

GLENWOOD MEDICAL MALL

CALL FOR OFFERS

MPT OF WEST MONROE, LLC

Property

Glenwood Medical Mall
102 Thomas Road
West Monroe, Louisiana 71291

±203,716 SF Medical Office & Healthcare Campus
±18.85 Acres



Offering Overview

John Rea Realty is pleased to present Glenwood Medical Mall, a rare opportunity to acquire a ±203,716 SF medical office and healthcare campus situated on ±18.85 acres immediately adjacent to Glenwood Regional Medical Center in West Monroe, Louisiana.

The campus offers extensive existing infrastructure, substantial parking, multiple points of ingress and egress, and exceptional flexibility for medical, healthcare, retail, mixed-use, institutional, office, or large-scale redevelopment uses. Existing occupancy provides immediate functionality, while significant vacancy creates opportunities for lease-up, repositioning, redevelopment, or adaptive reuse.

An adjacent ±5.35-acre Bell Lane redevelopment parcel is also being offered through a separate Call for Offers process and may be acquired independently or in conjunction with the Medical Mall, providing additional expansion, development, and long-term value creation opportunities.

The Property is being offered through a sealed bid Call for Offers process. Qualified purchasers are invited to submit their highest and best offer for consideration by Seller.

Important Dates

Marketing Launch: Monday, June 22, 2026

Property Tours: By-Appointment Only

Data Room Access Begins: Monday, June 22, 2026 / Upon Approval

Questions Deadline: Wednesday, July 8, 2026

Final Q&A Update Posted: Friday, July 10, 2026

Offers Deadline: July 22, 2026 | 5:00 PM Central Time

Seller Review / Short List: Friday, July 24, 2026

Best & Final Offers (If Requested): Friday, July 31, 2026

Buyer Selection / PSA Negotiation To Follow

Seller reserves the right to modify these dates at any time.

Data Room Access

Additional due diligence materials are available through a secure ShareFile Data Room.

Access will be granted following:

- Execution of Confidentiality Agreement
- Verification of financial capability acceptable to Seller

Examples include:

- Proof of Funds
 - Bank Letter
 - Lender Letter
 - Equity Commitment Letter
 - Other evidence of acquisition capability
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Offer Submission Requirements

Offers should include, at a minimum:

1. Purchase Price

Proposed purchase price for the Property.

2. Earnest Money Deposit

Amount and timing of earnest money deposit.

3. Due Diligence Period

Length of requested due diligence period.

4. Financing

Identify whether the offer is:

- Cash
- Debt Financed
- Combination of Debt and Equity

Provide supporting documentation.

5. Closing Timeline

Proposed closing schedule.

6. Buyer Qualifications

Summary of purchaser, ownership structure, and relevant experience.

7. Redevelopment / Business Plan

Brief overview of intended use, redevelopment strategy, operational plan, or investment thesis.

8. Contingencies

Identify all requested contingencies.

Offer Evaluation Criteria

Seller may evaluate offers based upon:

- Purchase Price
- Financial Capability
- Certainty of Closing
- Due Diligence Requirements
- Redevelopment Vision
- Proposed Use
- Overall Transaction Structure

Seller reserves the right to accept, reject, negotiate, request revised proposals, request best and final offers, or modify the offering process at any time.

Seller is not obligated to accept the highest offer, the best-priced offer, or any offer submitted.

Adjacent Bell Lane Offering

An adjacent ±5.35-acre Bell Lane redevelopment parcel is being offered through a separate Call for Offers process.

The Bell Lane parcel may be acquired independently or in conjunction with the Medical Mall, subject to Seller approval.

Confidentiality

All information provided is confidential and intended solely for the purpose of evaluating the acquisition opportunity.

Prospective purchasers may not distribute, reproduce, or disclose information provided through the Data Room except as permitted under the Confidentiality Agreement.

Contact Information

All inquiries, tour requests, Confidentiality Agreements, Data Room access requests, and offer submissions should be directed to:

Jennifer L. Causey

Commercial Principal

John Rea Realty

(318) 261-0892

jennifer@johnrearealty.com

Prospective purchasers are requested not to contact tenants, occupants, employees, vendors, hospital personnel, or property management regarding the Property. All communications should be directed through the listing broker.

Disclaimer

All information contained herein is believed to be reliable but is not guaranteed. Prospective purchasers are responsible for conducting their own independent investigation and verification of all information relating to the Property.

Seller Reservation of Rights

Seller reserves the right to withdraw the Property from the market, modify the offering process, negotiate with any party, reject any or all offers, waive informalities or irregularities in any proposal, accept an offer prior to the stated deadline, or accept an offer at any time without notice.

Nothing contained herein shall obligate Seller to sell the Property to any party unless and until a mutually acceptable Purchase and Sale Agreement has been fully executed by all parties.

Don't miss your chance to reshape a landmark property and unlock one of West Monroe's largest redevelopment opportunities. Opportunities of this size, location, and scale rarely come to market.