

Saint Thomas DePaul Medical Center

1800 Medical Center Pkwy | Murfreesboro, TN | 37129

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
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Allen Bolden, SIOR, CCIM
615.693.9034
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WELCOME TO SAINT THOMAS DEPAUL MEDICAL CENTER

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Featuring 4 floors of premium Class A medical office space and located on the Ascension Saint Thomas Rutherford Hospital campus, Saint Thomas DePaul Medical Center is a +/- 121,985 SF building ideally positioned in Murfreesboro, TN. Anchored by Tennessee Orthopedic Alliance and Middle Tennessee Ambulatory Surgery Center, patients experience personalized, specialty care. Saint Thomas DePaul Medical Center is owned and managed by Healthcare Realty (NYSE: HR).



Key Campus Tenants



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CARE FOR YOUR EVERYDAY MEDICAL NEEDS

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Leading the way with new healthcare services in Rutherford County, Saint Thomas Hospital expansions are underway into 2024.



Outdoor walking paths and seating areas create a calming experience for patients and visitors.

Property Highlights



**+/- 121,985 TOTAL
BUILDING SF**

- Medical office availability
- 4-story building constructed in Spring 2008 on .94 acres
- Ample surface level parking



**CONVENIENT
SPECIALTY CARE**

- Covered porte cochère offers convenient patient drop-off and pickup
- Ambulatory surgery center with (6) operating rooms and (1) procedure room
- Inviting outdoor spaces for patients and physicians



**ACCESS TO
AREA AMENITIES**

- Well-located in the heart of Murfreesboro's Medical District with convenient access to I-24
- Located on Ascension Saint Thomas Rutherford Hospital campus, a 345 bed acute care hospital
- More than 20 restaurants in a 1 mile radius

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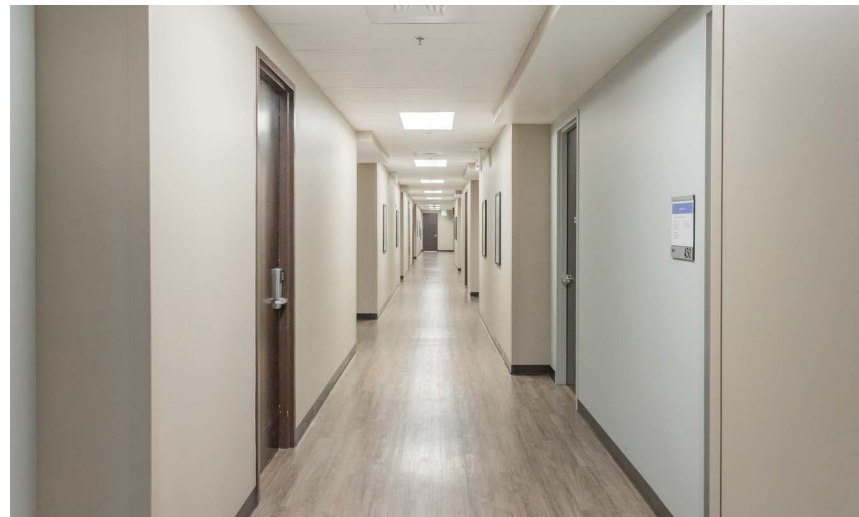
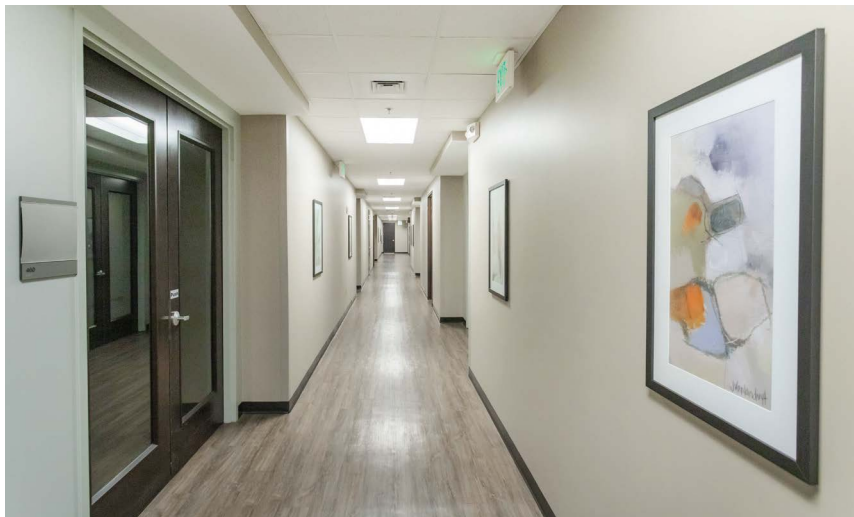
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WITH HEALTHCARE OPTIONS BUILT FOR YOU

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MURFREESBORO'S DESTINATION FOR SPECIALTY CARE

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NEARBY MEDICAL & AMENITIES

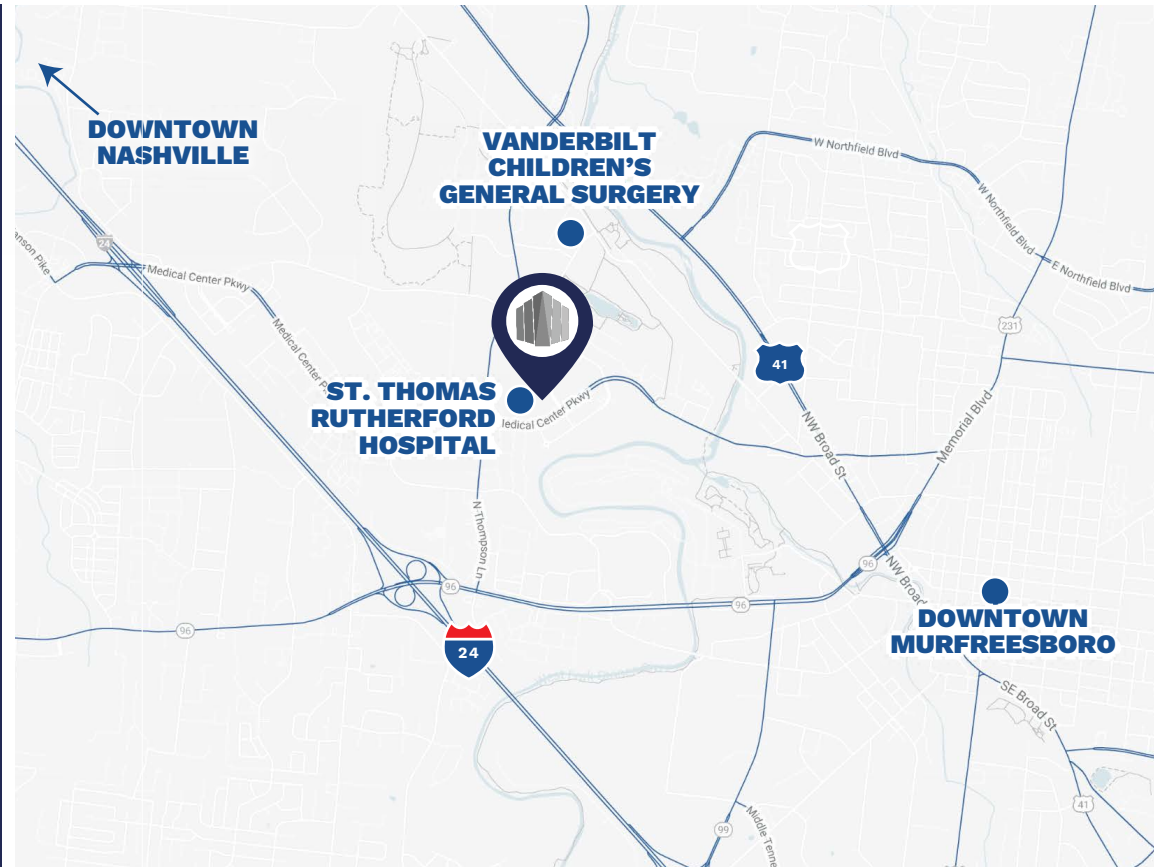
St. Thomas Rutherford Hospital
0 minute - 0 mile

Vanderbilt Children's General Surgery
2 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

	CARS PER DAY
Medical Center Pkwy	28,079
I-24	129,870
Murfreesboro Rd	22,999

2024 MURFREESBORO DEMOGRAPHICS

	2 MILES	5 MILES	10 MILES
Population	24,012	168,701	292,019
2029 Population Projection	26,364	183,489	321,222
Total Households	10,664	65,458	109,178
Average HH Income	\$86,000	\$99,738	\$101,965

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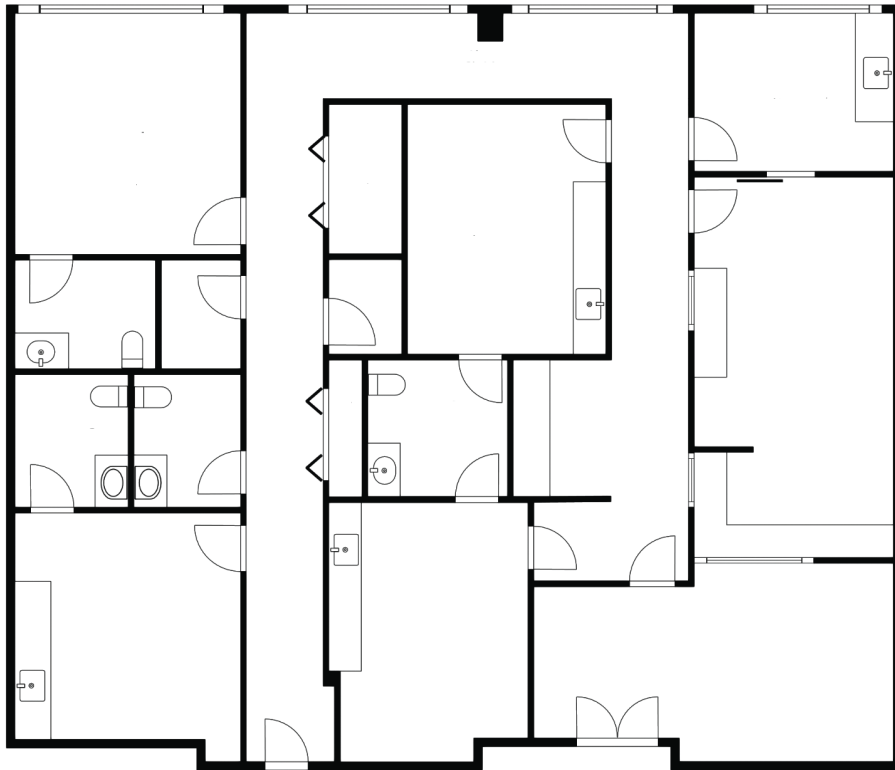
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TAKE A TOUR

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Available Suite



SUITE 460 | 2,631 SF

- Turnkey medical office space
- (3) Large customizable Exam Rooms and (2) Large offices
- (4) Private and en-suite restrooms
- (3) Spacious storage closets and (1) IT Closet
- Fully customizable floorplan, able to be modified as-needed



Scan for virtual tours and availabilities.

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