

# 401 Southcrest Medical Office Building



401 SOUTHCREST CIRCLE SOUTHAVEN, MISSISSIPPI 38671



OWNED BY  
HEALTHCARE  
REALTY

LEASED BY

**CBRE**



# Property Highlights



On the Baptist  
Memorial Hospital  
DeSoto campus



3.33 parking spaces  
per 1,000 square feet



40,000  
square feet



Conveniently located near I-55  
at Goodman Rd



Build-to-suit  
medical offices



Surrounded by  
restaurants, retail  
and hotels

## Area Map

SITUATED IN THE CENTER OF  
THE MEDICAL BUSINESSES  
OF SOUTHAVEN, MS. ONLY  
SECONDS FROM GOODMAN  
ROAD AND I-55.

## Key Tenants



Building Owned and Managed by Healthcare Realty



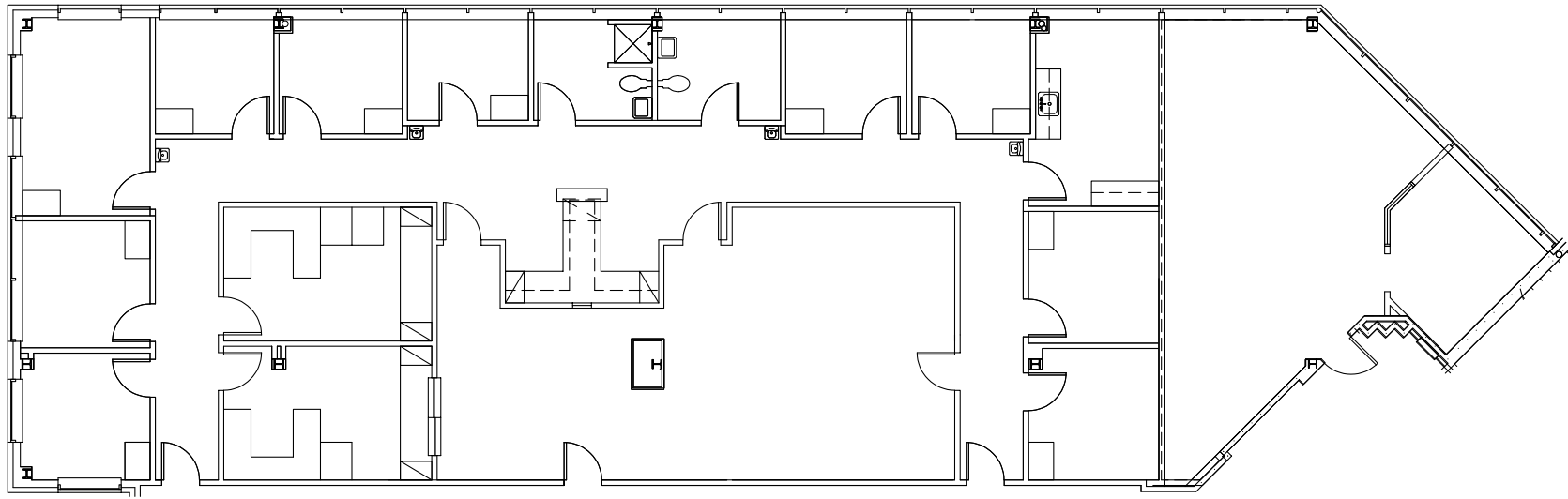
# Premier Medical Spaces



Suite 200: 854 RSF

Suite 201: 3,915 RSF

Suites 200 & 201: 4,769 RSF





# Premier Medical Spaces



Suite 200: 854 RSF

Suite 201: 3,915 RSF







This detailed floor plan illustrates the layout of a medical suite. The plan includes the following rooms and areas:

- EXAM 1:** 80 SF
- EXAM 2:** 82 SF
- EXAM 3:** 78 SF
- PROCEDURE:** 129 SF
- EXAM 4:** 70 SF
- OFFICE:** 105 SF
- OFFICE:** 77 SF
- WAITING:** 246 SF
- RECEP:** 99 SF
- COPY:** 58 SF
- STOR:** 28 SF
- STOR:** 8 SF
- BREAK:** 86 SF
- NURSE:** 85 SF
- CORR:** 148 SF
- CORR:** 39 SF
- CORR:** 126 SF
- RR:** 61 SF
- REF:** 10 SF

The plan also shows various corridors, storage areas, and a waiting area. Key features include:

- Entrances:** An existing door and a new door location are marked at the bottom of the plan.
- Dimensions:** Numerous dimensions are provided for room sizes and corridor widths.
- Fixtures:** The plan includes symbols for sinks, toilets, showers, and storage units.
- Seating:** A large number of chairs are shown in the waiting area and near the reception desk.





# Premier Medical Spaces



**Suite 214: 2,072 RSF - Move-In Ready Spec Suite**





# Baptist Memorial Hospital DeSoto Site Plan

401 SOUTHCREST MEDICAL OFFICE BUILDING IS PART OF  
BAPTIST MEMORIAL HOSPITAL, DESOTO CAMPUS





# Amenities

## MEDICAL

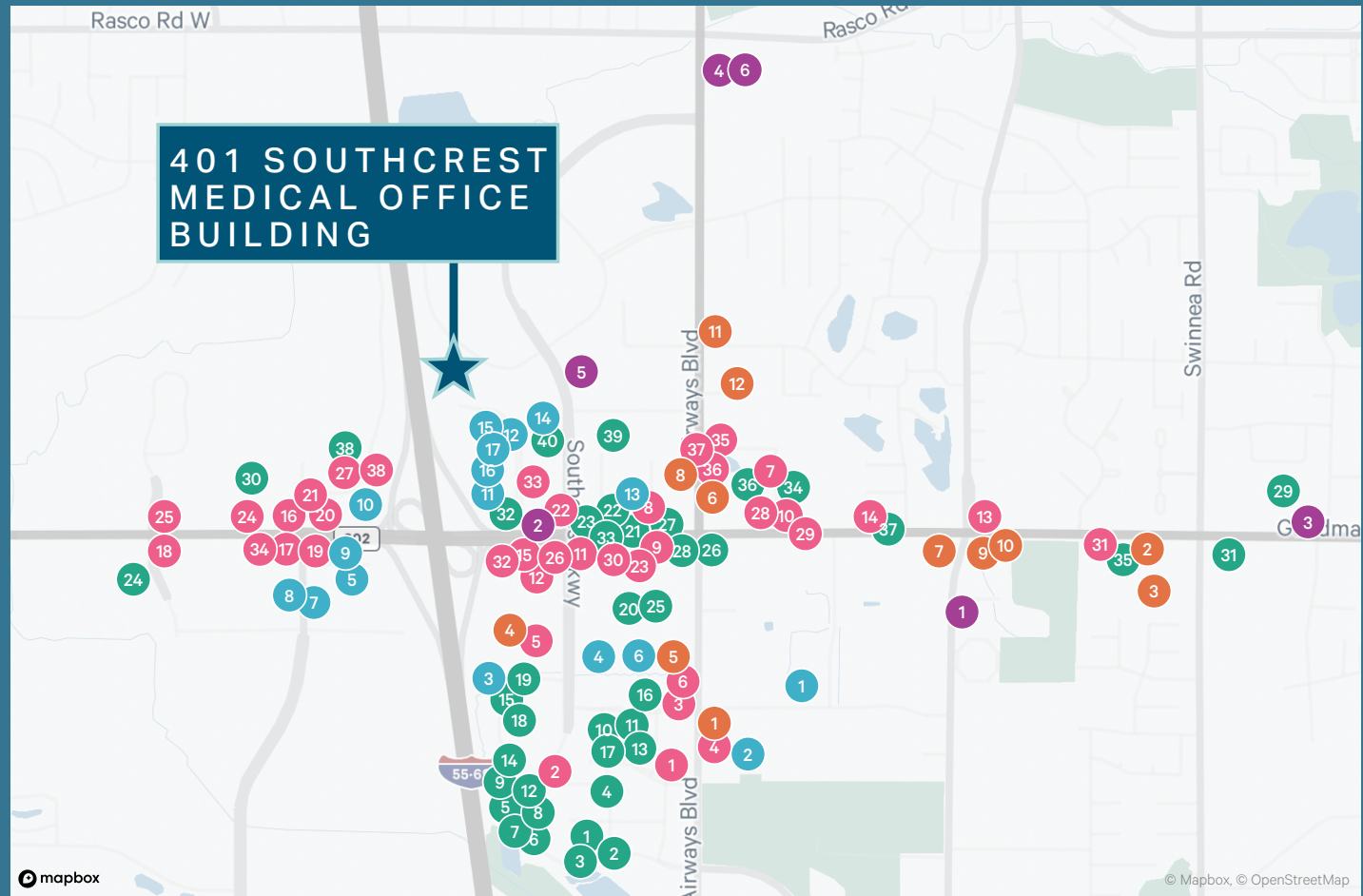
- 1 Audiologists
- 2 Visionworks Doctors of Optometry
- 3 Vision Source
- 4 Physiotherapy Associates
- 5 Fresenius Medical Care North America
- 6 Select Physical Therapy

## BANKS

- 1 Independent Community Bankers of America (ICBA)
- 2 H and R Block
- 3 Edward Jones
- 4 Independent Community Bankers of America (ICBA)
- 5 Navy Federal Credit Union
- 6 Regions Bank
- 7 Wells Fargo
- 8 Bancorpsouth Bank
- 9 First Tennessee Bank
- 10 Capital Bank
- 11 Renasant Bank
- 12 Navy Federal Credit Union

## HOTELS

- 1 Holiday Inn
- 2 Homewood Suites by Hilton
- 3 Hilton Garden Inn
- 4 Home2 Suites
- 5 La Quinta Inns and Suites
- 6 Candlewood Suites
- 7 Econo Lodge
- 8 Baymont Inn and Suites
- 9 Drury Hotels
- 10 Sleep Inn
- 11 Hampton
- 12 TownePlace Suites by Marriott
- 13 Comfort Suites
- 14 Holiday Inn Express
- 15 Courtyard by Marriott
- 16 Fairfield Inn and Suites by Marriott
- 17 Residence Inn by Marriott



## RETAIL

- 1 Dillard's
- 2 Pier 1 Imports
- 3 Kirkland's
- 4 Joann's Fabric
- 5 Finish Line
- 6 Rack Room Shoes
- 7 City Gear
- 8 Journeys
- 9 The Childrens Place
- 10 Carter's
- 11 Men's Wearhouse
- 12 Lane Bryant
- 13 Torrid
- 14 Justice
- 15 Yankee Candle
- 16 Sportsman's Warehouse
- 17 Versona
- 18 JC Penney
- 19 Yankee Candle
- 20 Catherines
- 21 Shoe Carnival
- 22 Old Navy
- 23 Petco
- 24 Tractor Supply Co
- 25 Avenue Apparel
- 26 Ashley Stewart
- 27 Books-A-Million
- 28 CVS
- 29 Kohl's
- 30 Kroger
- 31 Walgreens
- 32 Aldi
- 33 Tuesday Morning

- 34 Plato's Closet
- 35 Harbor Freight Tools
- 36 Edible Arrangements
- 37 Hollywood Feed
- 38 Home Depot
- 39 Lowe's
- 40 Best Buy

## RESTAURANTS

- 1 Red Lobster
- 2 Fox and Hound
- 3 Olive Garden
- 4 On The Border Mexican Grill
- 5 Subway
- 6 Logan's Roadhouse
- 7 Baskin-Robbins
- 8 Burger King
- 9 McDonald's
- 10 Starbucks
- 11 Chick-Fil-A
- 12 Chili's
- 13 Subway
- 14 Jimmy John's
- 15 IHOP
- 16 Wendy's
- 17 Zaxby's
- 18 KFC
- 19 Hardee's
- 20 Applebee's
- 21 Arby's
- 22 Longhorn Steakhouse
- 23 Outback Steakhouse
- 24 Papa John's
- 25 Popeye's
- 26 Steak N Shake
- 27 Texas Roadhouse
- 28 TGI Friday's
- 29 Fazoli's
- 30 Backyard Burgers
- 31 Steak Escape Sandwich Grill
- 32 O'CHARLEY'S
- 33 Firehouse Subs
- 34 Waffle House Restaurant
- 35 Buffalo Wild Wings
- 36 Dunkin Donuts
- 37 Sonic Drive In
- 38 Cracker Barrel



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## CONTACT US

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## ABOUT HEALTHCARE REALTY TRUST

A publicly traded Real Estate Investment Trust (REIT), Healthcare Realty is dedicated to owning, operating, purchasing, and expanding outpatient medical facilities around the country.

The Company, the first REIT to focus on medical office buildings, has amassed a reputable portfolio of medical real estate partnered with top-tier healthcare organizations.

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