



2175 BROOKMEADE DR

COLUMBIA, TN

OFFERED FOR SALE:  
\$4,624,700 | 6.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM

# HIGHLAND CAPITAL PORTFOLIO

Atlantic Capital Partners present the Highland Portfolio for sale, an offering that includes four assets totaling 493,877 SF across Fairview Heights IL, Sparta TN, Columbus MS, Linton IN, Columbia, TN and Stamford, TX. The portfolio is available both in its entirety and on an individual basis. Please inquire with brokers for property availability.

**SIX ASSETS  
TOTALING  
493,877 SF**

**OFFERED  
FOR SALE  
INDIVIDUALLY  
OR AS A  
PORTFOLIO**

**DESIRABLE  
VALUE-ADD  
AND  
STABILIZED  
ASSETS**



HIGHLAND CAPITAL PORTFOLIO							
ADDRESS	CITY	STATE	NOI	LISTED CAP RATE	ASKING PRICE	SF	NOTES
26 Plaza Dr, Fairview Heights, IL 62208	Fairview Heights	IL		Inquire with broker		210,489	Value-add Shopping Center with recent leasing momentum
207 Mose Drive, Sparta, TN 38583	Sparta	TN	\$648,583	7.25%	\$8,950,000	94,152	Additional 3.43 acre adjacent parcel as well as outparcel for development, expansion, or ground lease
2041 US-45, Columbus, MS 39705	Columbus	MS	\$391,563	7.00%	\$5,596,000	54,052	Value-add property with recent Dick's Sporting Goods Lease extension
2135 IN-54, Linton, IN 47441	Linton	IN	\$378,968	7.00%	\$5,414,000	53,207	Exceptionally well-performing Tractor Supply and new Ollie's Bargain Outlet lease shadow-anchored by Walmart
2175-2199 Brookmeade Dr, Columbia, TN 38401	Columbia	TN	\$277,480	6.00%	\$4,624,700	39,640	Single Tenant Regional Cancer Outpatient Facility
1608 N Swenson St., Stamford, TX 79553	Stamford	TX		Inquire with broker	\$2,500,000	42,337	Value-add Tractor Supply anchored Shopping Center





2175 BROOKMEADE DR  
COLUMBIA, TN



39,640  
TOTAL SF



32,843  
PEOPLE  
\$80,797  
AHHI IN 3 MI

45,448  
PEOPLE  
\$82,433  
AHHI IN 5 MI



13  
WALT TENURE



100%  
LEASED

7  
YEARS  
OF TERM  
REMAINING



Investment  
Grade Tenant



Maury Regional Medical  
Center is a nationally  
recognized flagship hospital



# INVESTMENT HIGHLIGHTS



2175 BROOKMEADE DR  
COLUMBIA, TN



## LONG-TERM, MISSION-CRITICAL HEALTHCARE TENANCY

Leased to Maury Regional Health, a dominant regional healthcare system, providing essential oncology services that drive stable, non-cyclical demand.



## HIGH-QUALITY MEDICAL TENANT WITH STRONG CREDIT PROFILE

Maury Regional Health is the largest healthcare provider in the region, lending institutional stability and minimizing tenant rollover risk.



## PURPOSE-BUILT ONCOLOGY FACILITY

The asset supports specialized services such as infusion, radiation oncology, and diagnostic imaging—creating high tenant stickiness due to significant build-out cost and operational reliance on the location.



## STRONG REGIONAL PATIENT DRAW

Positioned in Columbia, TN, the center captures patients from Maury County and multiple surrounding counties, benefiting from steady population growth and limited competing cancer treatment facilities.



## ESSENTIAL OUTPATIENT CARE ASSET

Oncology treatment requires frequent, recurring patient visits, supporting consistent daily traffic and reliable reimbursement-driven revenue streams.



## ATTRACTIVE HEALTHCARE REAL ESTATE FUNDAMENTALS

Medical outpatient facilities continue to outperform traditional office in occupancy and rent stability due to demographic tailwinds and increasing outpatient care migration.



# EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the exclusive opportunity to acquire The Maury Regional Cancer Outpatient Facility located in Columbia, TN. The property features a 39,640 square-foot building delivering immediate cash flow from the largest hospital system in the state of Tennessee. Serving as a key retail hub for the local community, the property boasts national scale while preserving a community-oriented population.

Strategically located along N. Swenson Street, the property stands to benefit from Google's substantial investment in the surrounding area. Offering high visibility and convenient access, it provides future owners with strong potential for attractive returns in a growth market.

This asset is being offered free and clear of existing debt and will accept offers on a first come first serve basis.



PURPOSE-BUILT  
ONCOLOGY  
FACILITY



STRONG  
REGIONAL  
PATIENT DRAW



ESSENTIAL  
OUTPATIENT CARE  
ASSET

**NOI** \$277,480

**CAP RATE** 6%

**PRICE** \$4,624,700



## ASSET SNAPSHOT

<b>Tenant Name</b>	Maury Regional Hospital
<b>Address</b>	2175-2199 Brookmeade Dr, Columbia, TN 38401
<b>Building Size (GLA)</b>	39,640
<b>Signator/Guarantor</b>	Maury Regional Hospital
<b>Rent Type</b>	NNN
<b>Landlord Responsibilities</b>	LL is responsible for CAM, which tenant contributes
<b>Rent Commencement Date</b>	6/1/2012
<b>Lease Expiration Date</b>	May 31, 2032
<b>Remaining Term</b>	7 Years
<b>Current Annual Rent</b>	\$277,480
<b>Renewal Options</b>	1 x 10 year option at market rate



**45,448** PEOPLE  
IN 5 MILE RADIUS



**\$82,433** AHHI  
IN 5 MILE RADIUS



**30,000** VPD  
ON JAMES M  
CAMPBELL BLVD

# PROPERTY SITE PLAN





**MAURY REGIONAL HEALTH**



**HIBBETT SPORTS**

**Pizza-Hut**

**planet fitness**

**PAPAJOHNS**



**Academy SPORTS+OUTDOORS**

**five BELOW**

**america's best bealls**

**ULTA**

**Bath & Body Works**



**2175 BROOKMEADE DR**  
COLUMBIA, TN

**LOCAL DEMOS**

3 MILE

5 MILE



32,843 people

\$80,797 AHHI



45,448 people

\$82,433 AHHI

# IMMEDIATE TRADE AREA

The immediate trade area surrounding the Maury Regional Cancer Center in Columbia, Tennessee is defined by a dense concentration of healthcare and medical office uses anchored by Maury Regional Medical Center, the county's flagship hospital. The area includes complementary outpatient, imaging, specialty, and physician practices that create a cohesive medical campus serving Maury County and the surrounding southern Middle Tennessee region. Supported by Columbia's role as the county seat, steady population growth, and convenient access to major roadways, the trade area draws a consistent regional patient base while benefiting from nearby professional services, retail amenities, and residential neighborhoods.



HWY 50 (30,362 VPD)



# MAURY REGIONAL HEALTH COMPANY OVERVIEW



Maury Regional Health, anchored by Maury Regional Medical Center, is a deeply rooted nonprofit health system with a strong regional presence, comprehensive service portfolio, and ongoing capital investment program — factors that support its role as a stable, mission-critical healthcare provider in southern Middle Tennessee.

## FLAGSHIP HOSPITAL

Maury Regional Medical Center, Columbia, TN

## OTHER HOSPITALS

Marshall Medical Center (Lewisburg), Wayne Medical Center (Waynesboro)

## OUTPATIENT FACILITIES & CLINICS

Multiple urgent care, specialty care, and physician practice locations

## SPECIALTY PROGRAMS

Oncology, infusion, surgical services, cardiac, women's health, imaging, and rehabilitation

## KEY FINANCIAL & OPERATIONAL HIGHLIGHTS

**\$750M**

**ESTIMATED SYSTEM  
REVENUE**

**3,000+**

**EMPLOYEES**

### PROVIDERS

500+ across 60+ specialties

### ANNUAL PATIENT VOLUME

Tens of thousands of inpatient admissions and outpatient visits across facilities

### CREDIT PROFILE

Strong regional nonprofit system with institutional financial backing





ROSS  
DRESS FOR LESS®  
T.J. MAXX®  
RACK ROOM SHOES

Ruby Tuesday

Wendy's

FIREHOUSE SUBS  
FOUNDED BY FIREMEN™

HIBBETT SPORTS PAPA JOHN'S  
planet fitness  
Pizza-Hut

Jersey Mike's  
Kroger

HOBBY LOBBY

HWY 50 (30,362 VPD)

REGIONS

Academy SPORTS+OUTDOORS  
five BELOW  
WING STOP  
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# MAURY REGIONAL MEDICAL CENTER

The largest health care provider between Nashville, TN, and Huntsville, AL, serving over 200,000 people across southern Middle Tennessee.

The health system operates in Maury County, which experienced a population growth of nearly 37% from 2010 to 2022, driving increased demand for medical services.



# PROPERTY PHOTOS



# LEASE ABSTRACT



<b>LESSEE:</b>	Maury Regional Hospital			
<b>DEMISED PREMISES:</b>	39,640 SF (Phase I: 30,000 SF; Phase II: 3,537 SF; Phase III: 6,103 SF). 7,177 SF of office space granted to tenant under 3rd Amendment was recaptured by Landlord per notice dated August 8, 2024			
<b>LEASE TERM:</b>	Initial 20 Years			
<b>RENT COMMENCEMENT DATE:</b>	June 1, 2012			
<b>EXPIRATION DATE:</b>	May 31, 2032			
<b>BASE RENT</b>	<b>Period (Lease Years)</b>	<b>Annual</b>	<b>Monthly</b>	<b>\$/SF/Year</b>
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$223,870	\$18,656	\$5.65
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$223,870	\$18,656	\$11.18
<b>CURRENT TERM (YEARS 11-15)</b>	6/1/2022 - 5/31/2027	\$277,480	\$23,123	\$13.85
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$277,480	\$23,123	\$13.85
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
<b>PERCENTAGE RENT:</b>	N/A			
<b>GUARANTOR:</b>	N/A			
<b>RENEWAL TERM(S):</b>	One 10-year option			
<b>EXCLUSIVES</b>	Landlord shall not lease space within the Shopping Center for use as a Diagnostic Center, Oncology Center, or Surgical Center {Lease Section 19}			
<b>USE RESTRICTIONS:</b>	Only for the operation of an oncology clinic, for other healthcare uses, for other uses related to the operation of Maury Regional Medical Center, and for no other purpose whatsoever. {Lease Section 8}			
<b>TERMINATION OPTION(S):</b>	Landlord has a termination per 3rd Amendment to recapture 7,177 SF of office space leased to tenant. This option was exercised by Option on August 8, 2024			
<b>RIGHT OF FIRST REFUSAL</b>	Landlord shall notify Tenant of the gross price and land to be conveyed, Tenant shall have ROFR to purchase the Sale land at the designated price. Within 30 days of receiving offer, Tenant shall either notify Landlord its intent to exercise ROFR or waive Tenant's ROFR {Lease Section 20}			
<b>FIXED CAM, TAXES, INSURANCE</b>	Landlord maintains center. Tenant fixed a fixed CAM, Tax, Insurance charge following the below schedule {Second Amendment}			
<b>FIXED REIMBURSEMENT SCHEDULE</b>	<b>Period (Lease Years)</b>	<b>Annual</b>	<b>Monthly</b>	<b>\$/SF/Year</b>
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$41,622	\$3,469	\$1.05
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$47,865	\$3,989	\$2.39
<b>CURRENT TERM (YEARS 11-15)</b>	6/1/2022 - 5/31/2027	\$55,045	\$4,587	\$2.75
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$63,302	\$5,275	\$3.16
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
<b>REPAIRS &amp; MAINTENANCE</b>	Landlord is responsible for Common Area maintenance, tenant is responsible for Roof, HVAC, electrical, of its premises {Lease Section VII}			
<b>UTILITIES:</b>	Tenant pays utility charges directly {Lease Section XI}			
<b>INSURANCE:</b>	Tenant to maintain General Liability insurance. Landlord maintains General Liability for common area and property insurance {Lease Section 12.3}			
<b>TAXES</b>	Tenant pays its share of common area tax as a fixed per-SF charge {Lease Section XVI}			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	Tenant shall not assign or sublet the Premises other than to an affiliate of Tenant without the prior written consent of Landlord, which Landlord may grant or deny in its reasonable discretion {Lease Section XV}			
<b>HOLDING OVER:</b>	Landlord may increase rent by an unspecified amount within 30 days written notice {Lease Section XXI}			
<b>DOCUMENTS PROVIDED:</b>	Lease dated September 8, 2011. First Amendment to Lease dated September 8, 2011 Second Amendment to Lease dated January 30, 2012 Third Amendment to Lease dated January 8, 2020 Notice of Exercise of Termination Option Dated August 8, 2024			





Exclusively Offered By



The Prudential Center  
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Boston, MA 02199

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