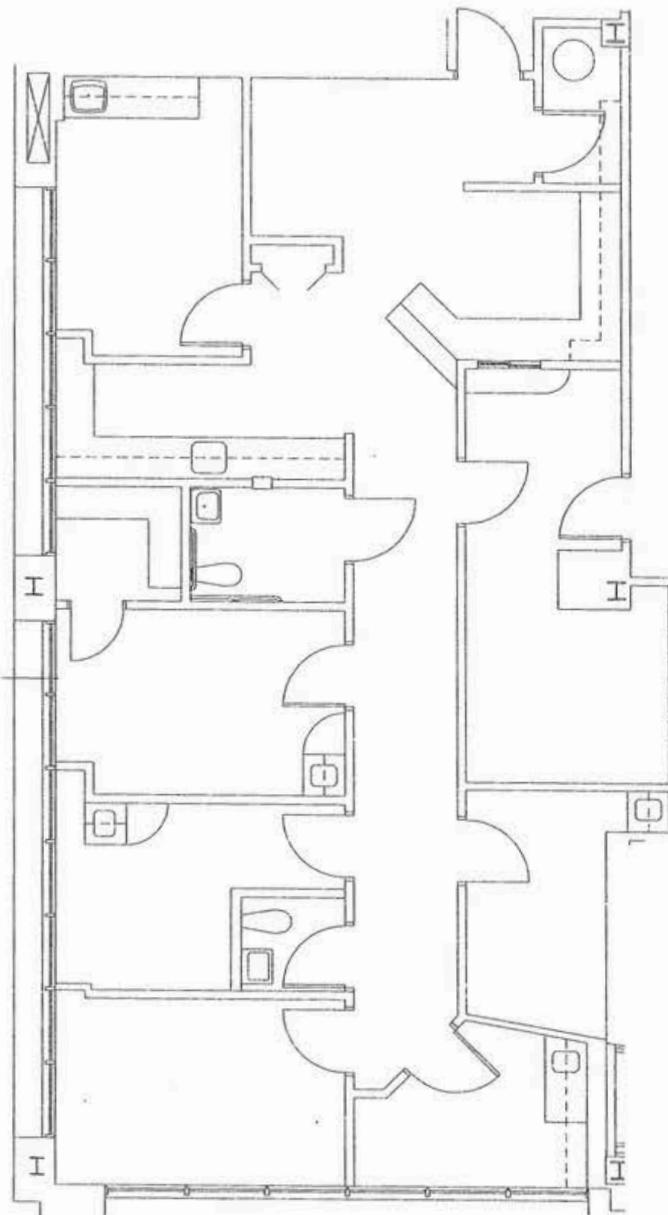
SCAN FOR A
VIRTUAL TOUR!



2201 MEDICAL PLAZA

SUITE 106

SUITE 106 | 1,753 RSF

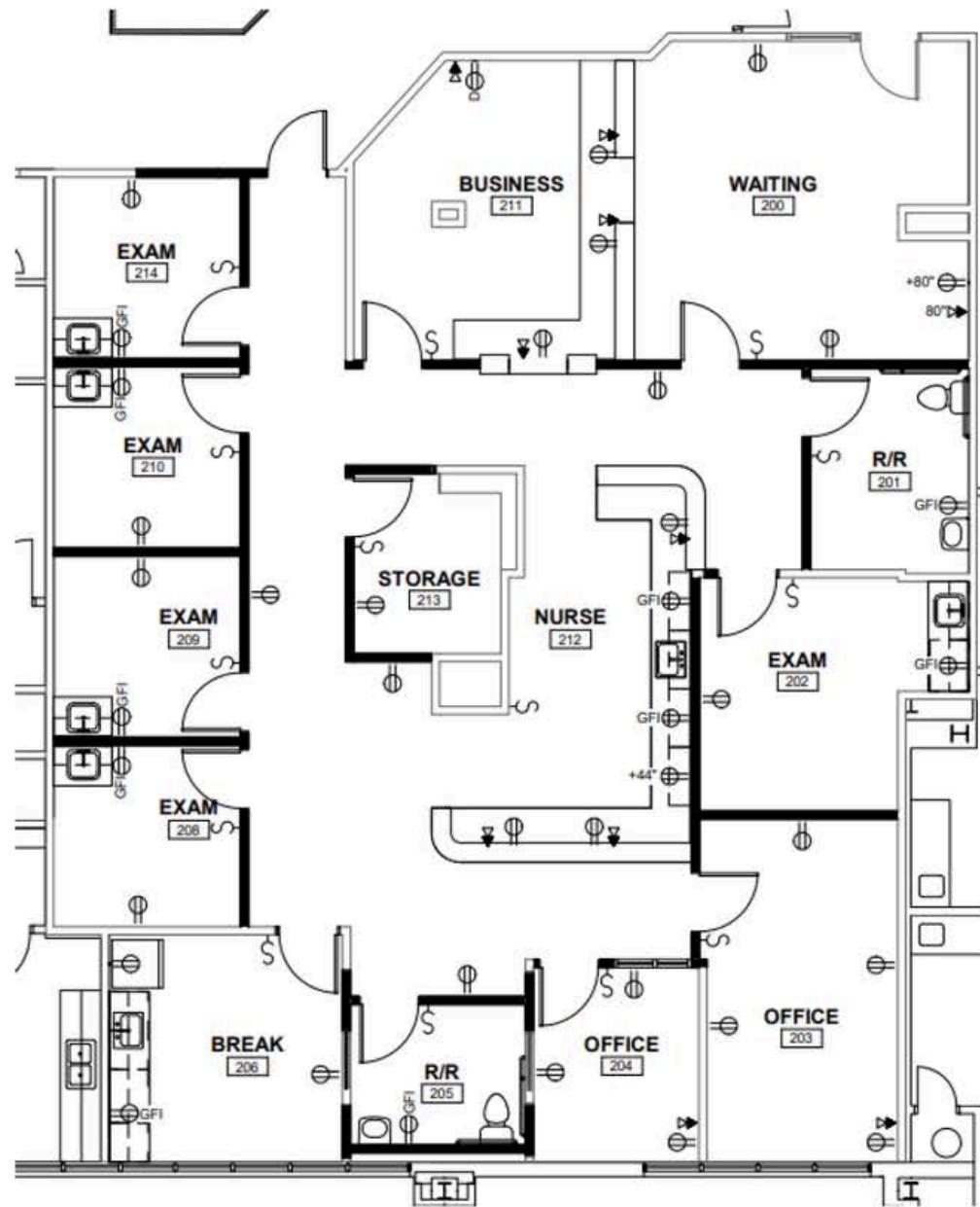


2201 MEDICAL PLAZA

SUITE 205

SUITE 205 | 2,904 RSF

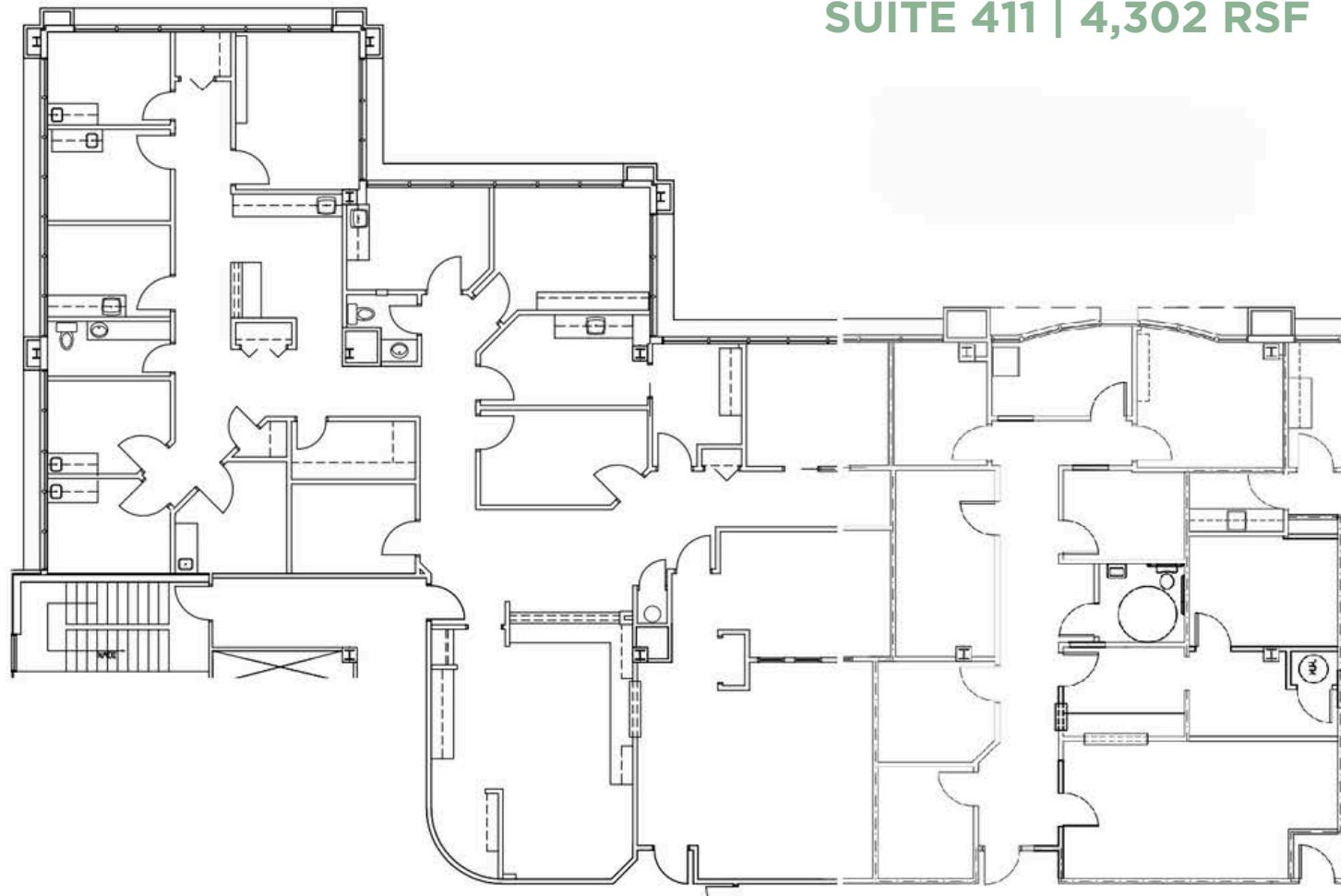
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2201 MEDICAL PLAZA

SUITE 411

SUITE 411 | 4,302 RSF



2201 MEDICAL PLAZA

AREA OVERVIEW



AREA OVERVIEW

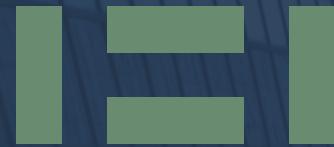
CENTENNIAL MEDICAL CENTER CAMPUS

TriStar Centennial Medical Center's 43-acre campus is home to TriStar Centennial Heart & Vascular Center, TriStar Centennial Women's Hospital, TriStar Centennial Children's Hospital, Sarah Cannon Cancer Institute at TriStar Centennial Medical Center, TriStar Centennial Advanced Joint Replacement Institute and TriStar Centennial Parthenon Pavilion.

PROXIMITY TO HEALTHCARE

- TriStar Centennial Medical Center, a 741-bed hospital, offers a wide range of medical and surgical specialties, including 24-hour emergency care, behavioral health services, heart and vascular care, imaging, neurosciences, oncology, pediatrics, rehabilitation, sleep disorder treatment, and women's services.
- Ascension Saint Thomas Hospital Midtown is a comprehensive facility with 24/7 emergency care, heart and vascular services, orthopedics, cancer care, maternal and fetal medicine, and breast health services.
- Vanderbilt University Medical Center stands as the largest healthcare institution in the Mid-South region, renowned for its research, teaching, and patient care services.





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