

For More Information:

CLAY SHORT

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Office Building For Lease

VACANT SPACE N MS HEMATOLOGY ONCOLOGY COMPLEX



600 West Main Street Suite B

Tupelo, MS 38804

662.842.8283

www.trirealestate.net



961 South Gloster Street, Tupelo, MS 38801

VACANT SPACE / N MS HEMATOLOGY ONCOLOGY



OFFERING SUMMARY

Available SF:	2,380 - 14,420 SF
Lease Rate:	\$15.00 - 18.00 SF/ yr (NNN)
Parking:	250+ spaces and shared environment
Building Size:	77,600 SF

PROPERTY OVERVIEW

Vacant "shell" space available immediately For Lease. Owner will provide tenant Improvement Allowance or Build-to-Suit services for creditworthy tenant prospects. Spaces include a 9,000 +/- SF space, accessible from the interior of the complex; and a divisible 14,420 +/- SF space. Divisible spaces include 2,380 +/- SF with various sizes up to 14,420 SF; which would have direct access to the parking field. The complex has over 250 lined parking spaces which represents a 3.23 / 1000 ratio; however, there is also plenty of unlined parking adjacent to the complex. The building has an attractive, upscale aesthetic with a mostly glass facade. The interior boasts marble floor finishes, high ceilings, and an atrium water feature. The building offer does safety features such as a wet fire suppression system

LOCATION OVERVIEW

Located on the primary commercial / medical corridor in the marketplace, South Gloster Street within .25 miles of North Ms Health Services main campus and medical park. The centerpiece, North Ms Medical Center, is the largest rural hospital in the United States including 750 beds, a staff of 350 doctors and 4,300 employees. South Gloster Street is an easy connector to other parts of the market with several opportunities to access MS Hwy 45, Ms Hwy 176, and I-22 making the location accessible from inside and outside the market

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LEASE TYPE | NNN

TOTAL SPACE | 2,380 - 14,420 SF

LEASE TERM | Negotiable

LEASE RATE | \$15.00 - \$18.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	2,830 - 14,420 SF	NNN	\$15.00 SF/yr	Shell space ready for tenant finishes
Space 1 A	Available	4,060 - 14,420 SF	NNN	\$18.00 SF/yr	Shell space ready for tenant finishes
Space 1 B	Available	2,380 - 14,420 SF	NNN	\$18.00 SF/yr	Shell space ready for tenant finishes
Space 1 C	Available	2,800 - 14,420 SF	NNN	\$18.00 SF/yr	Shell space ready for tenant finishes
Space 1 D	Available	2,660 - 14,420 SF	NNN	\$18.00 SF/yr	Shell space ready for tenant finishes
Space 1 E	Available	2,520 - 14,420 SF	NNN	\$18.00 SF/yr	Shell space ready for tenant finishes
Space 2	Available	9,000 - 14,420 SF	NNN	\$16.00 SF/yr	Shell space ready for tenant finishes. Patient access from internal corridor

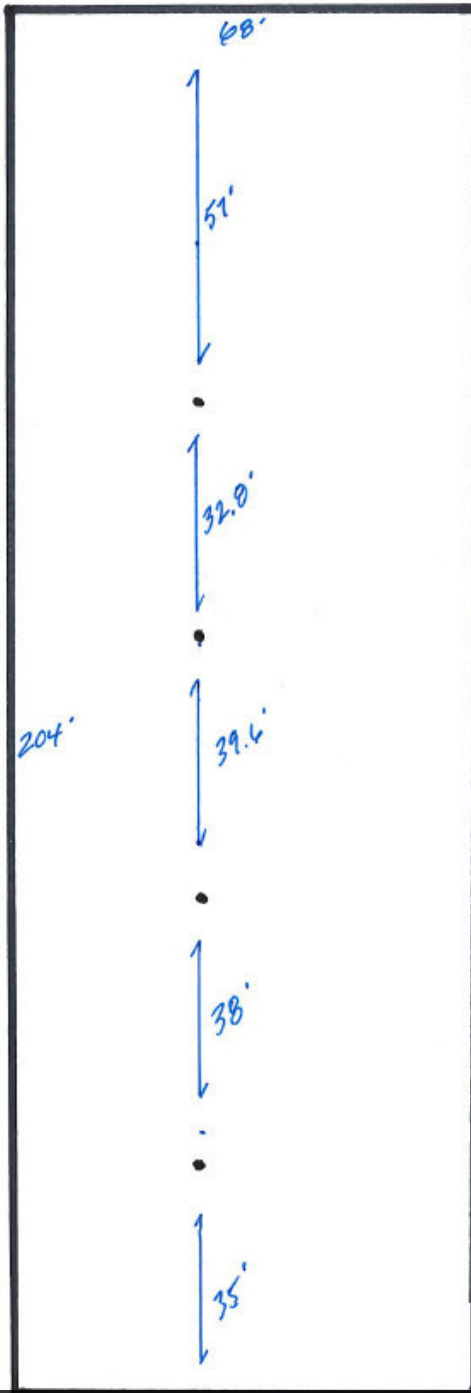
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(Not to Scale)



14,420 SF space with column spacing

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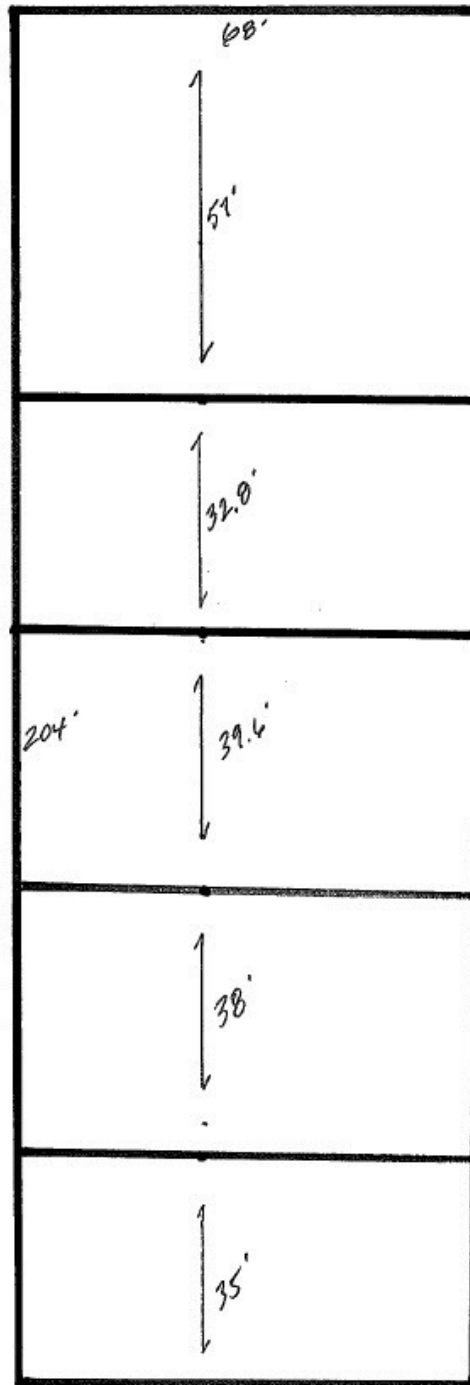
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(Not to Scale)



Proposed space division plan. Walls proposed along columns. Various size combos available

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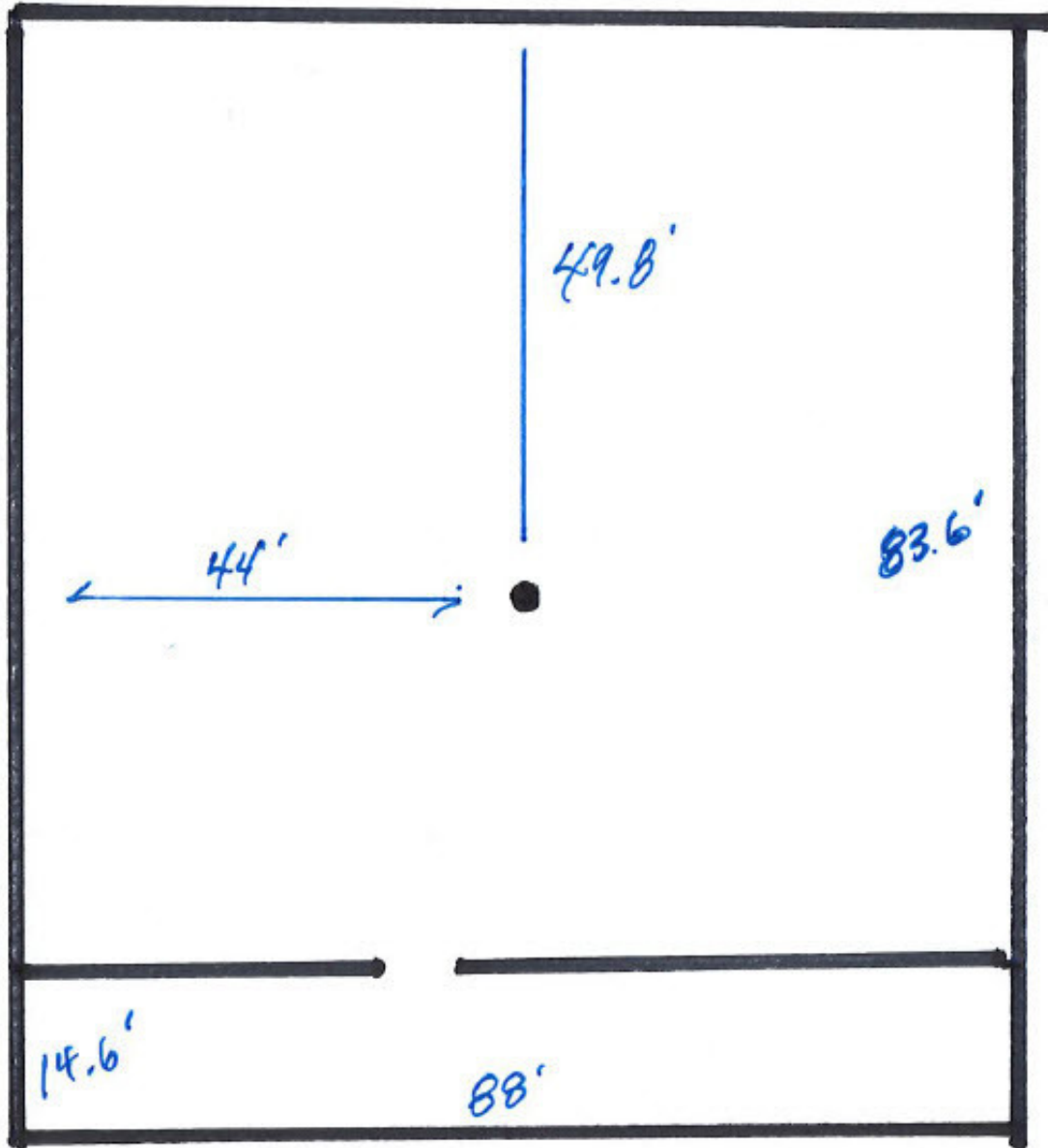
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(Not to Scale)



9,000 SF plan with column spacing

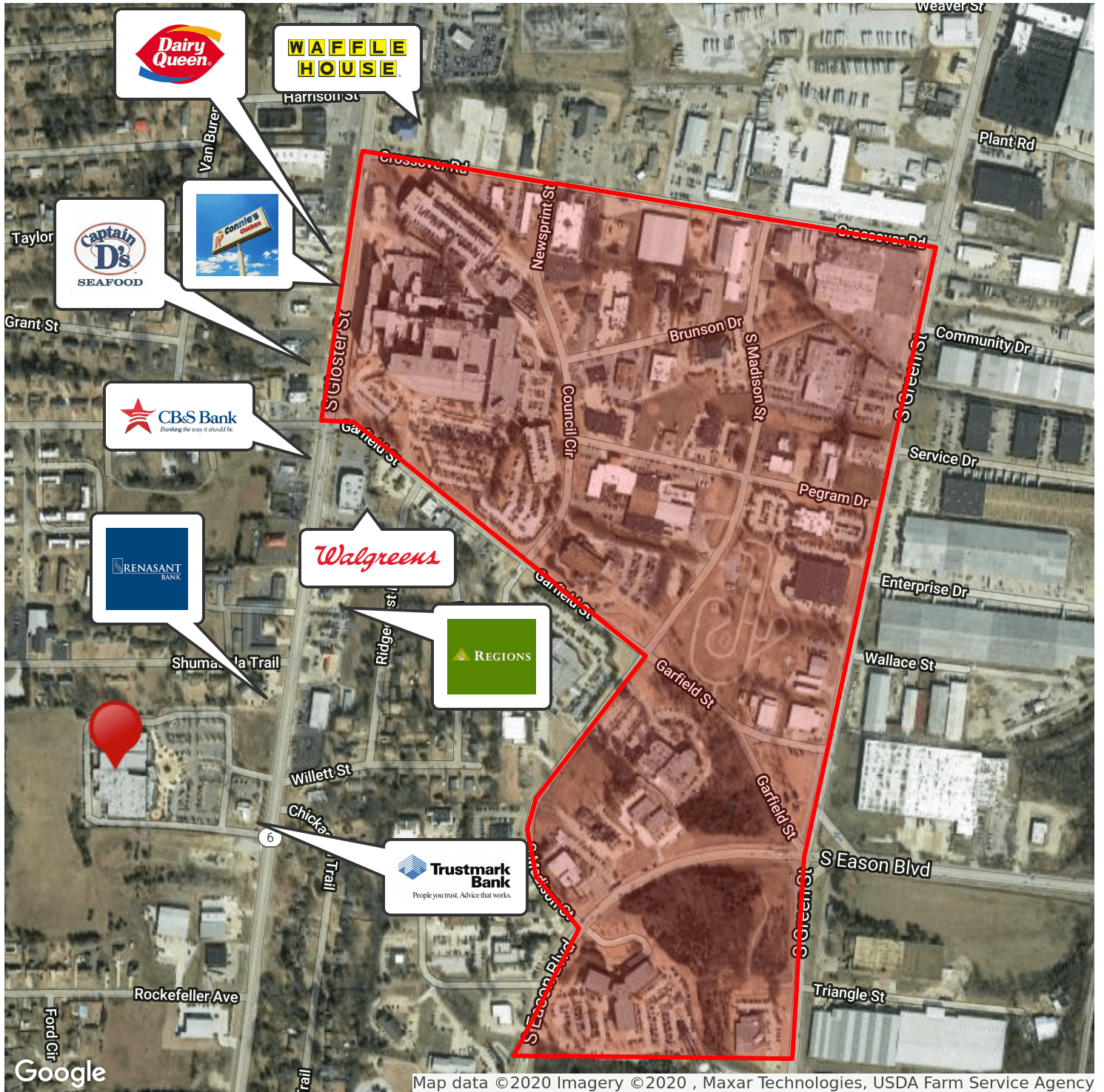
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IMMEDIATE AREA
NMMC MED PARK IN RED



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QUALITY OF LIFE MEDICAL



North Mississippi Health Services

North Mississippi Medical Center is the largest hospital in Mississippi and the largest rural hospital in the United States. The Tupelo center and its other campuses and clinics serve 730,000 residents in a 24-county region that stretches throughout northern Mississippi and into parts of Alabama and Tennessee.

The Tupelo main campus has 750 beds, a staff of 350 doctors and 4,300 employees and includes a cancer center, heart institute, surgical services, diagnostic imaging, emergency department, behavioral health, and women's and children's services.



NMHS provides acute, diagnostic, therapeutic and emergency services, with the sole trauma center (Level 2) in our service area, through North Mississippi Medical Center in Tupelo. The health care system also includes community hospital locations in Amory, Eupora, Iuka, Pontotoc and West Point, Miss., and Hamilton Ala., a regional network of more than 45 primary and specialty clinics; nursing homes and telehealth services.



The hospital has also earned several awards in recent years, American Heart Association Mission: Lifeline Gold (2015), Malcolm Baldrige Quality Award (2012, 2006), and America's top health systems by Modern Healthcare (2012) to name a few.

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