Stonegate Center

1639 Medical Center Pkwy | Murfreesboro, TN | 37129

BUILD TO SUIT MEDICAL OUTPATIENT BUILDING OPPORTUNIT





Building owned and managed by **HEALTHCARE REALTY**



LEASING INFORMATION

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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









e spaces



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IN THE HEART OF MURFREESBORO'S MEDICAL DISTRICT

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St. Thomas Rutherford Hospital 1 minute - 0.1 mile

Vanderbilt Children's General Surgery 3 minutes - 0.9 miles

Dining

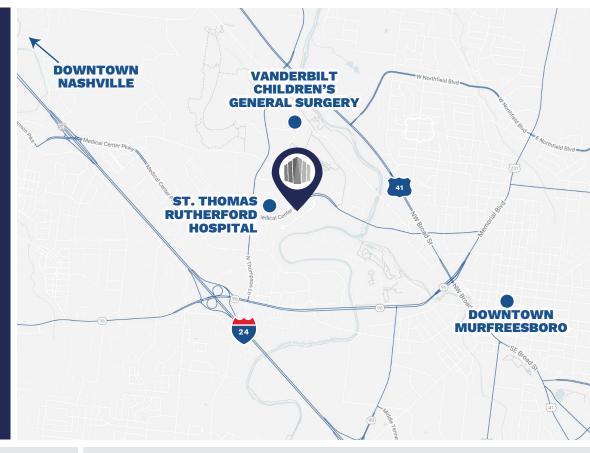
3 minutes - 0.6 miles

Murfreesboro (downtown)

7 minutes - 2.5 miles

Nashville (downtown)

35 minutes - 32 miles



TRAFFIC COUNTS

Murfreesboro Rd

CARS PER DAY

28,079 129,870 22,999 2025 MURFREESBORO DEMOGRAPHICS Population 2030 Population Projection Total Households Average HH Income

2 MILES 23,547 26.136 10.737

\$87.595

5 MILES 169,202 185,188 66.359

\$104,220

10 MILES 289,493 318.654 109.361

\$108,640

Medical Center Pkwy 1-24

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TAKE A TOUR

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BUILD TO SUIT OPPORTUNITY

- Exclusive build-to-suit medical outpatient building opportunity directly across from Ascension St. Thomas Rutherford Hospital
- Establish up to a 27,000 SF medical outpatient building facility tailored for patient services.
- Prime location along Medical Center Parkway in Murfreesboro, TN, offering excellent visibility and easy accessibility in a thriving healthcare corridor.
- Ample existing parking with proposed plans for additional spaces to accommodate growing patient and staff needs.
- Immediately adjacent to the established, multi-tenant Stonegate Center, offering strong synergy and strong visibility.



Scan for virtual tours and availabilities.



CONTACT FOR MORE INFORMATION:



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