

Stonegate Center

1639 Medical Center Pkwy | Murfreesboro, TN | 37129

BUILD TO SUIT MEDICAL OUTPATIENT BUILDING OPPORTUNITY



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
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Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.com

WELCOME TO STONEGATE CENTER

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Welcome to Stonegate Center, a state-of-the-art 85,590 SF Class A building, perfectly situated across the street from Ascension St. Thomas Rutherford Hospital. Owned and managed by Healthcare Realty (NYSE: HR), Stonegate Center offers convenience and access for medical and office tenants. This premier location has undergone recent upgrades and renovations, significantly enhancing both tenant and patient experiences. Stonegate Center is the ideal destination for a variety of medical specialties and office users.



Key Tenants



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IN THE HEART OF MURFREESBORO'S MEDICAL DISTRICT

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NEARBY MEDICAL & AMENITIES

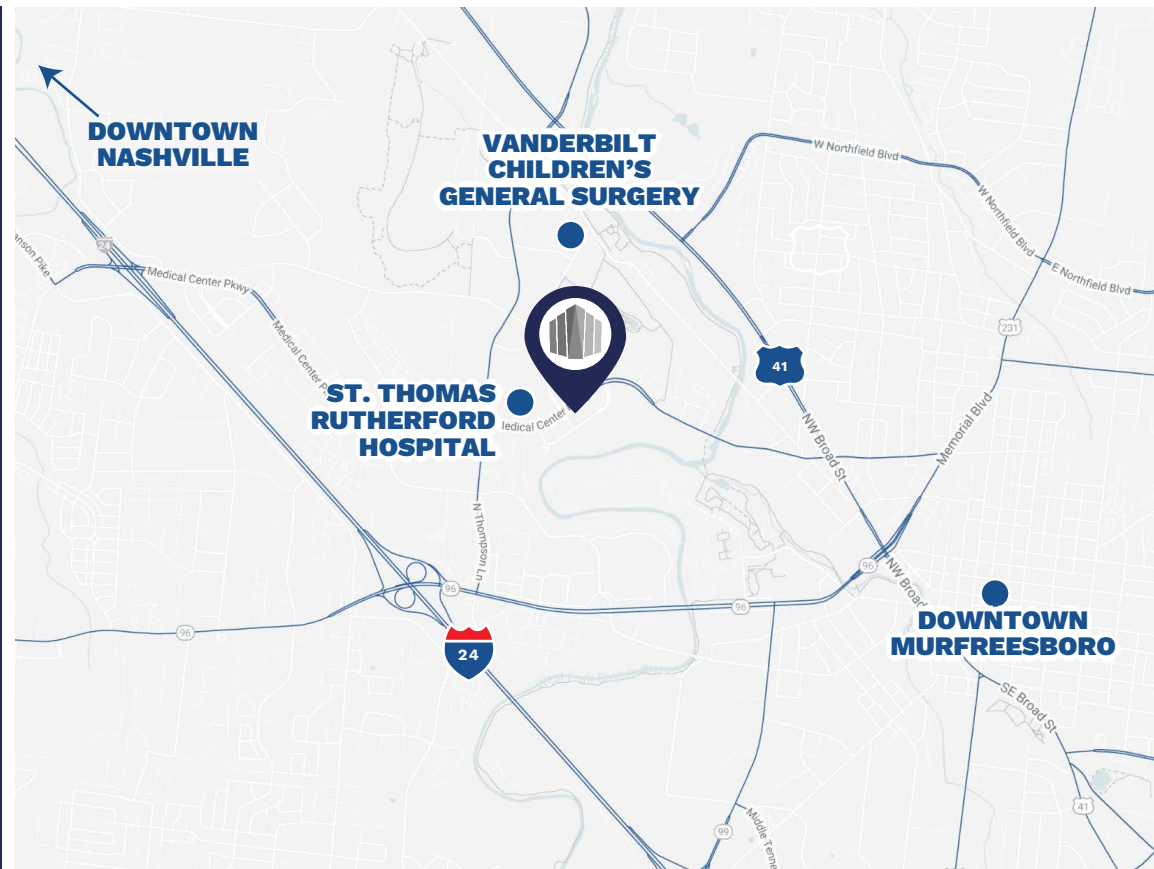
St. Thomas Rutherford Hospital
1 minute - 0.1 mile

Vanderbilt Children's General Surgery
3 minutes - 0.9 miles

Dining
3 minutes - 0.6 miles

Murfreesboro (downtown)
7 minutes - 2.5 miles

Nashville (downtown)
35 minutes - 32 miles



TRAFFIC COUNTS

	CARS PER DAY
Medical Center Pkwy	28,079
I-24	129,870
Murfreesboro Rd	22,999

2025 MURFREESBORO DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Population	23,547	169,202	289,493
2030 Population Projection	26,136	185,188	318,654
Total Households	10,737	66,359	109,361
Average HH Income	\$87,595	\$104,220	\$108,640



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Scan for virtual tours and availabilities.

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CONTACT FOR MORE INFORMATION:



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