

# GATEWAY MEDICAL OFFICE BUILDING

647 Dunlop Lane | Clarksville, TN

Medical for Lease



## Lincoln

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Formerly Lincoln Harris CSG Healthcare

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Dallas, TX 75231



[www.lpc.com](http://www.lpc.com)

# GATEWAY MOB

647 Dunlop Lane | Clarksville, TN

Medical for Lease



Premier on-campus MOB connected to the 270-bed Tennova Healthcare Hospital in Clarksville.

#### Superior Location

Great location right off interstate 24, serving the residents of Upper Middle Tennessee and South Central Kentucky

#### Generous Parking

Abundant surface parking for doctors, patients and staff with a 6 per 1000 SF parking ratio.

#### Customizable Suites

Suites in shell condition ready for custom build-out from 1,952 to 6,746 SF

#### Medical Disciplines on Campus

Bariatric Weight Loss Services	Orthopedic Services
Cancer Care	Primary Care
Critical Care Medicine	Progressive Care
Diabetes Care	Rehabilitation Services
Diagnostic Imaging	Respiratory Care
Digestive Health	Surgical Services
Emergency Services	Urology
Eye Care	Women's Health
Heart Care	Wound Care
Kidney Disorders	
Laboratory Services	
Maternity Care	
Nutrition Services	



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## Gateway Medical Office Building is adjacent to Gateway Regional Medical Center Hospital.

The building features separately metered electricity and tenant controlled HVAC, as well as generous surface parking (ratio 6 per 1000 SF). The owner is offering flexible lease terms for five (5) to ten (10) years. Suites in shell condition are ready for custom build-out from 1,952 to 5,337 SF. Also available is a 4,059 square foot suite with 9 patient rooms, 1 large office, 2 restrooms, business area, lab room and break room. Available on the first floor 2,016 square feet with four offices, two restrooms, breakroom, conference room, office supply storage, and waiting room. Available October 2024- 3,593 square feet with six exam rooms, four restrooms, breakroom, office supply storage, nurses station, x-ray room, treatment room, and waiting area.

Availabilities	SF	Date Available
Suite 117	2,016	Now
Suite 102	4,059	Now
Suite 209	3,593	October 2024
Suite 310	5,337	Now



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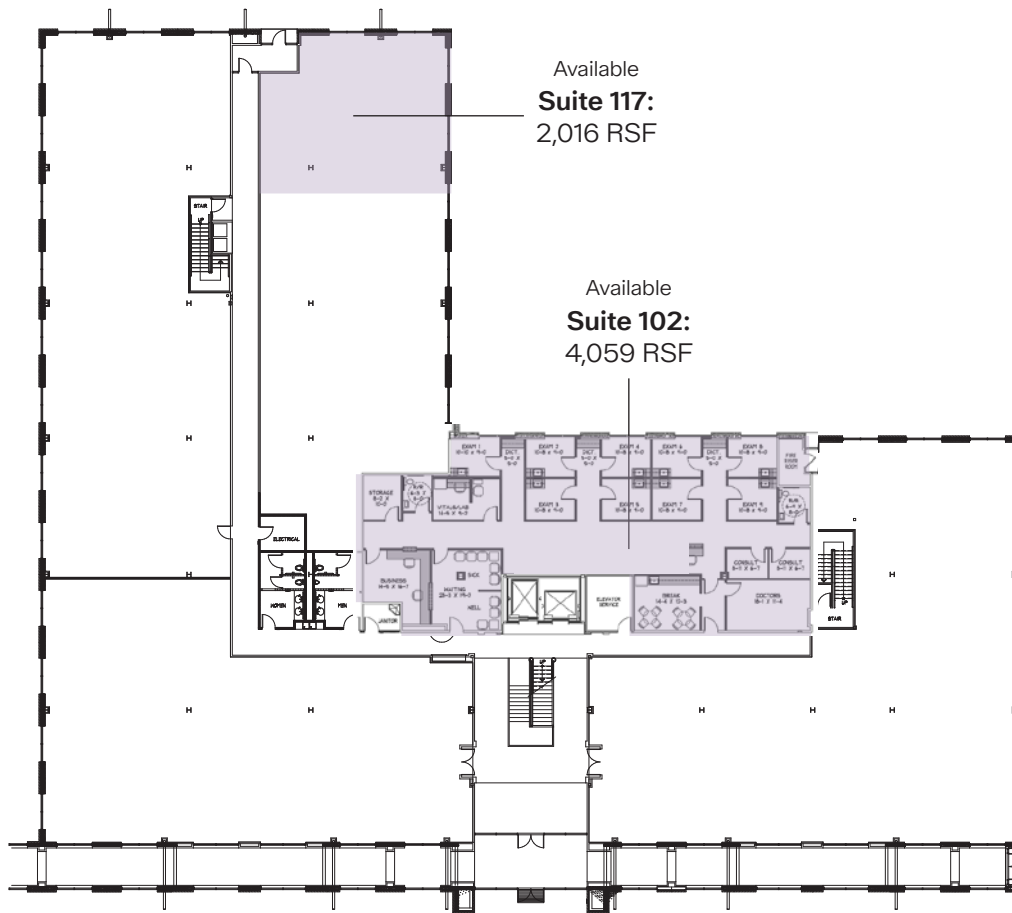
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# GATEWAY MOB

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## First Floor



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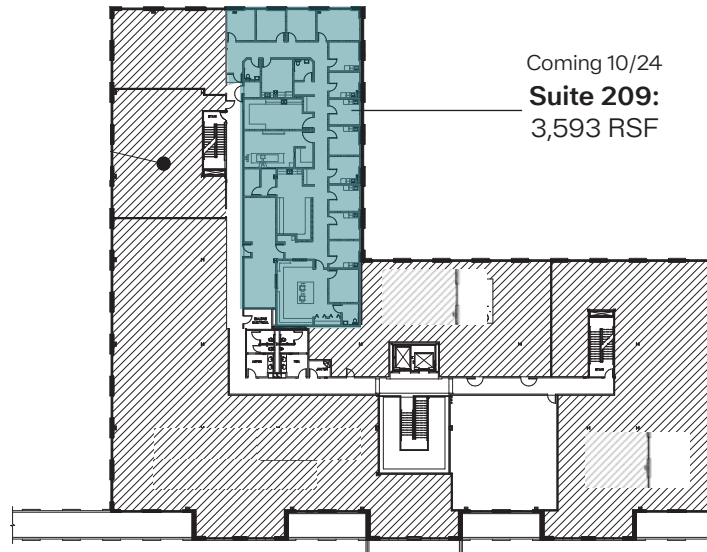
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## Second & Third Floor

Second Floor



Third Floor



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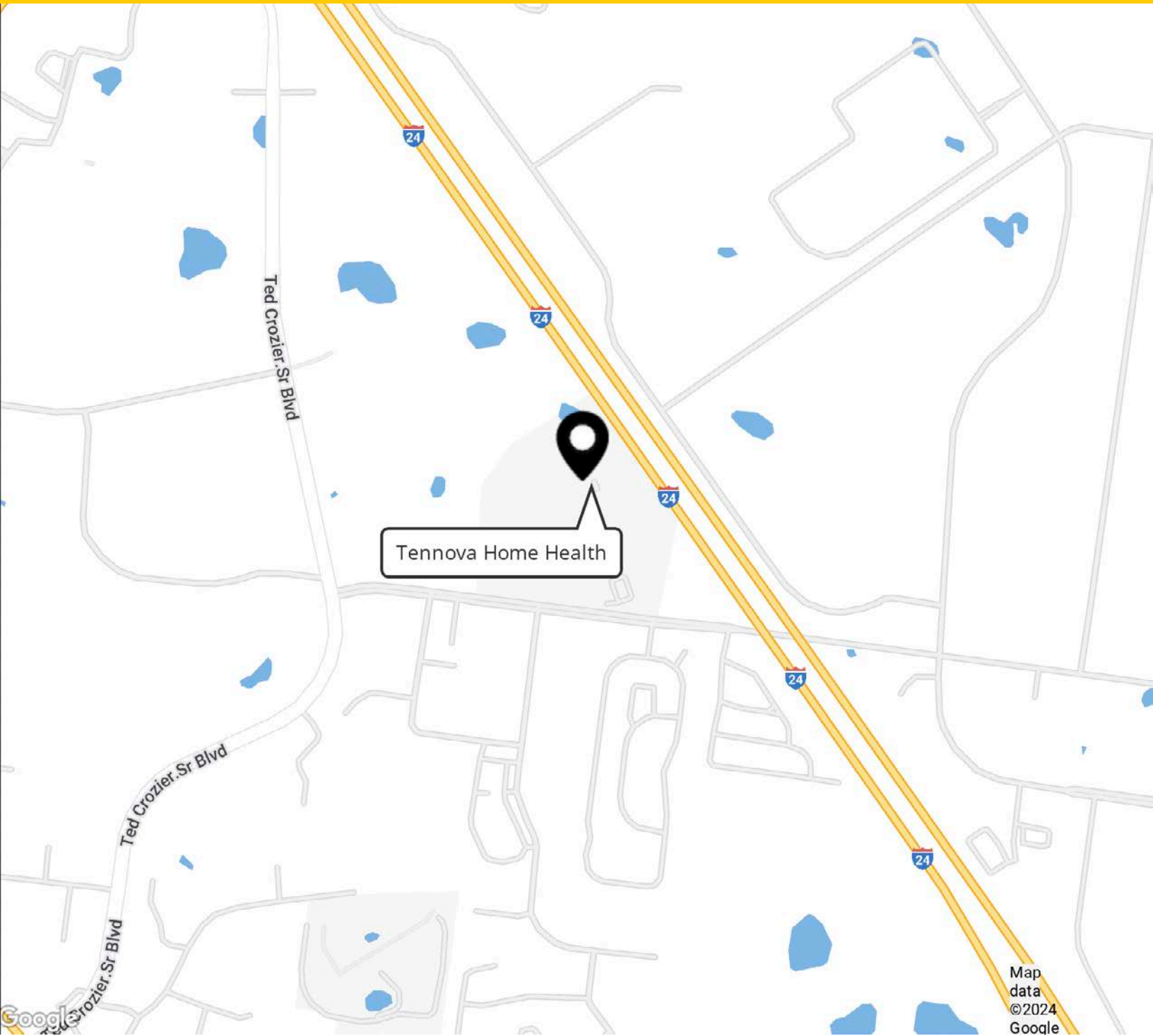
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## Location Map



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