

An architectural rendering of a modern, multi-story office building with a white and grey facade and large glass windows. The building is situated in an urban environment with trees and a clear blue sky. A white text box in the top right corner contains the text 'REDEVELOPMENT DELIVERY DATE: MID-Q3 2026'.

**REDEVELOPMENT DELIVERY  
DATE: MID-Q3 2026**

# 2201 MEDICAL PLAZA

2201 MURPHY AVE  
NASHVILLE, TN



# 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



2201 MEDICAL PLAZA



## PROPERTY HIGHLIGHTS

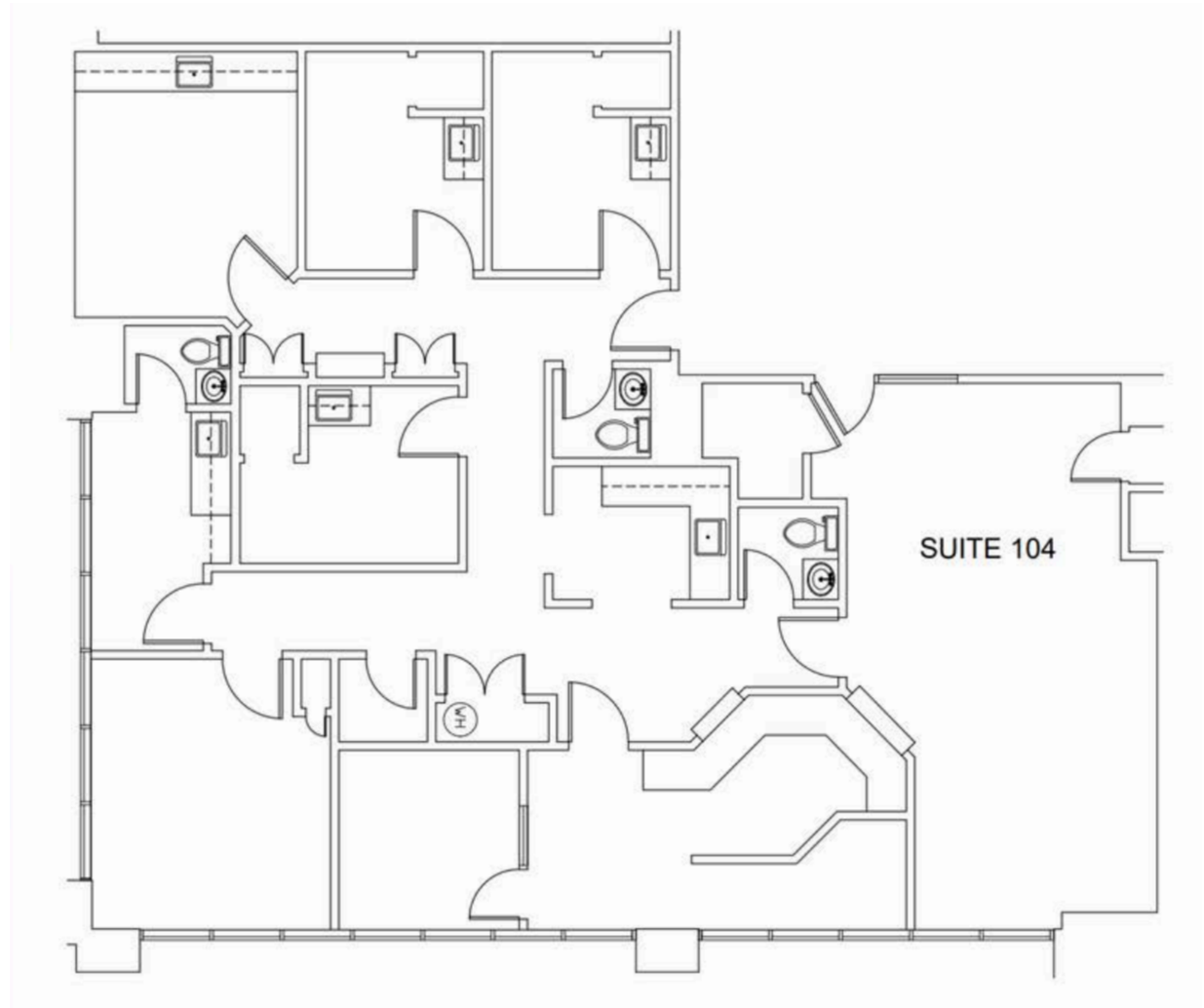
<b>BUILDING</b>	95,817 SF   4 Stories
<b>PARKING</b>	Garage + Surface   Valet
<b>YEAR BUILT</b>	1987   Renovated in 2012 Redevelopment Underway Anticipated Delivery in Q3 2026
<b>LOCATION</b>	Located on the corner of Murphy Ave and 22nd Ave North on the Centennial Medical Center Campus



# SUITE 104

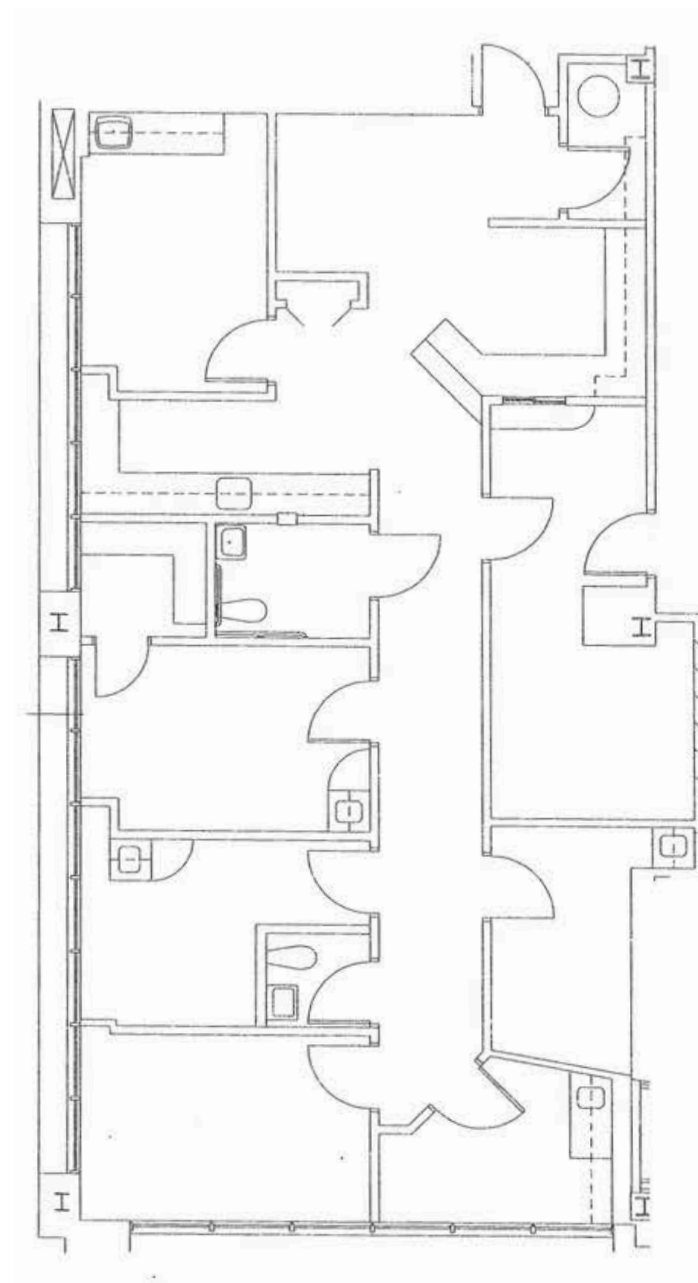
SUITE 104 | 2,307 RSF

SCAN FOR A  
VIRTUAL TOUR!



## SUITE 106

SUITE 106 | 1,753 RSF

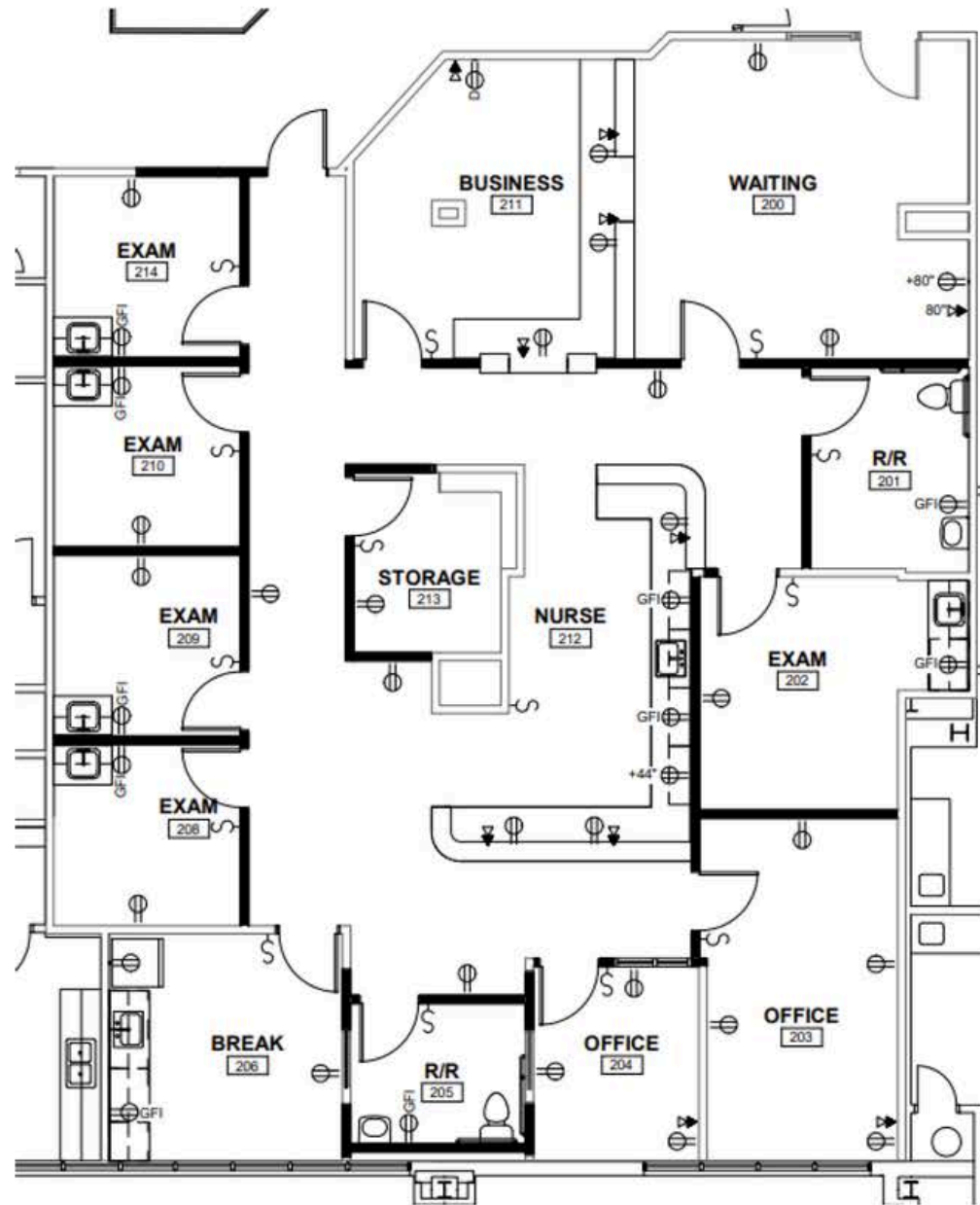


2201 MEDICAL PLAZA

# SUITE 205

SUITE 205 | 2,904 RSF

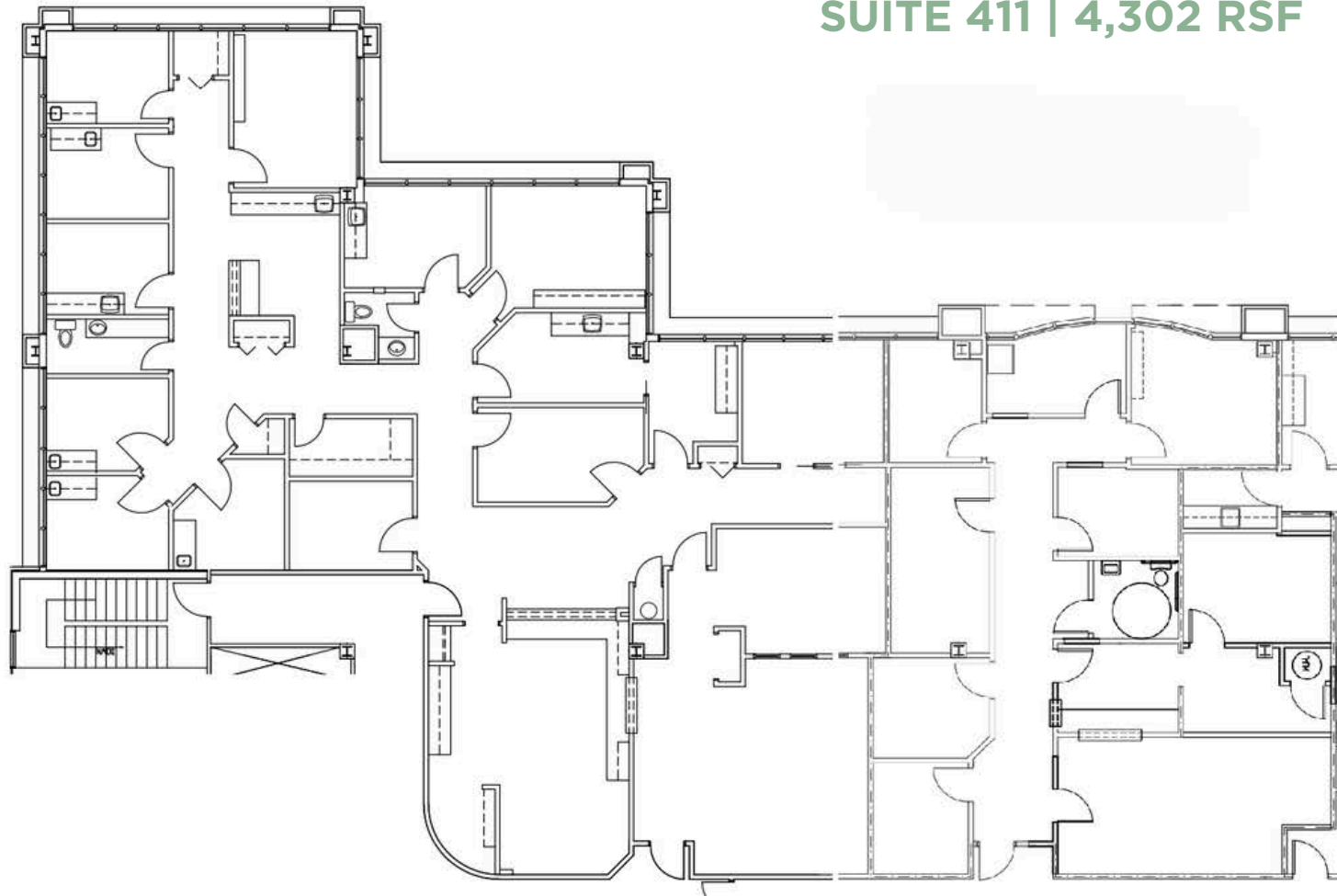
SCAN FOR A  
VIRTUAL TOUR!



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.







**HOLLADAY  
PROPERTIES**

Healthcare Real Estate

At Holladay Properties, we redefine excellence in healthcare real estate. As industry leaders, we drive growth, creating valuable opportunities for both you and your communities.

[HOLLADAYPROPERTIES.COM](http://HOLLADAYPROPERTIES.COM)



**PARTNER WITH US  
TODAY!  
SCAN HERE!**



## **CONTACT US TODAY!**

**Chad DeRossett, CCIM**

**VICE PRESIDENT OF BROKERAGE SERVICES**

**[CDEROSSETT@HOLLADAYPROPERTIES.COM](mailto:CDEROSSETT@HOLLADAYPROPERTIES.COM)**

**615-604-0885**

**Matt Siedow**

**ASSOCIATE BROKER - HEALTHCARE**

**[MSIEDOW@HOLLADAYPROPERTIES.COM](mailto:MSIEDOW@HOLLADAYPROPERTIES.COM)**

**651-236-7725**