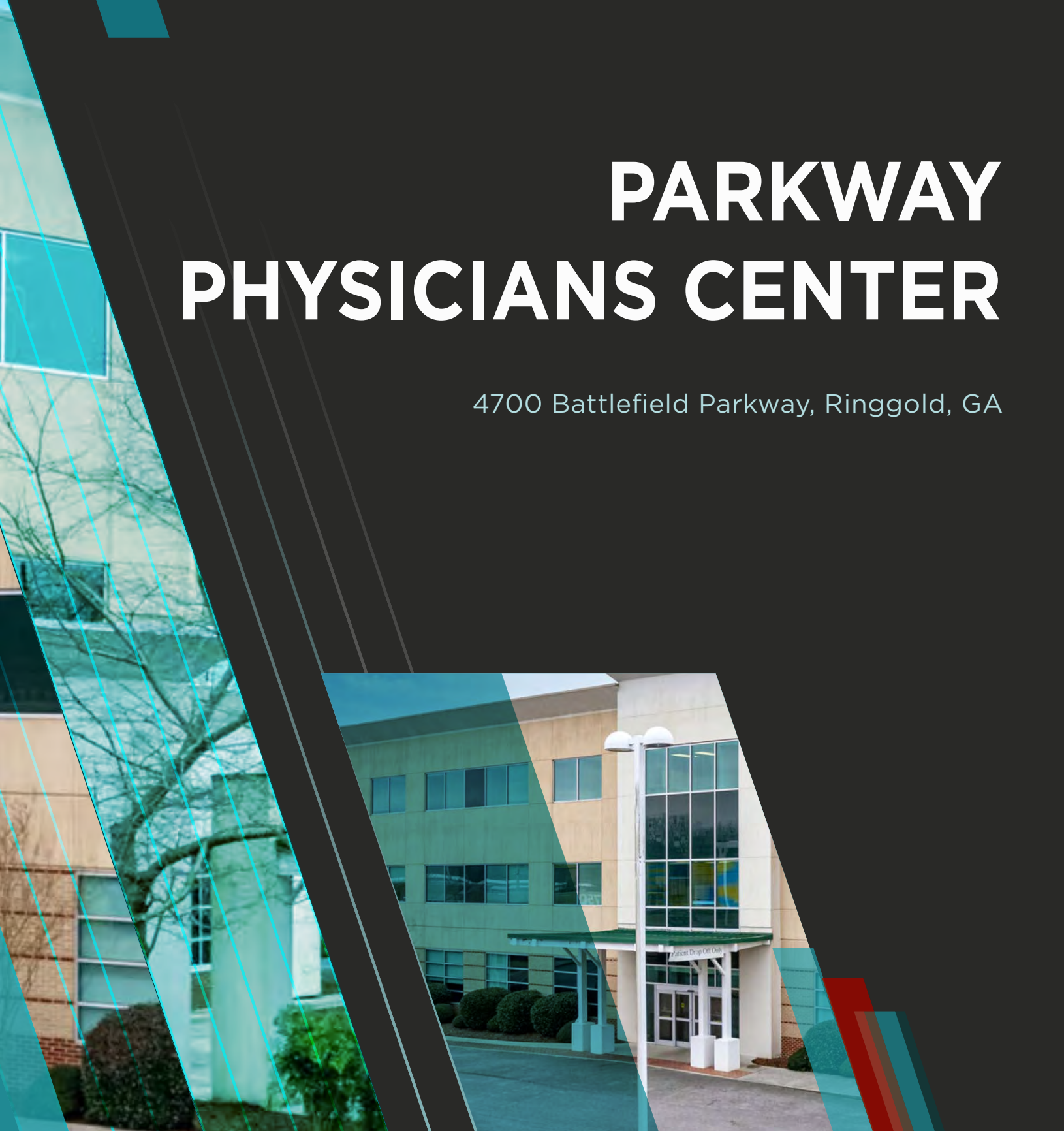


Redefining Exceptional



PARKWAY PHYSICIANS CENTER

4700 Battlefield Parkway, Ringgold, GA

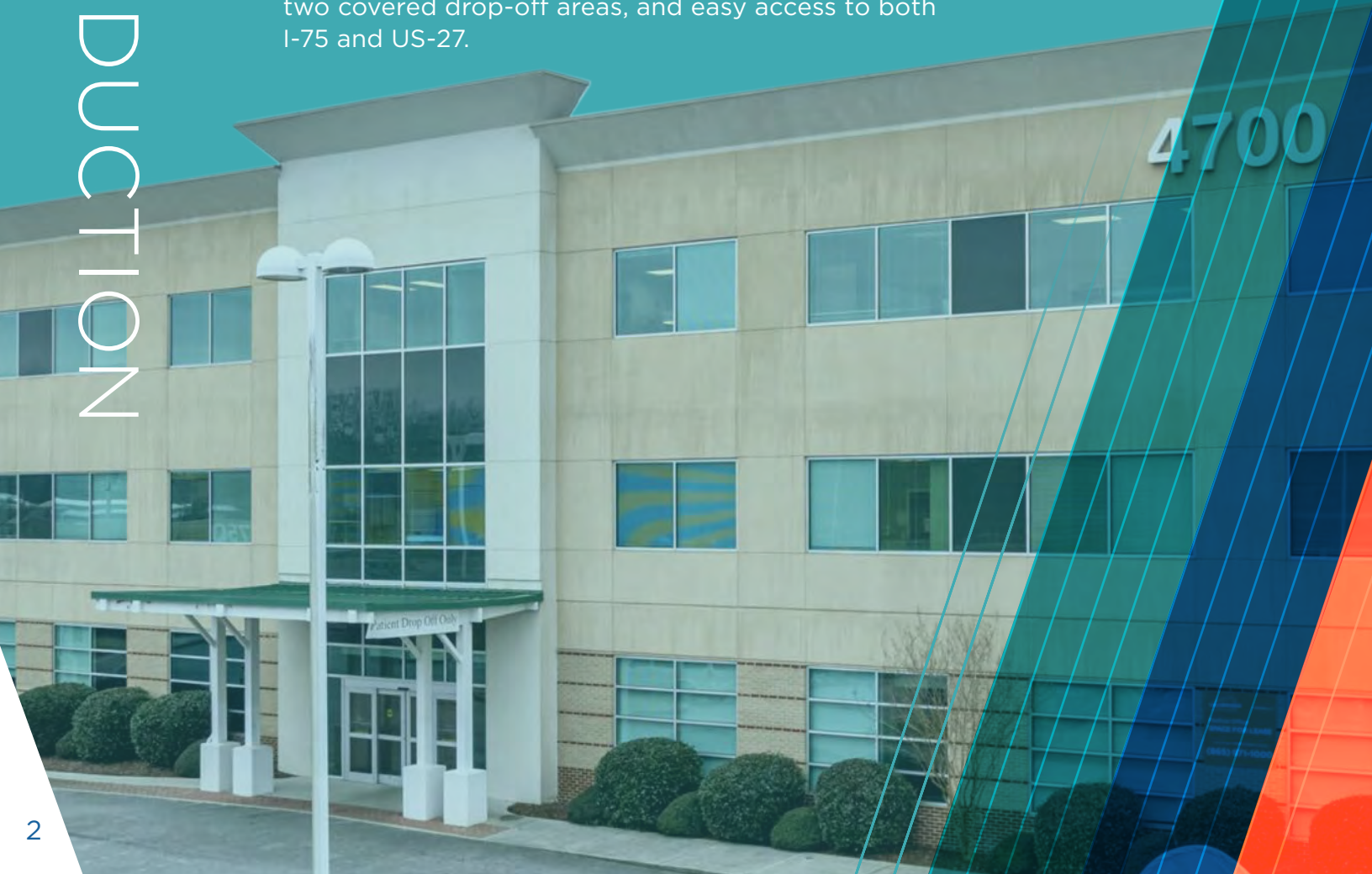


Creating Exceptional

Parkway Physicians Center is a three-story Class-A medical office building (MOB) attached to the CHI Memorial Parkway Cancer Center and the site of a new hospital projected to open in Fall 2024. The MOB and attached medical facilities are centrally located between Ringgold and Ft. Oglethorpe on Battlefield Parkway, twenty minutes outside of Chattanooga, Tennessee.

The MOB has over 5,000 square feet of rentable area and accommodates a balanced mix of healthcare specialties including dermatology, cardiology, sports medicine, an on-site imaging center, and pharmacy. Advantageously, the ground lease is owned by Commonspirit Health, the second-largest nonprofit hospital chain in the United States, which plans to construct a new hospital that will attach to Parkway Physicians Center.

Additional standout qualities of Parkway Physicians Center are its competitive lease packages, ENERGY STAR certification, and on-site management facilities, which combine for exceptional caregiving experiences. Physicians and their patients can also count on stress-free journeys to the MOB thanks to the property's ample surface parking, two covered drop-off areas, and easy access to both I-75 and US-27.



Parkway Physicians Center

Location Map



Aerial Map






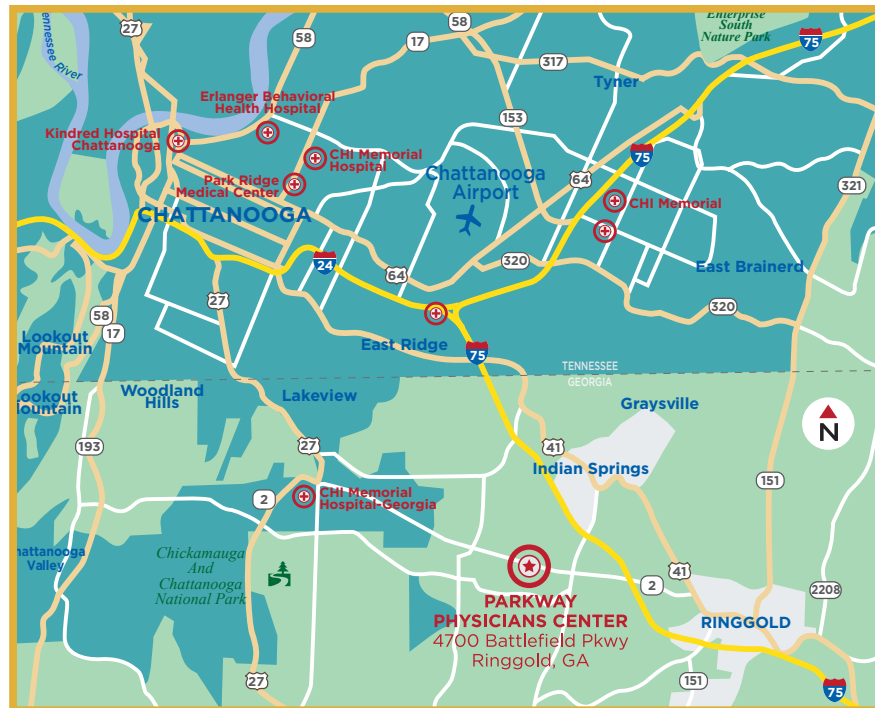
PARKWAY PHYSICIANS CENTER

4700 Battlefield Pkwy, Ringgold, GA

Parkway Physicians Center is located in Ringgold, a booming city outside of Chattanooga, Tennessee. Ringgold is experiencing economic prosperity, booming job markets, and promising property developments. The city has seen an unemployment rate of 2.4%, which is significantly lower than the US average of 6%. Job growth over the next ten years is predicted to be 45.8%, outpacing the US average of 33.5%. These positive trends coincide with new developments in the medical, retail, and housing sectors. Parkway Physicians Center is ideal for tenants looking to grow their business in an area with a strong job market, low unemployment rate, and growing population



TRANSPORTATION		
	INTERSTATE	
Interstate 75	4 min drive	2.1 mi
GA-2	11 min drive	5.1 mi
	AIRPORT	
Chattanooga Airport	18 min drive	12.1 mi
	DOWNTOWN	MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING
Downtown Ringgold	10 min drive	4.9 mi
Downtown Chattanooga	24 min drive	14.9 mi



DEMOGRAPHICS



PARKWAY PHYSICIANS
CENTER

POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	2,534	61,874
2027 Total Population	2,699	64,969
Population Growth 2022-2027	6.51%	5.00%
Average Age	42.20	41.30
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	938	24,491
2027 Total Households	997	25,681
Growth 2022-2027	6.29%	4.86%
Average Household Size	2.70	2.50
Median Home Value	166,819	159,792
Median Year Built	1992	1984

AVAILABLE SPACE

64,482 SF BUILDING

- Located at CHI Memorial Parkway Cancer Center on GA-2
- Connected to the site of a future Commonsprit Health hospital
- Situated in an area with growing job markets, retail centers, and housing developments
- Ample parking spaces with two covered drop-off areas
- On-site imaging center
- On-site pharmacy
- Competitive lease packages
- ENERGY STAR certified building
- 10-minute drive from Ringgold or from Ft. Oglethorpe, Georgia
- Easy access to I-75 and US-27
- On-site management by Lillibridge, the leader in healthcare real estate operations



For Leasing Information

Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
tyler.miller@Lillibridge.com

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

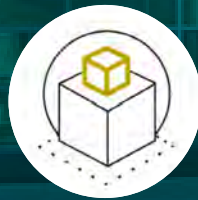
Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

At Lillibridge, creating exceptional is the way we do business.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE AWARD—
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**


ESG ACHIEVEMENTS



**ENERGY STAR
AWARD 2021
PARTNER OF THE YEAR**



IREM® | CERTIFIED
SUSTAINABLE
PROPERTY

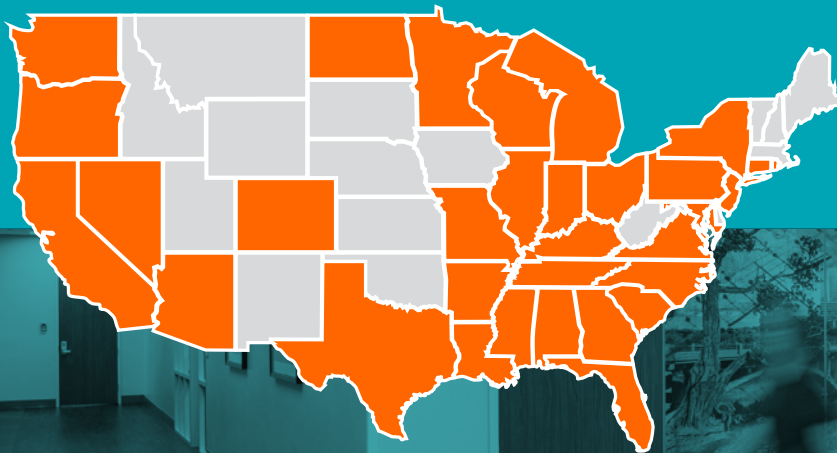


**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



PARKWAY PHYSICIANS CENTER

Regional Leasing Director:

TYLER MILLER

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