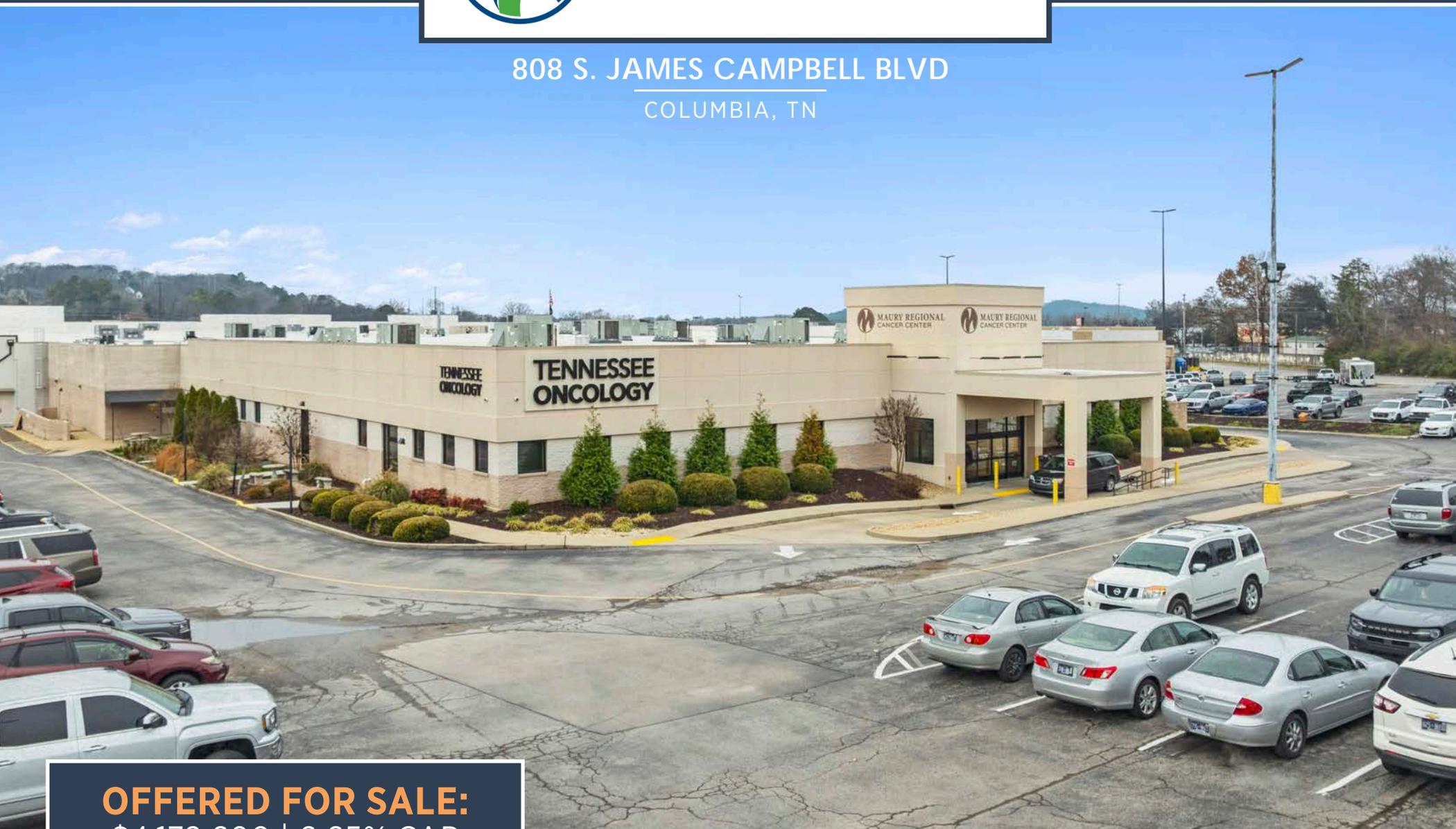




**MAURY REGIONAL
HEALTH**

808 S. JAMES CAMPBELL BLVD
COLUMBIA, TN



OFFERED FOR SALE:
\$4,172,600 | 6.65% CAP

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present an investment grade single tenant net leased medical facility in a rapidly growing suburb of Nashville, TN. The Maury Regional Health Cancer Center located at 808 S. James Campbell Blvd, Columbia, TN features 39,640 SF leased to Maury Regional Medical Center, the largest hospital system in the state of Tennessee, and boasting an investment grade credit rating (S&P: “BBB/Stable”). The tenant signed a 20-year lease that expires in 2032, with a 10-year option at CPI. In addition to benefitting from the explosive growth of the greater Nashville market, the asset benefits from its strategic positioning just 1-mile from the hub hospital of the entire health system, the Maury Regional Medical Center.

Maury Regional Health is a major employer and anchor institution for the region. The subject property provides irreplaceable and essential services for the area, operating as a comprehensive treatment center that includes the clinical specialists, treatment technologies and support services needed by cancer patients and their family members. The property operates under a NNN lease and is offered free and clear of existing financing.



INVESTMENT
GRADE
TENANCY



STRONG
REGIONAL
PATIENT DRAW



ESSENTIAL
OUTPATIENT
CARE ASSET

NOI	\$277,480
CAP RATE	6.65%
PRICE	4,172,600

ASSET SNAPSHOT

Tenant Name	Maury Regional Medical Center
Address	808 S. James Campbell Blvd, Columbia, TN
Building Size	39,640 SF
Signator/Guarantor	Maury Regional Hospital (S&P: BBB/Stable)
Lease Type	NNN
Landlord Responsibilities	None
Rent Commencement Date	6/1/2012
Lease Expiration Date	5/31/2032
Remaining Term	6+ Years
NOI	\$277,480
Options	One x 10-year option at CPI



STRATEGIC POSITIONING
JUST 1 MILE FROM MAURY
REGIONAL MEDICAL



\$82,433 AHFI
IN 5 MILE RADIUS



30,000 VPD
ON JAMES M
CAMPBELL BLVD



INVESTMENT HIGHLIGHTS



LONG-TERM, MISSION-CRITICAL HEALTHCARE TENANCY

Leased to Maury Regional Health, a dominant regional healthcare system, providing essential oncology services that drive stable, non-cyclical demand.



INVESTMENT GRADE MEDICAL TENANT WITH DOMINANT REGIONAL PRESENCE

Maury Regional Hospital carries S&P BBB/Stable rating and is the largest healthcare provider in the region, providing institutional tenant stability.



PURPOSE-BUILT CANCER FACILITY

The asset supports specialized services such as infusion, radiation oncology, and diagnostic imaging—creating high tenant stickiness due to significant build-out cost and operational reliance on the location.



EXPLOSIVE GROWTH NASHVILLE SUBURB & STRONG REGIONAL DRAW

The asset is strategically positioned in Columbia, TN, one of the fastest growing markets outside of Nashville, TN and draws patients from Maury County & surrounding counties.



ESSENTIAL OUTPATIENT CARE ASSET

Oncology treatment requires frequent, recurring patient visits, supporting consistent daily traffic and reliable reimbursement-driven revenue streams.



ATTRACTIVE HEALTHCARE REAL ESTATE FUNDAMENTALS

Medical outpatient facilities continue to outperform traditional office in occupancy and rent stability due to demographic tailwinds and increasing outpatient care migration.

PROPERTY SITE PLAN





MAURY REGIONAL MEDICAL CENTER

MAURY REGIONAL HEALTH



IMMEDIATE TRADE AREA

The immediate trade area surrounding the Maury Regional Cancer Center in Columbia, Tennessee is defined by a dense concentration of healthcare and medical office uses anchored by Maury Regional Medical Center, the county's flagship hospital. The area includes complementary outpatient, imaging, specialty, and physician practices that create a cohesive medical campus serving Maury County and the surrounding southern Middle Tennessee region. Supported by Columbia's role as the county seat, steady population growth, and convenient access to major roadways, the trade area draws a consistent regional patient base while benefiting from nearby professional services, retail amenities, and residential neighborhoods.

HWY 50 (30,362 VPD)



TENANT OVERVIEW – MAURY REGIONAL HEALTH

Maury Regional Health, anchored by Maury Regional Medical Center, is a deeply rooted nonprofit health system with a strong regional presence, comprehensive service portfolio, and ongoing capital investment program – factors that support its role as a stable, mission-critical healthcare provider in southern Middle Tennessee.

FLAGSHIP HOSPITAL

Maury Regional Medical Center, Columbia, TN

OTHER HOSPITALS

Marshall Medical Center (Lewisburg), Wayne Medical Center (Waynesboro)

OUTPATIENT FACILITIES & CLINICS

Multiple urgent care, specialty care, and physician practice locations

SPECIALTY PROGRAMS

Oncology, infusion, surgical services, cardiac, women’s health, imaging, and rehabilitation

KEY FINANCIAL & OPERATIONAL HIGHLIGHTS

\$750M

**ESTIMATED SYSTEM
REVENUE**

3,000+

EMPLOYEES

PROVIDERS

500+ across 60+ specialties

ANNUAL PATIENT VOLUME

Tens of thousands of inpatient admissions and outpatient visits across facilities

CREDIT PROFILE

Strong regional nonprofit system with institutional financial backing





HWY 50 (30,362 VPD)



MAURY REGIONAL MEDICAL CENTER

The largest health care provider between Nashville, TN, and Huntsville, AL, serving over 200,000 people across southern Middle Tennessee.

The health system operates in Maury County, which experienced a population growth of nearly 37% from 2010 to 2022, driving increased demand for medical services.







LEASE ABSTRACT

LESSEE:	Maury Regional Hospital			
DEMISED PREMISES:	39,640 SF (Phase I: 30,000 SF; Phase II: 3,537 SF; Phase III: 6,103 SF). 7,177 SF of office space granted to tenant under 3rd Amendment was recaptured by Landlord per notice dated August 8, 2024			
LEASE TERM:	Initial 20 Years			
RENT COMMENCEMENT DATE:	June 1, 2012			
EXPIRATION DATE:	May 31, 2032			
BASE RENT	Period (Lease Years)	Annual	Monthly	\$/SF/Year
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$223,870	\$18,656	\$5.65
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$223,870	\$18,656	\$5.65
CURRENT TERM (YEARS 11-15)	6/1/2022 - 5/31/2027	\$277,480	\$23,123	\$7.00
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$277,480	\$23,123	\$7.00
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
RENEWAL TERM(S):	One 10-year option at CPI			
EXCLUSIVES	Landlord shall not lease space within the Shopping Center for use as a Diagnostic Center, Oncology Center, or Surgical Center {Lease Section 19}			
USE RESTRICTIONS:	Only for the operation of an oncology clinic, for other healthcare uses, for other uses related to the operation of Maury Regional Medical Center, and for no other purpose whatsoever. {Lease Section 8}			
TERMINATION OPTION(S):	Landlord has a termination per 3rd Amendment to recapture 7,177 SF of office space leased to tenant. This option was exercised by Option on August 8, 2024			
RIGHT OF FIRST REFUSAL	Landlord shall notify Tenant of the gross price and land to be conveyed, Tenant shall have ROFR to purchase the Sale land at the designated price. Within 30 days of receiving offer, Tenant shall either notify Landlord its intent to exercise ROFR or waive Tenant's ROFR {Lease Section 20}			
FIXED CAM, TAXES, INSURANCE	LL pays CAM, Tax, Insurance, for which Tenant reimburses a fixed charge following the below schedule {Second Amendment}			
FIXED REIMBURSEMENT SCHEDULE	Period (Lease Years)	Annual	Monthly	\$/SF/Year
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$41,622	\$3,469	\$1.05
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$47,865	\$3,989	\$1.21
CURRENT TERM (YEARS 11-15)	6/1/2022 - 5/31/2027	\$55,045	\$4,587	\$1.39
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$63,302	\$5,275	\$1.60
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
Repairs & Maintenance	Tenant is responsible for Roof, HVAC, electrical, of its premises {Lease Section VII}			
Utilities:	Tenant pays utility charges directly {Lease Section XI}			
Insurance:	Tenant to maintain General Liability insurance. Landlord maintains General Liability for common area and property insurance {Lease Section 12.3}			
Taxes	Tenant pays its share of common area tax as a fixed per-SF charge {Lease Section XVI}			
Assignment, Subletting & Go Dark:	Tenant shall not assign or sublet the Premises other than to an affiliate of Tenant without the prior written consent of Landlord, which Landlord may grant or deny in its reasonable discretion {Lease Section XV}			
Holding Over:	Landlord may increase rent by an unspecified amount within 30 days written notice {Lease Section XXI}			
Documents Provided:	Lease dated September 8, 2011. First Amendment to Lease dated September 8, 2011 Second Amendment to Lease dated January 30, 2012 Third Amendment to Lease dated January 8, 2020 Notice of Exercise of Termination Option Dated August 8, 2024			



Exclusively Offered By



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TN

A light gray map of the United States is shown in the background. A small black dot is placed in the state of Tennessee, with the letters "TN" positioned above it.

**MAURY REGIONAL
HEALTH**

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of 808 S. James Campbell Blvd, Columbia, TN (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.