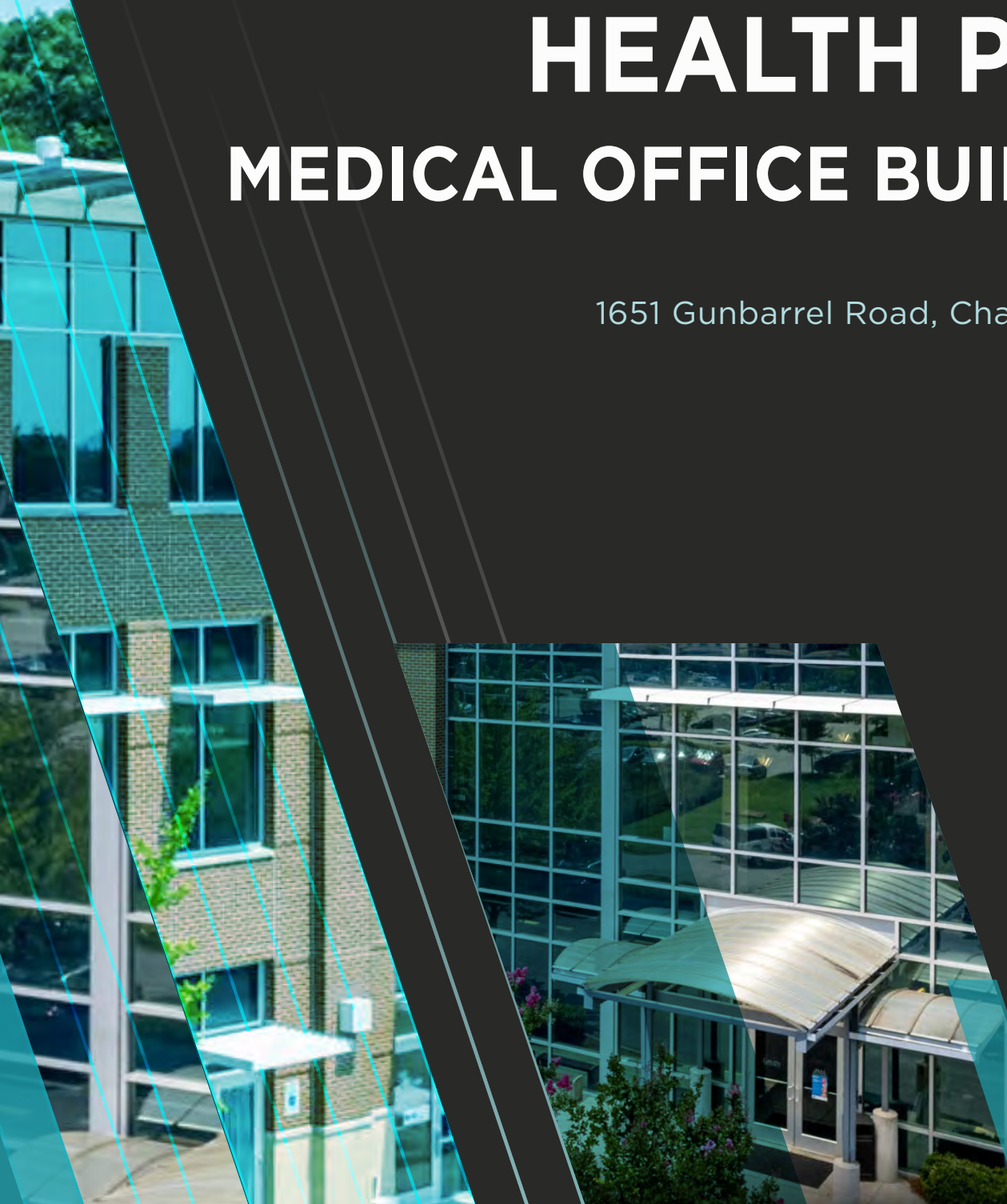


Redefining Exceptional



HEALTH PARK MEDICAL OFFICE BUILDING

1651 Gunbarrel Road, Chattanooga, TN

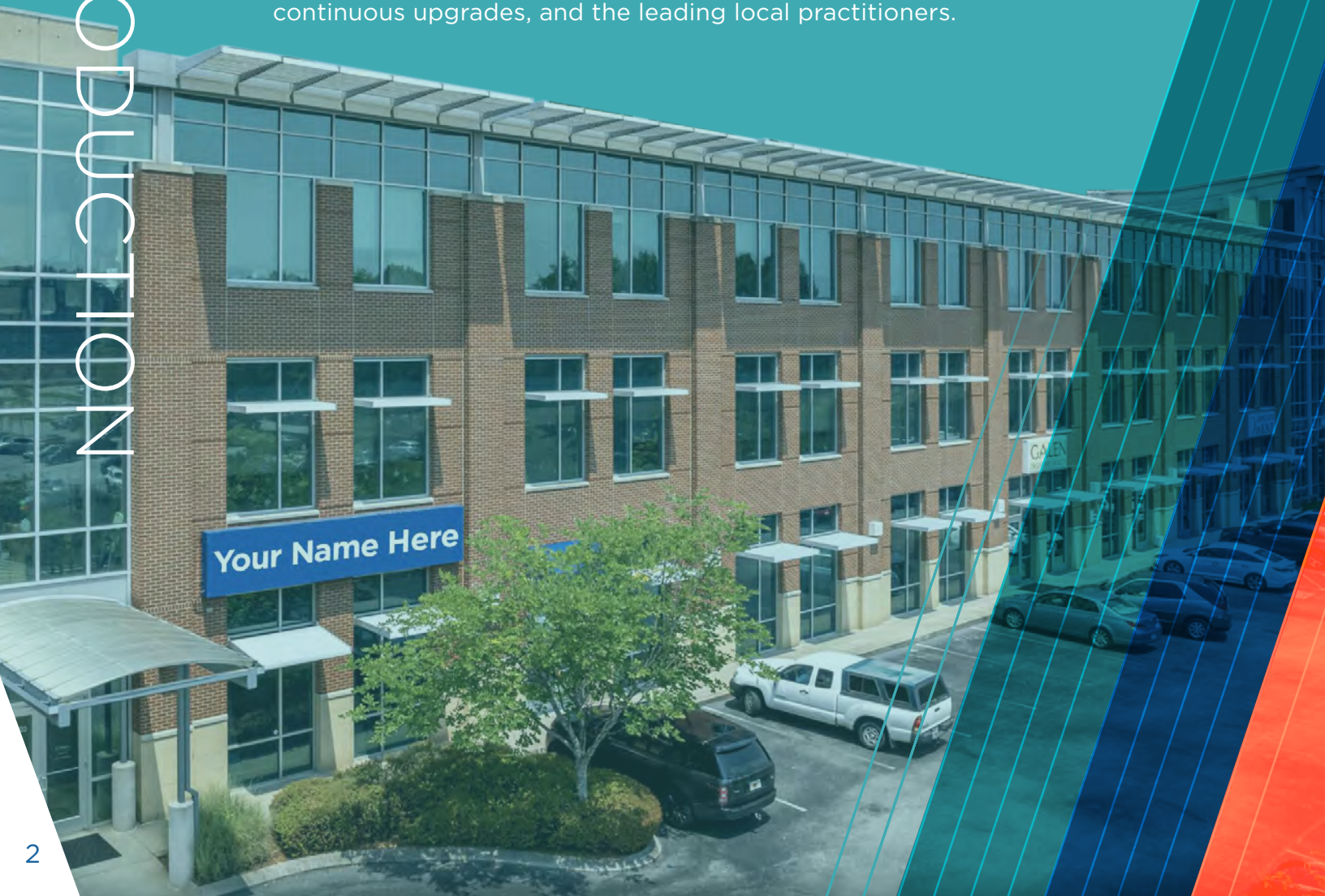


Creating Exceptional

Health Park Medical Office Building (MOB) is a hallmark of the Erlanger East Hospital campus. This state-of-the-art MOB boasts freshly-upgraded facilities like the Penthouse, a fully-furnished conference area with easy-to-use projectors, monitors, and sound systems. A favorite common area of patients and providers is the courtyard, a contemplative environment that showcases the building's attention to natural lighting. The childbirth center features spacious suites, highly-personalized care, and the title of "Best Place to Have a Baby" fourteen years in a row.

Standout qualities of the MOB include a spacious, naturally-lit design, 145 dedicated parking spaces, private ground-floor entrances for tenants, clinical move-in ready spaces, and a long-standing history of exceptional care.

Health Park MOB is located in the epicenter of the Gunbarrel Road Corridor at the intersection of Chattanooga commerce, commuting, and caregiving, positioning the MOB to attract new clients, continuous upgrades, and the leading local practitioners.



LOCATION HIGHLIGHTS

Health Park Medical Office Building Campus Map



Aerial Map



LOCATION HIGHLIGHTS




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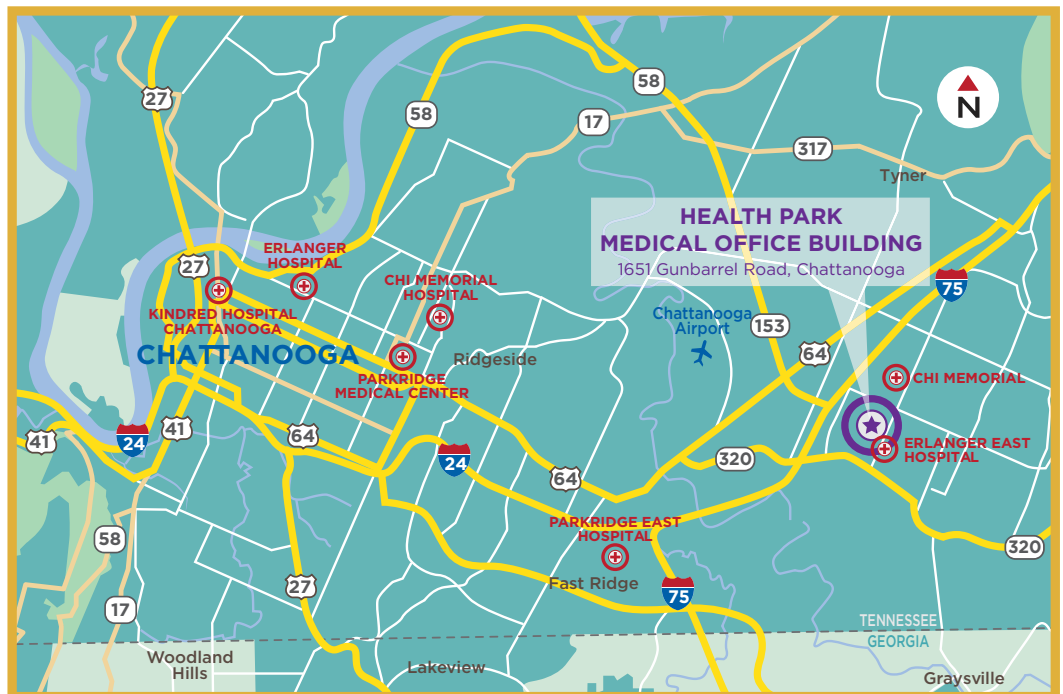
The Health Park MOB is located alongside the I-75 freeway in a bustling community with immediate proximity to the Erlanger East Hospital Campus and Gunbarrel Pointe Shopping Mall which features department stores, diverse dining options, and high-end grocers. Anything absent from this mall can be found at the elaborate, one-million-square-foot Hamilton Place Mall one mile up the road. Opposite the I-75 freeway is the Chattanooga Airport, a mere ten minutes drive from the MOB.



TRANSPORTATION

 INTERSTATE		
Interstate 75	4 min drive	1.3 mi
Hwy 153	6 min drive	2.2 mi
 AIRPORT		
Chattanooga Airport	10 min drive	4.7 mi
 DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Chattanooga	18 min drive	12.4 mi
Gunbarrel Pointe Shopping Mall	3 min drive	0.6 mi
Hamilton Place Mall	4 min drive	1.1 mi

Location Map



DEMOGRAPHICS

HEALTH PARK MEDICAL OFFICE BUILDING



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	8,080	109,986
2027 Total Population	8,659	116,101
Population Growth 2022-2027	7.17%	5.56%
Average Age	41.10	41.00
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	3,778	45,166
2027 Total Households	4,041	47,682
Growth 2022-2027	6.96%	5.57%
Average Household Size	2.10	2.40
Median Home Value	\$187,984	\$181,929
Median Year Built	1987	1978

AVAILABLE SPACE

58,551 SF BUILDING

- Four-story medical office building including high-tech penthouse
- Cornerstone of the Erlanger East Hospital campus
- Ample surface parking with 145 spaces
- Spacious rooms with 15' ceilings
- Move-in ready clinical space
- Competitive lease package
- Tranquil interior courtyard
- 24/7 building access
- Five minutes drive from
 - I-75 on ramp
 - Gunbarrel Pointe Mall
 - Hamilton Place Mall

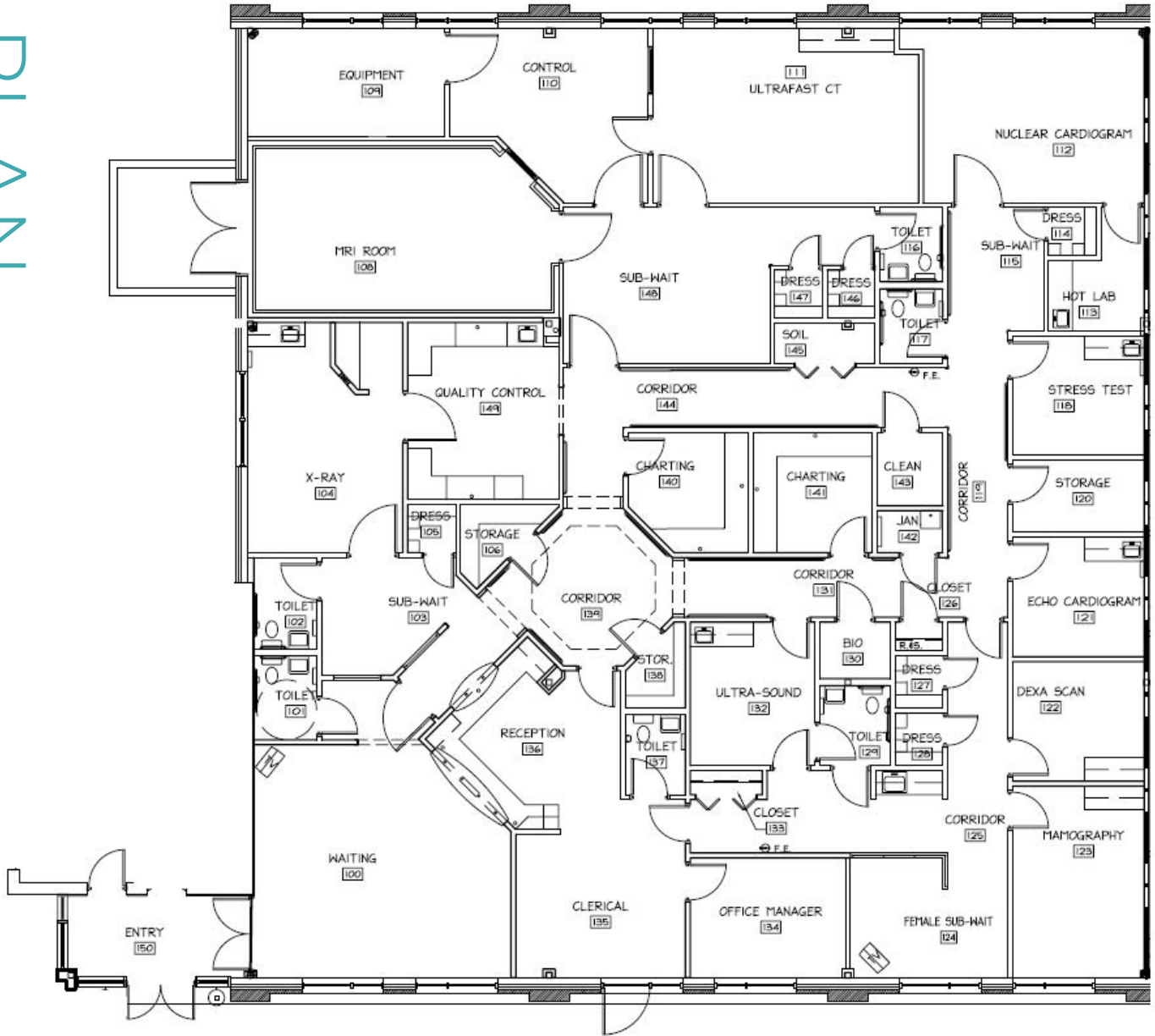


AVAILABLE SPACE

For Leasing Information

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

SUITE 103
6,665 SF



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+

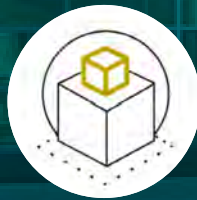
Medical Office
Buildings



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.

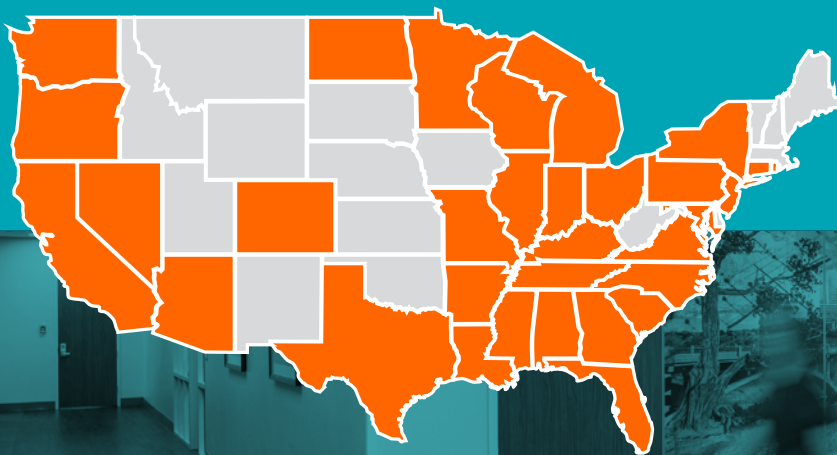
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their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

	<p>EXCEEDING THE INDUSTRY IN TENANT SATISFACTION</p>
	<p>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</p>
<p>ESG ACHIEVEMENTS</p>	
	<p>IREM CERTIFIED SUSTAINABLE PROPERTY</p>
	<p>2021 TOP ENERGY STAR CERTIFIED OWNER/OPERATOR OF MEDICAL OFFICE BUILDINGS</p>

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.



**HEALTH PARK MEDICAL
OFFICE BUILDING**

Regional Leasing Director:

TYLER MILLER

tyler.miller@lillibridge.com

(804) 836-4473



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