

# Midtown Medical Plaza

2004 Hayes St | Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



# HBRE

A Healthcare Real Estate Firm



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

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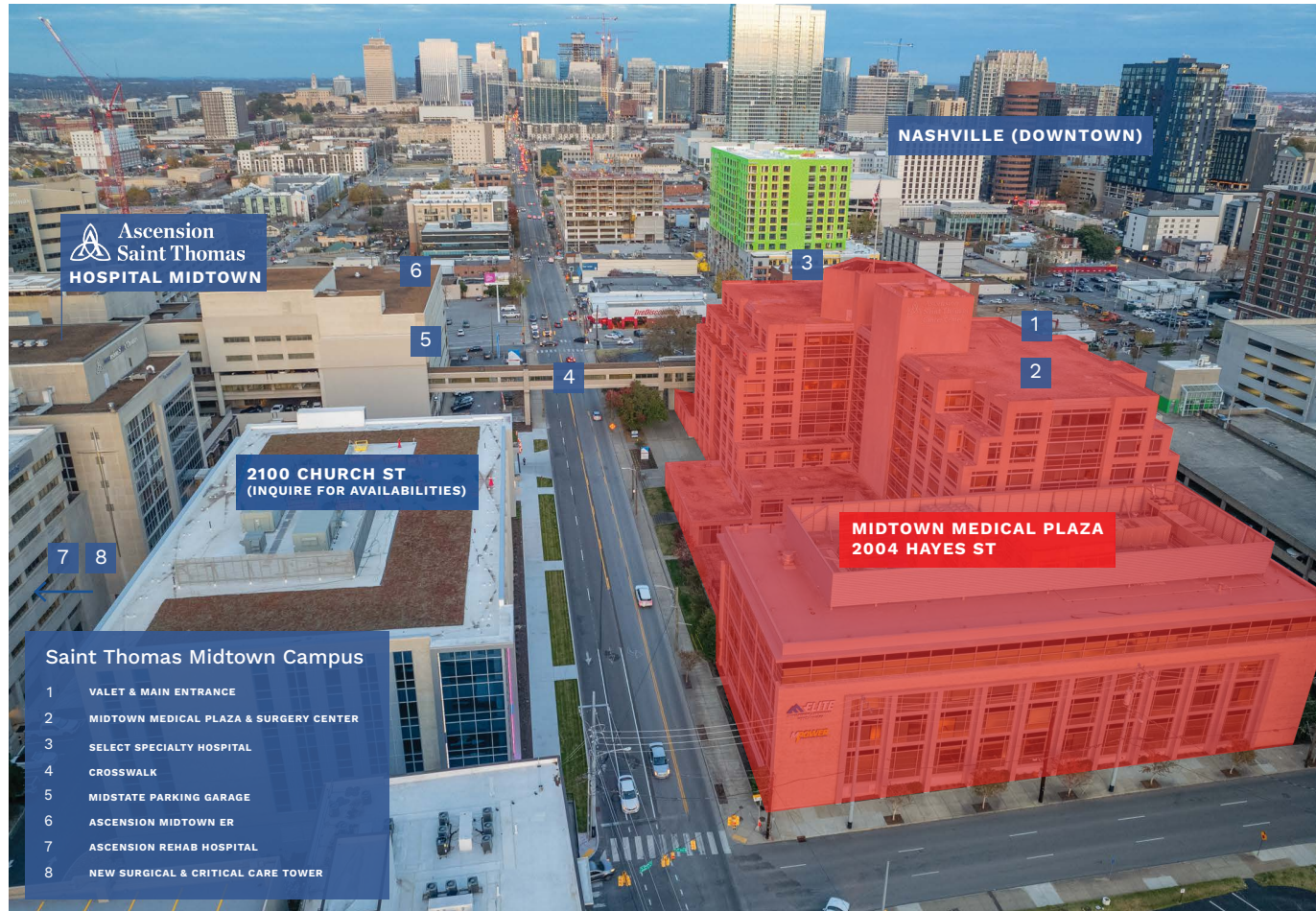
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# WELCOME TO MIDTOWN MEDICAL PLAZA

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Ascension Saint Thomas Hospital Midtown is a 683 bed emergency and critical care hospital with advanced specialty care services. Part of the world's largest Catholic health system which includes 9 hospitals and physician practices across Tennessee, AA+ rated Ascension Health is the leading faith-based healthcare system in Tennessee. Directly connected to the hospital, Midtown Medical Plaza is a 294,000 SF multi-tenant medical office building owned and managed by Healthcare Realty (NYSE: HR).



## Key Campus Tenants



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# A DESTINATION FOR SPECIALTY CARE

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Experience specialty care at Midtown Medical Plaza, minutes from Downtown Nashville.



Interior lobby and onsite dining options create a welcoming experience for patients and guests.

## Property Highlights



**294,000 TOTAL  
BUILDING SF**

- Medical office availability
- (10) OR ambulatory surgery center, linear accelerator, MRI, and other imaging services
- \$50M renovation completed in 2017



**CONVENIENT  
ONSITE CARE**

- Covered access to hospitals via convenient skybridge
- (3) dedicated parking areas for patients, staff, and physicians, including free valet
- Large break room with weekly Fooda rotating cuisine
- Multi-purpose conference room available for tenants
- Spacious, newly renovated outdoor areas



**ACCESS TO  
AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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# IN THE HEART OF NASHVILLE'S MEDICAL DISTRICT

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## NEARBY MEDICAL & AMENITIES

Dining & Retail  
2 minutes - 0.3 miles

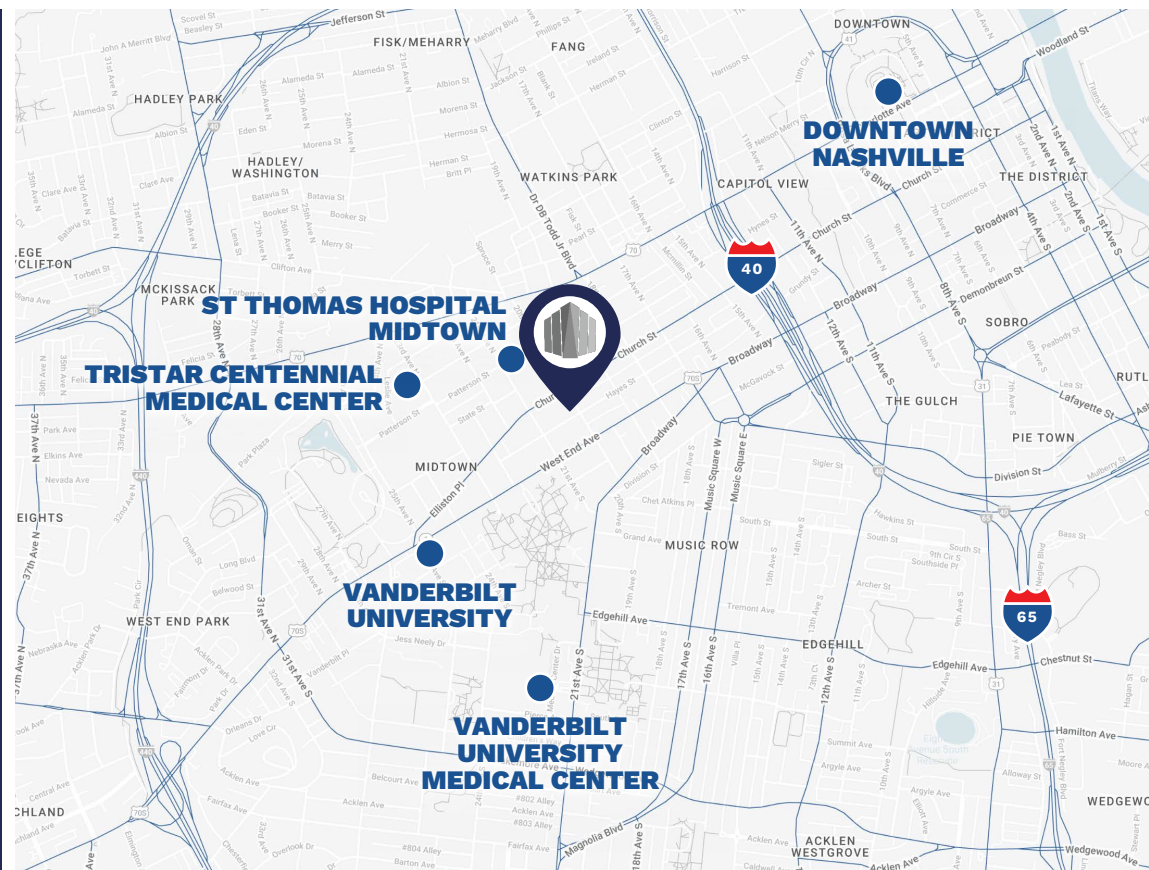
St Thomas Hospital Midtown  
2 minutes - 0.4 miles

TriStar Centennial Medical Center  
3 minutes - 0.5 miles

Vanderbilt University  
5 minutes - 0.9 miles

Vanderbilt University Medical Center  
5 minutes - 1.1 miles

Nashville (Downtown)  
8 minutes - 2 miles



### TRAFFIC COUNTS

|            | CARS PER DAY |
|------------|--------------|
| Church St  | 22,821       |
| 20th Ave N | 5,794        |
| 21st Ave N | 5,702        |

### 2025 MIDTOWN DEMOGRAPHICS

|                            | 1 MILES   | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| Population                 | 23,468    | 136,959   | 246,883   |
| 2030 Population Projection | 28,997    | 161,926   | 279,440   |
| Total Households           | 11,505    | 65,095    | 111,546   |
| Average HH Income          | \$107,378 | \$135,267 | \$138,576 |

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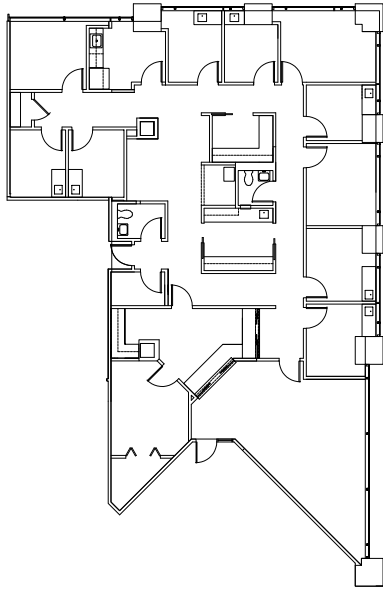
### LEASING INFORMATION

|   |  |
|---|--|
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|---|--|

# TAKE A TOUR

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## Available Suites



### SUITE 215 | 3,444 SF

- Waiting and reception area
- (7) exam rooms
- (3) doctor's offices
- (2) private restrooms
- Dedicated lab area
- Window lined corner suite
- Staff break room

### SUITE 535 | 2,228 SF

- (3) exam rooms and (1) office
- Consultation room
- Staff breakroom and (2) private restrooms
- Dedicated lab space
- Inviting reception area
- Recent common area upgrades to the outside of space



Scan for virtual tours and availabilities.

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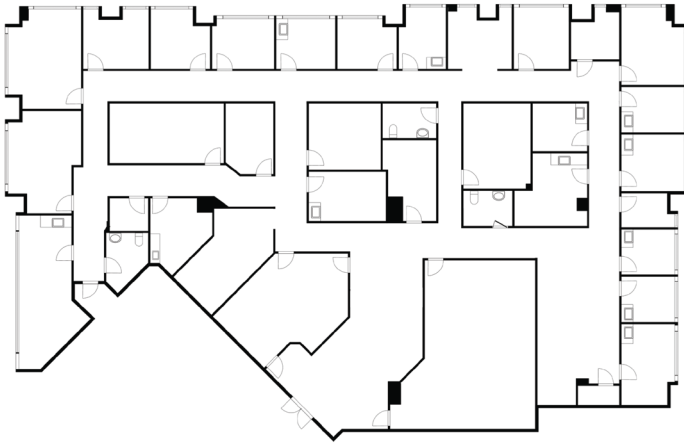
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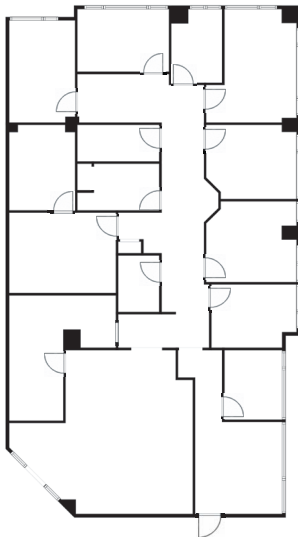
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## Available Suites



### SUITE 600 | 7,967 SF

- 6th floor multi-provider suite with excellent city views
- Floorplan able to be customized and demised as-needed
- Numerous, fully equipped exam rooms and office/consultation spaces
- Staff break room and (3) private restrooms
- (2) spacious patient waiting rooms
- Recent common area upgrades outside of the space



### SUITE 650 | 3,371 SF

- Waiting and reception area
- (4) exam/procedure rooms
- (7) doctor's offices
- Staff break room
- Private restroom
- Dedicated lab area

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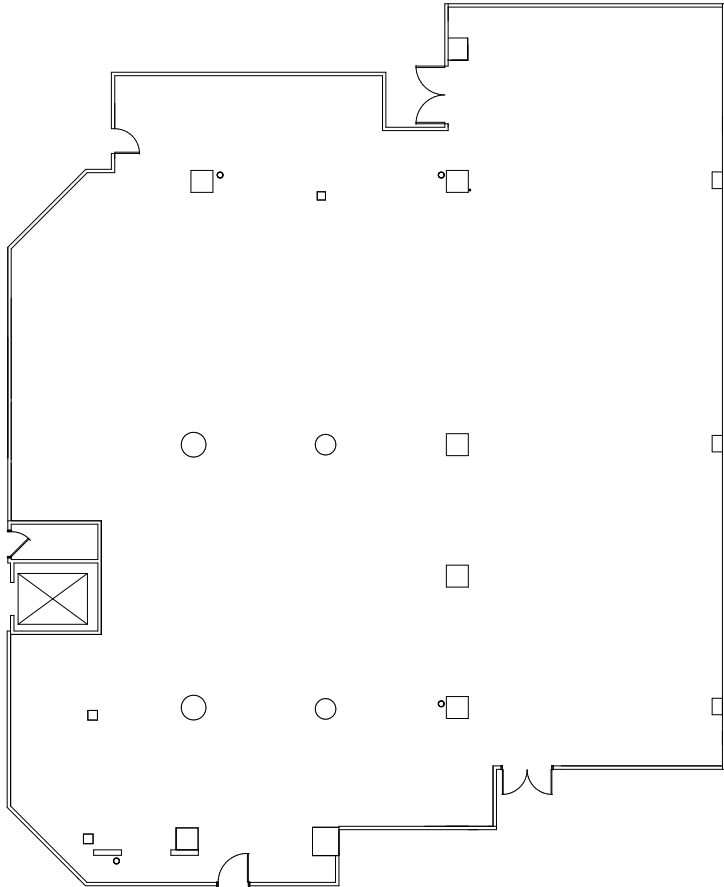
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## Available Suites



LL20 | 8,942 SF

- 2nd generation surgery space
- Prep and recovery rooms
- Private restrooms



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