

MEDICAL OFFICE FOR LEASE

CROSSINGS MEDICAL PLAZA

5380 HICKORY HOLLOW PKWY | NASHVILLE, TN



Thomas Freeland
615-870-9077
Thomas.Freeland@freelandmanagement.com

Highlights



▶ Previous tenant:

▶ HCA's Tristar Center for Clinical Advancement

▶ Asset Type:

▶ A rare opportunity to infill a Class A facility. With the previous use being HCA's Nursing Simulation Learning Center, the space is built to hospital level standards.

▶ Proximity:

▶ 20-minute drive to downtown Nashville

▶ Accessibility:

▶ Convenient access to I-24 and Century Farms via the new Diverging Diamond ramp at Exit 60.

▶ Demographics:

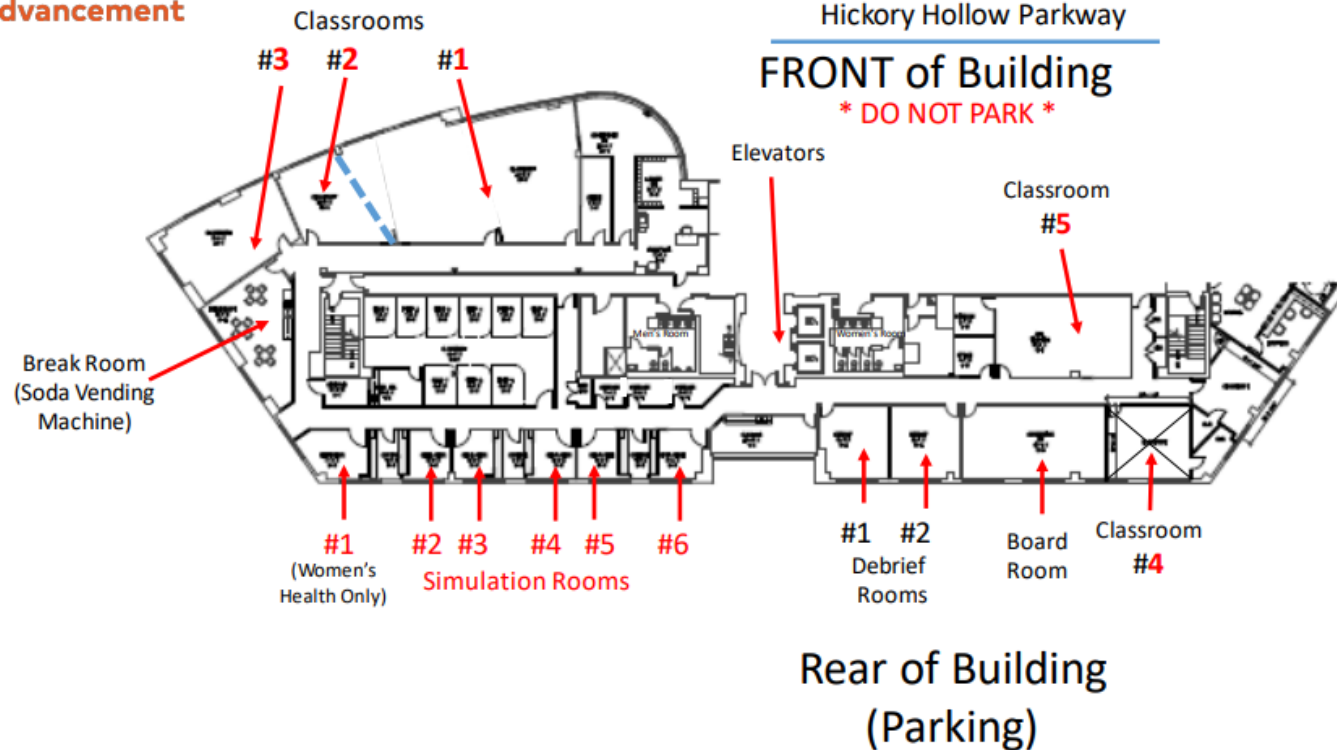
▶ Highest population zip code in Davidson County with 15% growth over the past ten years

Property Overview

2 Story Medical Office Building	39,879
Useable/Rentable Square Feet	12,787 / 15,845
Construction / Renovation	1999 / 2016
Delivery Condition	Full Buildout - Turnkey Condition
Date Available	Now

Floorplan

HCA  Healthcare®
Center for Clinical
Advancement



Space Features

- ▶ 9 low fidelity simulation beds
- ▶ 6 high fidelity simulation encounter rooms
- ▶ 3 instructor control rooms
- ▶ 2 conference rooms
- ▶ 2 debriefing rooms

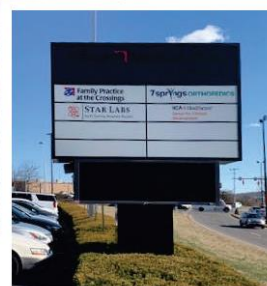
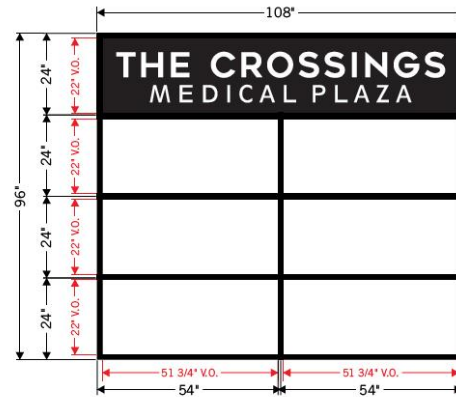




Building and Monument Signage VISIBLE FROM I-24 EXIT RAMP



OPTION B: LED CABINET



TENANT VECTOR GRAPHICS REQUIRED

LED-ILLUM. CABINET

SCALE: 3/8" = 1'0"

- 24" DEEP (TBV) LED-ILLUMINATED CABINET
- PAINTED STANDARD BLACK
- 1.5" RETAINERS & 1.5" H-RAIL DIVIDERS
- FLAT WHITE #7328 ACRYLIC TENANT PANELS
- DIGITAL PRINT VINYL TENANT GRAPHICS
- BLACK REVERSE CUT VINYL ID PANEL
- INSTALL ON EXISTING POLE



DEMOGRAPHIC PROFILE

37013 (Antioch)

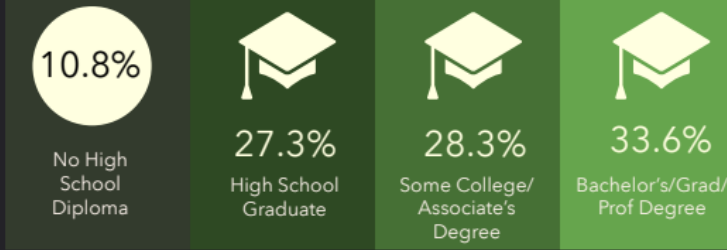
Geography: ZIP Code



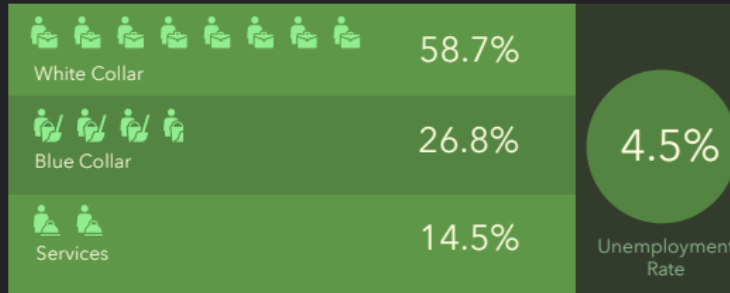
Source: This infographic contains data provided by Esri (2024, 2029).

© 2024 Esri

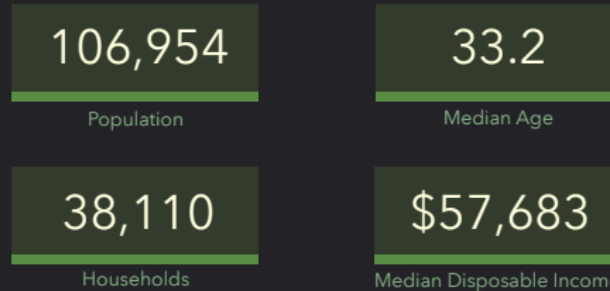
EDUCATION



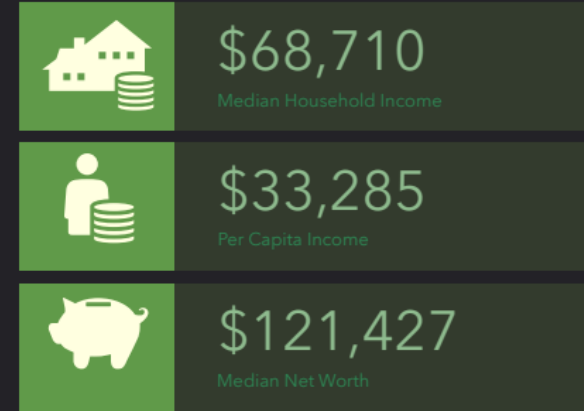
EMPLOYMENT



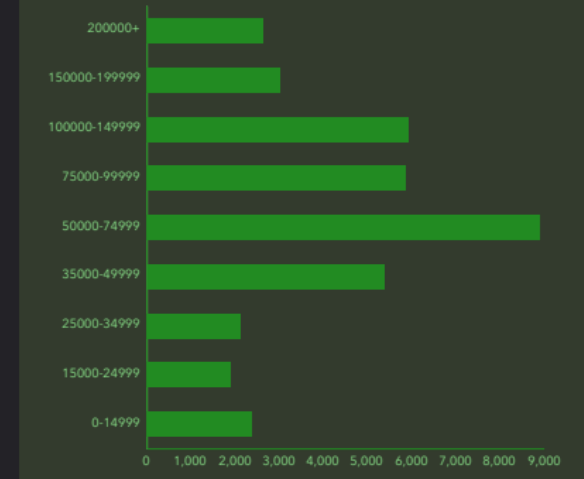
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



Thomas Freeland
615-870-9077
Thomas.Freeland@freelandmanagement.com

Businesses Within a 1-Mile Radius

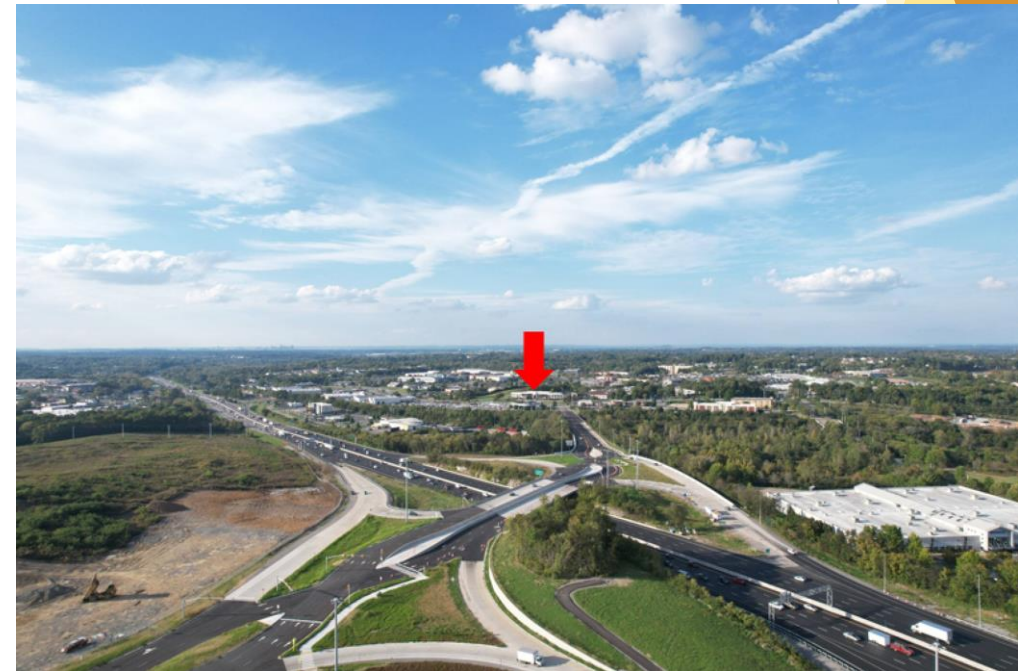


Diverging Diamond Interchange



▶ The new Diverging Diamond Interchange (DDI) will lead directly into the TriStar Medical Plaza. The DDI will create:

- ▶ Better visibility from I-24
- ▶ Increase in the Daily Traffic Count
- ▶ Better traffic flow





FREELAND

M A N A G E M E N T

CONTACT:

Thomas Freeland

615-870-9077

Thomas.Freeland@freelandmanagement.com