

WEST TENNESSEE HEALTHCARE ASC

1002 Cornerstone Drive | Paris, TN



CBRE

CAMPUS ADJACENT ASC WITH 12 YEARS OF TERM TO



West Tennessee
HEALTHCARE

Moody's: A3

THE OFFERING



CBRE U.S. Healthcare Capital Markets is pleased to exclusively offer the opportunity to acquire the West Tennessee Healthcare ASC (the "Property"), located in Paris, Tennessee. The 15,421 square foot, single story ambulatory surgery center (ASC) was first opened in 2000 with a Tennessee Certificate of Need (CON) and underwent a major \$4 million renovation in 2024 as part of West Tennessee Healthcare's (Moody's: A3) acquisition of the operations. West Tennessee Healthcare ("WTH") physically integrated a high-volume, urology clinic adjacent to the surgery center, added advanced diagnostic and surgical equipment, rewired the facility for Epic electronic health records, and retrofitted the operating rooms to support an array of specialties. The facility includes three operating rooms and one procedure room, focused on high-margin procedures that include orthopedics (arthroscopies, ACL, and rotator cuff repairs), podiatric surgeries, gastroenterology (colonoscopies and EGDs), plastic surgery, and advanced urological implants.

This is a mission-critical location, just a short walk from their 142-bed West Tennessee Healthcare Henry County Hospital, the only acute care hospital within a 25-mile radius. The Property is fully leased by West Tennessee Healthcare under two triple-net leases that don't expire until December 2038 with 3.0% annual escalations, offering a growing and predictable income stream backed by investment-grade credit.



PROPERTY ADDRESS:
1002 Cornerstone Drive
Paris, TN 38242



YEAR BUILT/RENOVATED:
2000/2024



PERCENT LEASED:
100%



STORIES:
One (1)



REMAINING LEASE TERM:
12 Years



IN-PLACE NOI:
\$594,148
(as of 1/1/2027)



TOTAL SIZE:
15,421 RSF



RENT ESCALATIONS:
3.00% Annually



**SURGERY
INFRASTRUCTURE:**
3 Operating Rooms
1 Procedure Room

INVESTMENT HIGHLIGHTS



Fully Leased to A3 Credit-Rated West Tennessee Healthcare



Located Adjacent to West Tennessee Healthcare Henry County Hospital



Dynamic ASC Asset Class



Committed Tenancy with 12 Years of WALT



Highly Specialized ASC Healthcare Facility



Strategic Location with Excellent Visibility and Access

PROPERTY SUMMARY



ADDRESS

1002 Cornerstone Drive
Paris, TN 38242



TOTAL SIZE

15,421 RSF



YEAR BUILT/RENOVATED

2000 / 2024



STORIES

One (1)



OWNERSHIP

Fee Simple



COUNTY

Henry



PARCEL

106B-E-002.03



ZONING

H-1



04 Market Overview



PARIS, TENNESSEE

Location

A charming, historic small city nestled just miles from the western banks of the Tennessee River and Kentucky Lake, Paris is surrounded by the natural splendor of scenic waterways and rolling West Tennessee landscape. Paris is one of the most uniquely vibrant communities in the region, boasting a beautifully preserved downtown square with a thriving local boutique, artisan, and dining scene complemented by exceptional community landmarks. The "Capital City of Kentucky Lake" offers the rich amenities of a robust county seat in a comfortable, convenient, and picturesque rural location, featuring a famous 60-foot scale replica of the Eiffel Tower at its central park and serving as the proud host of the World's Biggest Fish Fry. The Paris area is situated strategically within a comfortable two-to-two-and-a-half-hour drive from the major metropolitan hubs of Nashville and Memphis. Accessible, affordable, and deeply hospitable, Paris draws roughly 1.25 million visitors a year and has seen a steady influx of new residents seeking high-quality, peaceful lakeside living.



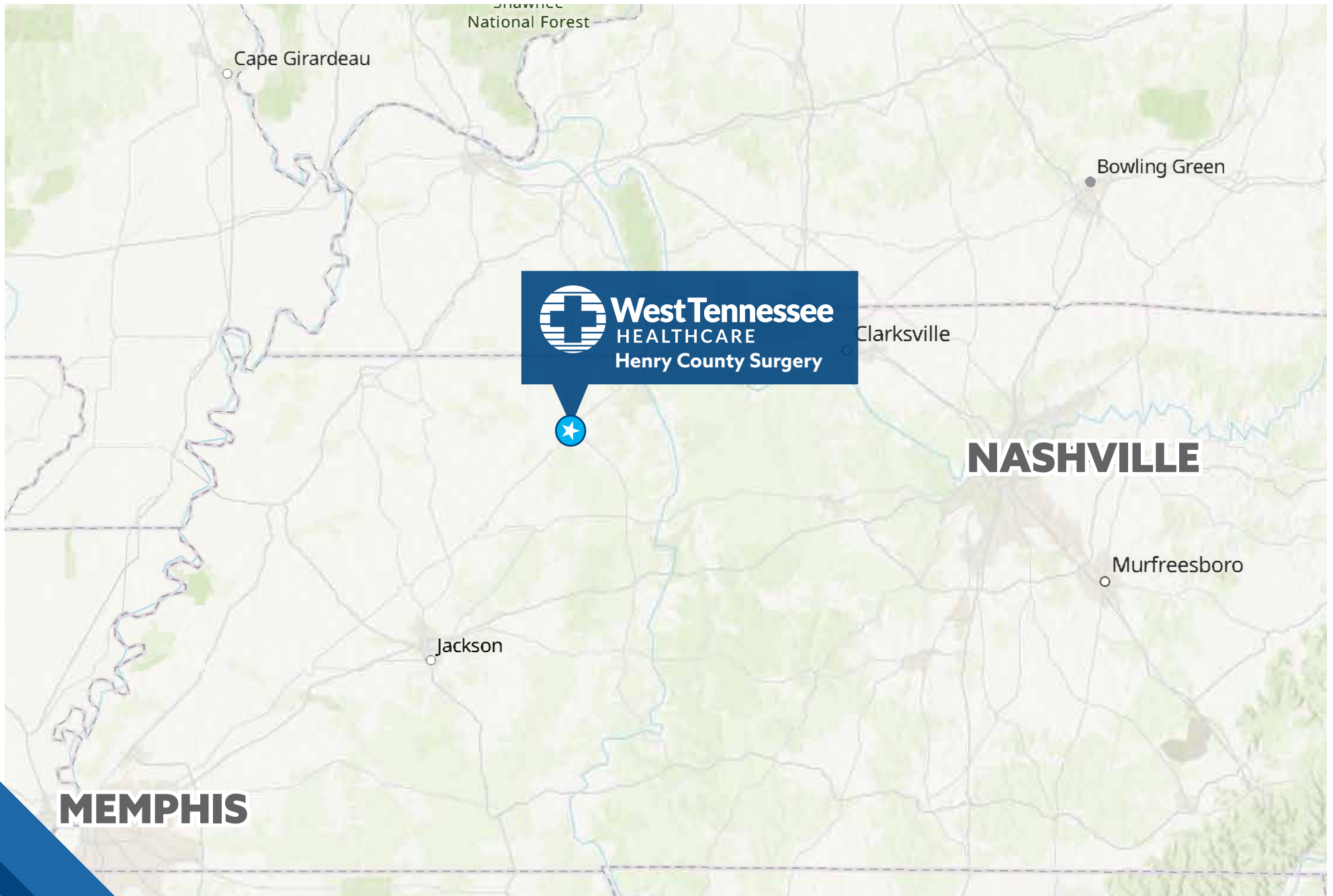
Education & Workforce Development

The Paris and Henry County region features a highly coordinated educational ecosystem designed to fuel its robust healthcare and industrial sectors. Serving as a direct pipeline to the regional economy, the Tennessee College of Applied Technology (TCAT) Henry/Carroll operates a modern, dedicated training facility right in Paris. TCAT boasts near-perfect licensure pass rates and zero graduate debt, offering hands-on certification in high-demand fields like Practical Nursing, advanced welding, and collision repair technology to instantly supply local employers. Higher education is further supported by proximity to major institutions, including Bethel University's dedicated Paris campus, which houses its highly competitive Physician Assistant program, and the nearby University of Tennessee at Martin. Together, these institutions provide a highly skilled, adaptable workforce that bridges the gap between rural community living and advanced technical careers.

Economy

The Paris and Henry County region boasts a resilient and expanding local economy rooted in a diverse mix of advanced manufacturing, healthcare, agriculture, and robust food production. Long recognized for its economic agility, Paris serves as a vital industrial hub for Northwest Tennessee. Over the years, the region has successfully attracted major investments from global and national companies—such as Dana Incorporated, PML Inc., and EuroGroup—while fiercely supporting a strong foundation of homegrown staples and specialized manufacturers including Allegro Fine Foods, Clifty Farm Country Ham, and Columbiad Fabrication. Anchored by a pro-business climate that features a 0% state income tax on wages and a geographic location within a 24-hour logistics reach of 75% of the U.S. population, the Paris-Henry County industrial footprint continues to see significant long-term growth and capital deployment.

The local workforce is driven heavily by the manufacturing and healthcare sectors, with West Tennessee Healthcare Henry County Hospital standing proudly as one of the area's top employers. Supported by active recruitment and retention initiatives via the Paris-Henry County Industrial Committee, the region maintains highly stable employment metrics. Job growth remains steady as the community continuously bounces back from broader macroeconomic shifts, bolstered by recent multi-million dollar corporate expansions that have injected hundreds of new manufacturing, assembly, and industrial tech roles directly into the county.



PROCESS & OFFER INSTRUCTIONS

Distribute Offering Memorandum

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period

During the marketing period, interested parties are encourage to: (i) review materials posted to the "Virtual Deal Room" section of www.WestTennesseeASC.com, (ii) schedule showings / market tours with exclusive listing brokers and (iii) dialogue with exclusive listing brokers to clarify any information provided in the Offering Memorandum.

Offers Process

Offers should be submitted in writing and include the following:

Terms

- » Purchase Price
- » Earnest Money Deposit
- » Inspection Period
- » Closing Period

Investor Information

- » Description of Purchaser's entity structure and capital source
- » Details on Purchaser's debt (if any) & equity structure
- » Description of Purchaser's due diligence process
- » Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating Purchaser's offer

Please submit one electronic copy of the offer to Cole Reethof (cole.reethof@cbre.com), Chris Bodnar (chris.bodnar@cbre.com), and Brannan Knott (brannan.knott@cbre.com).

Interested parties are requested to direct all communication regarding the Property to:

Cole Reethof
3550 Lenox Road NE
Suite 2300
Atlanta, GA 30326
+1 404 504 7864
cole.reethof@cbre.com

Chris Bodnar
1225 Seventeenth Street
Suite 3200
Denver, CO 80202
+1 720.635.2653
chris.bodnar@cbre.com

Brannan Knott
33 Arch Street
29th Floor
Boston, MA 02110
+1 443.983.6039
brannan.knott@cbre.com

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