

2100 Church Street

Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



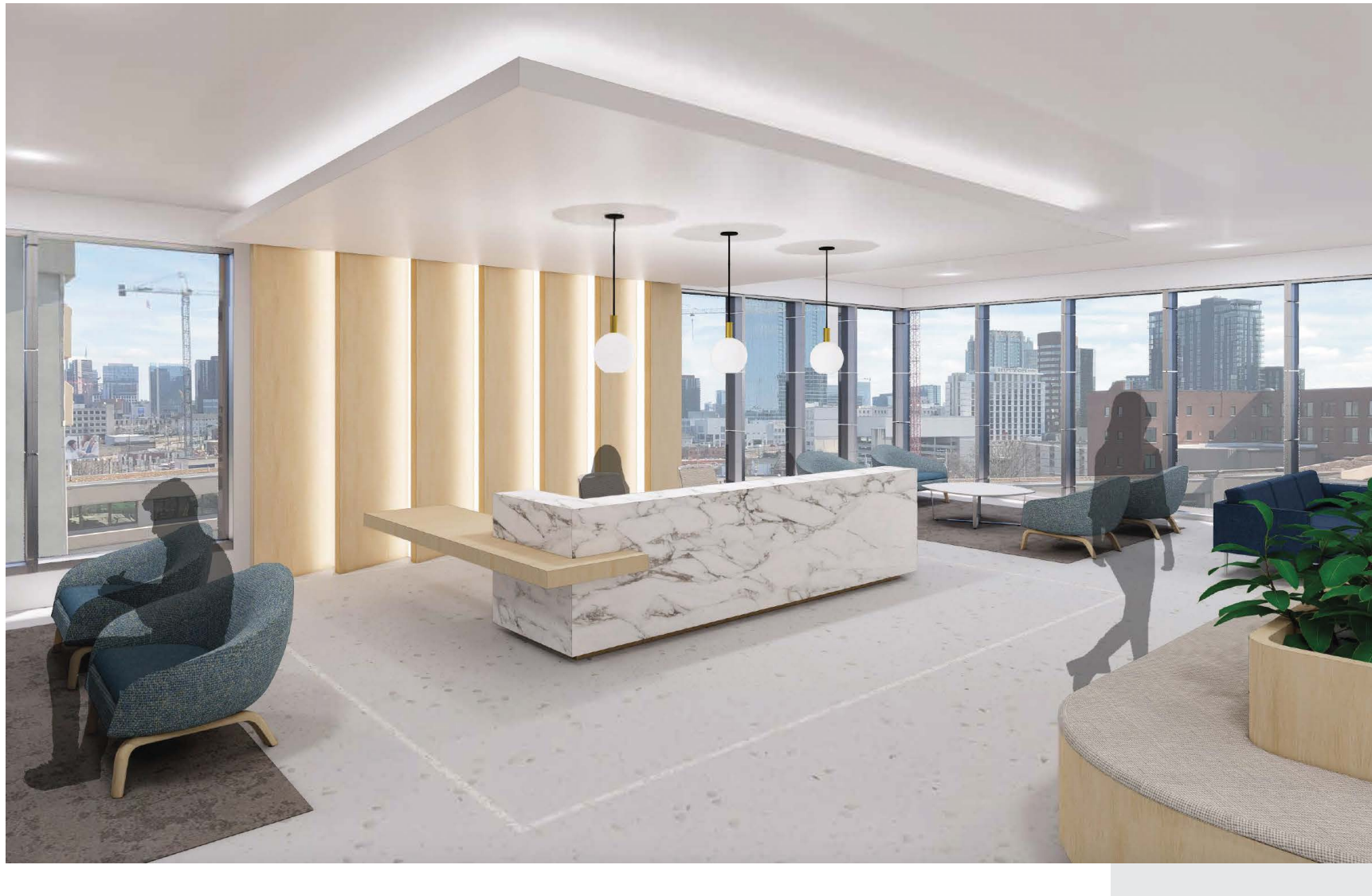
LEASING INFORMATION

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MODERNIZED TO SERVE THE UNIQUE NEEDS OF PATIENTS

2100 Church St | Nashville, TN | 37203



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WELCOME TO 2100 CHURCH STREET

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Ascension Saint Thomas Hospital Midtown is a 683 bed emergency and critical care hospital with advanced specialty care services. Part of the world’s largest Catholic health system which includes 9 hospitals and physician practices across Tennessee, AA+ rated Ascension Health is the leading faith-based healthcare system in Tennessee. Directly connected to the hospital, 2100 Church Street is a 4-story, +/- 106,000 SF new development medical office building owned and managed by Healthcare Realty (NYSE: HR).



Key Campus Tenants



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A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

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Exterior of main plaza offering enhanced patient access.



Lobby near the main entrance creates a welcoming experience for patients and guests.

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Property Highlights



**+/- 106,000 TOTAL
BUILDING SF**

- 50% leased with 53,000 SF available
- +/- 26,500 SF contiguous medical office space available on one floor (willing to subdivide)
- LEED certified building



**CONVENIENT
SPECIALTY CARE**

- Ample patient parking, including physician parking and valet
- Professionally managed with 24/7 security
- Adjacent to Women's Hospital entrance with convenient access to hospital
- Quick access to ORs in hospital, USPI, and BASC



**ACCESS TO
AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius



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EXPERIENCE PREMIUM DESIGN & UPGRADED FINISHES

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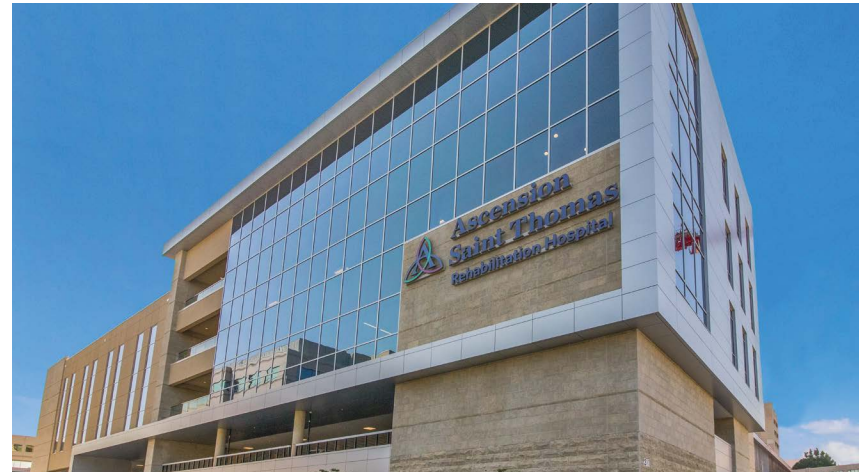
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A FULLY-AMENITIZED CAMPUS

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The Serenity Garden provides a calming space for patients, families, and associates.



A state-of-the-art Rehabilitation Hospital extends care to patients recovering from injuries.



Designed with integrated technology and modular spaces, the Innovation and Learning Center allows for collaborative meetings and community events.



The Sacred Grounds Café within the Surgery & Critical Care Tower offers products sourced from Frothy Monkey, a local coffee purveyor.

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NASHVILLE'S PROMINENT MEDICAL DESTINATION

2100 Church St | Nashville, TN | 37203

NEARBY MEDICAL & AMENITIES

Dining & Retail
2 minutes - 0.3 miles

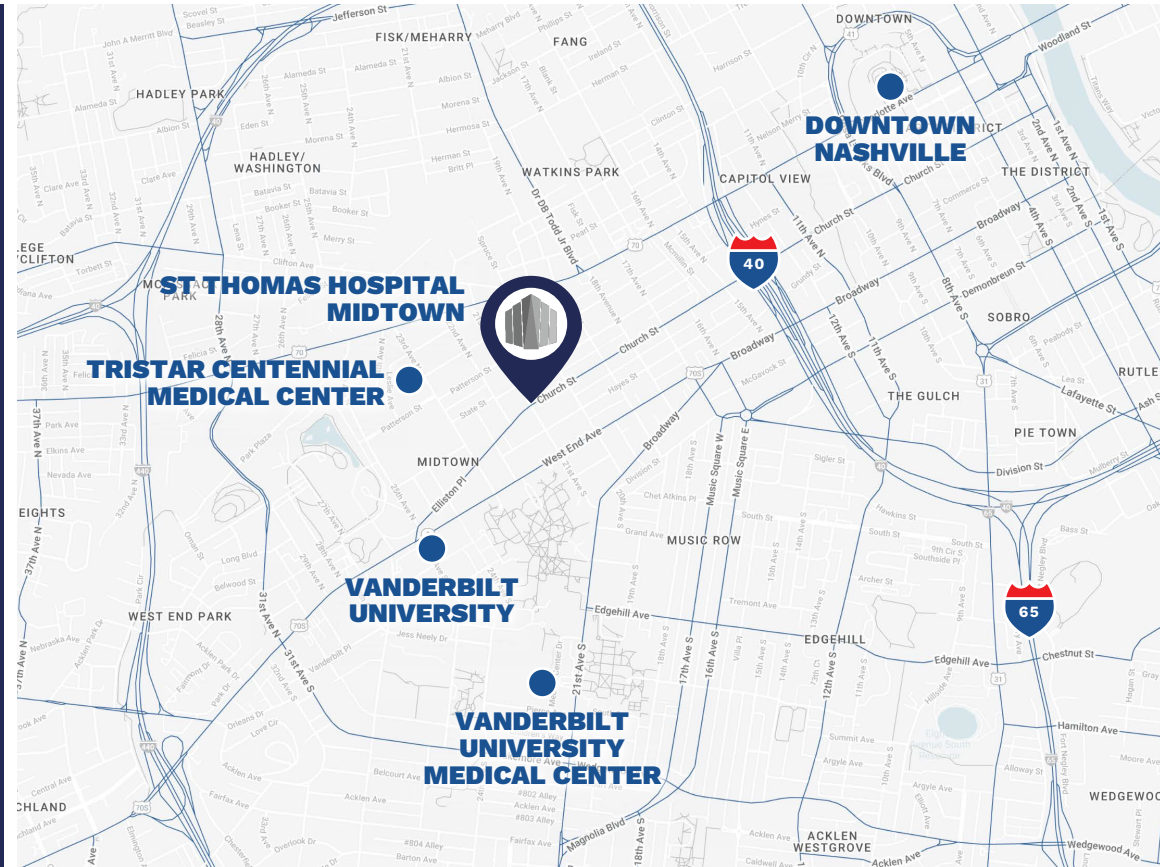
St Thomas Hospital Midtown
2 minutes - 0.3 miles

TriStar Centennial Medical Center
3 minutes - 0.5 miles

Vanderbilt University
5 minutes - 0.9 miles

Vanderbilt University Medical Center
5 minutes - 1.1 miles

Nashville (Downtown)
6 minutes - 1.7 miles



TRAFFIC COUNTS

	CARS PER DAY
Church St	22,821
20th Ave N	5,794
21st Ave N	5,702

2023 MIDTOWN DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	22,214	131,913	239,978
2028 Population Projection	28,288	158,788	272,022
Total Households	10,728	61,802	107,698
Average HH Income	\$97,154	\$115,639	\$118,571

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