

# Saint Thomas DePaul Medical Center

1800 Medical Center Pkwy | Murfreesboro, TN | 37129

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

Branden Cadavid  
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615.693.9034  
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# WELCOME TO SAINT THOMAS DEPAUL MEDICAL CENTER

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Featuring 4 floors of premium Class A medical office space and located on the Ascension Saint Thomas Rutherford Hospital campus, Saint Thomas DePaul Medical Center is a +/- 121,985 SF building ideally positioned in Murfreesboro, TN. Anchored by Tennessee Orthopedic Alliance and Middle Tennessee Ambulatory Surgery Center, patients experience personalized, specialty care. Saint Thomas DePaul Medical Center is owned and managed by Healthcare Realty (NYSE: HR).



## Key Campus Tenants



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# CARE FOR YOUR EVERYDAY MEDICAL NEEDS

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Leading the way with new healthcare services in Rutherford County, Saint Thomas Hospital expansions are underway into 2024.



Outdoor walking paths and seating areas create a calming experience for patients and visitors.

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## Property Highlights



**+/- 121,985 TOTAL BUILDING SF**

- Medical office availability
- 4-story building constructed in Spring 2008 on .94 acres
- Ample surface level parking



**CONVENIENT SPECIALTY CARE**

- Covered porte cochère offers convenient patient drop-off and pickup
- Ambulatory surgery center with (6) operating rooms and (1) procedure room
- Inviting outdoor spaces for patients and physicians



**ACCESS TO AREA AMENITIES**

- Well-located in the heart of Murfreesboro's Medical District with convenient access to I-24
- Located on Ascension Saint Thomas Rutherford Hospital campus, a 345 bed acute care hospital
- More than 20 restaurants in a 1 mile radius



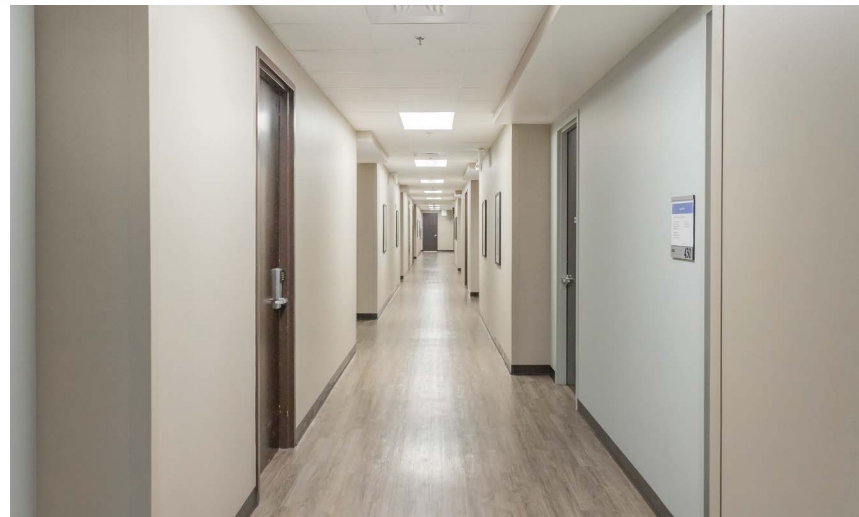
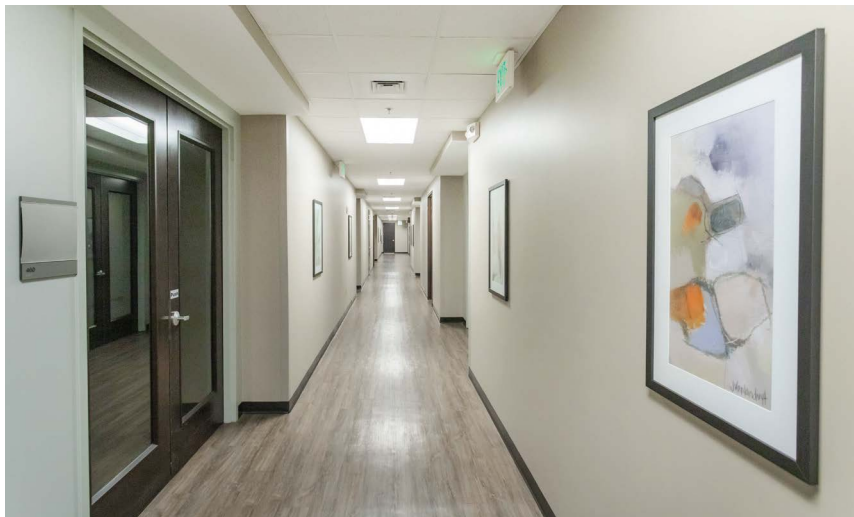
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# WITH HEALTHCARE OPTIONS BUILT FOR YOU

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# MURFREESBORO'S DESTINATION FOR SPECIALTY CARE

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### NEARBY MEDICAL & AMENITIES

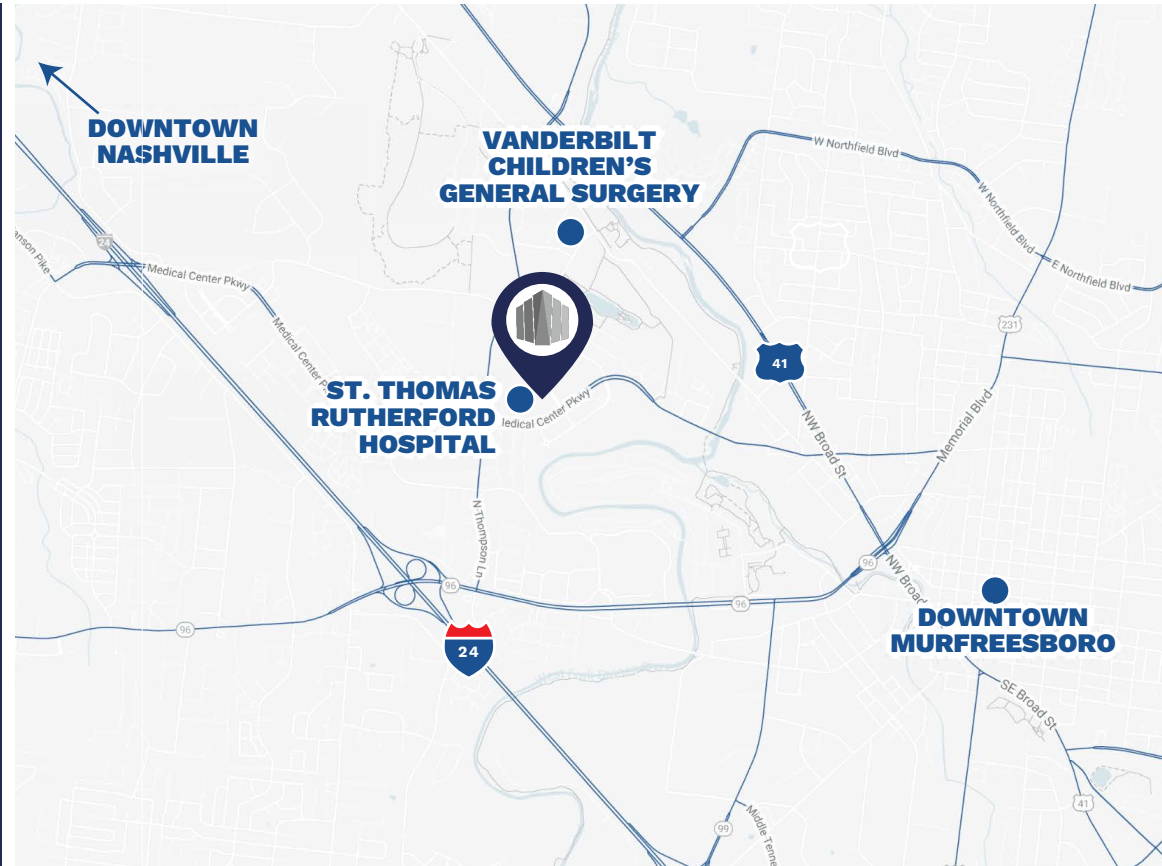
St. Thomas Rutherford Hospital  
0 minute - 0 mile

Vanderbilt Children's General Surgery  
2 minutes - 0.9 miles

Dining  
3 minutes - 0.6 miles

Murfreesboro (downtown)  
7 minutes - 2.5 miles

Nashville (downtown)  
35 minutes - 32 miles



TRAFFIC COUNTS		CARS PER DAY	2023 MURFREESBORO DEMOGRAPHICS		
Medical Center Pkwy		28,079	2 MILES	5 MILES	10 MILES
I-24		129,870	Population	30,833	164,609
Murfreesboro Rd		22,999	2028 Population Projection	32,292	176,146
			Total Households	12,471	64,344
			Average HH Income	\$68,529	\$98,188
					\$102,992

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# TAKE A TOUR

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## Available Suite



### SUITE 460 | 2,631 SF

- Turnkey medical office space
- (3) Large customizable Exam Rooms and (2) Large offices
- (4) Private and en-suite restrooms
- (3) Spacious storage closets and (1) IT Closet
- Fully customizable floorplan, able to be modified as-needed



Scan for virtual tours and availabilities.

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