

Stonegate Center

1639 Medical Center Pkwy | Murfreesboro, TN | 37129

MEDICAL/OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
branden@hbre.us

Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.us

WELCOME TO STONEGATE CENTER

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Stonegate Center is an 85,590 SF Class A medical/office building acquired by Healthcare Realty (NYSE: HR).



Key Tenants



VANDERBILT
HEALTH



athena
health



VA | U.S. Department
of Veterans Affairs

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REDESIGNED FOR A BETTER PATIENT EXPERIENCE

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Exterior porte cochère enhances patient access.



Interior lobby creates a welcoming experience for patients and guests.

Property Highlights



85,590 TOTAL BUILDING SF

- Medical or general office
- Ample surface level parking
- Adjacent land available for Medical Office build-to-suit



NEWLY RENOVATED

- New porte cochère for convenient patient drop-off and pickup
- Redesigned interior lobby for patients, tenants, and visitors
- Improved building landscaping



ACCESS TO AREA AMENITIES

- Well-located in the heart of Murfreesboro's Medical District with convenient access to I-24
- Within 250 yards of Ascension St. Thomas Rutherford Hospital, a 345 bed acute care hospital
- More than 20 restaurants in a 1 mile radius

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IN THE HEART OF MURFREESBORO'S MEDICAL DISTRICT

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NEARBY MEDICAL & AMENITIES

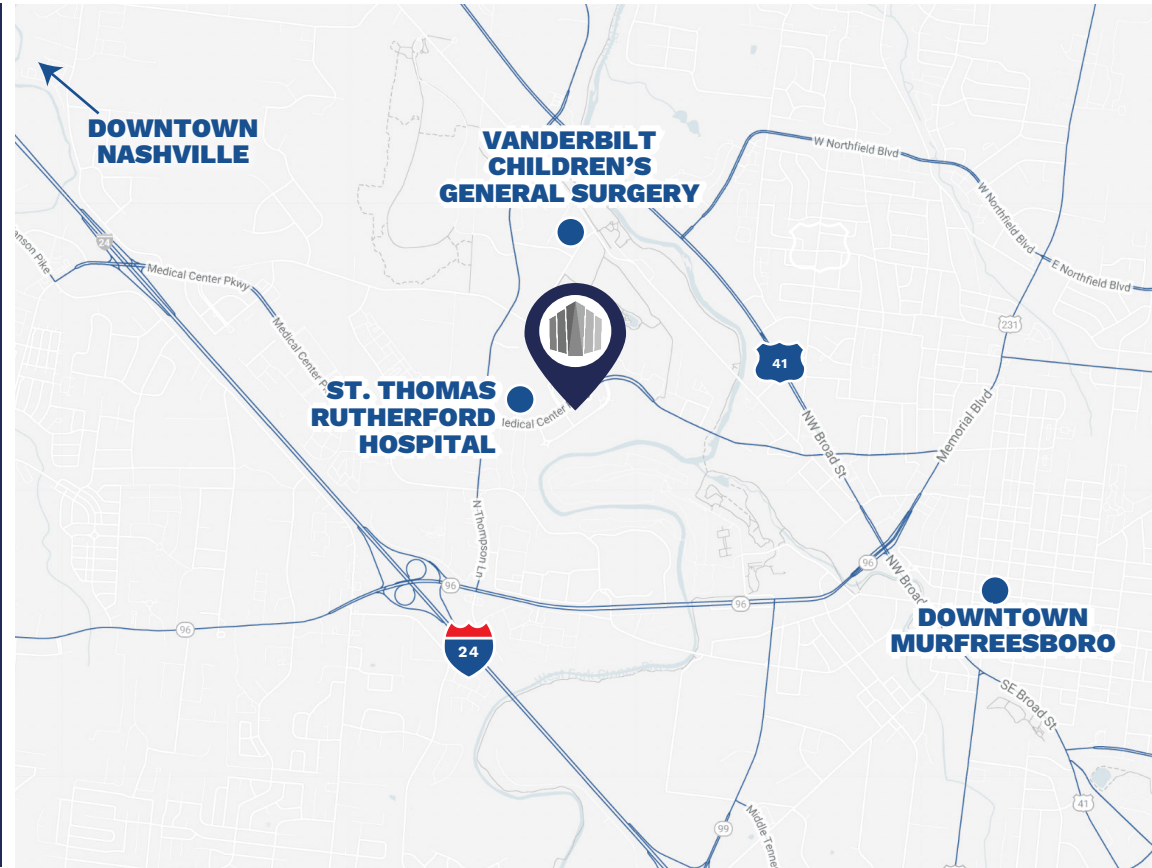
St. Thomas Rutherford Hospital
1 minute - 0.1 mile

Vanderbilt Children's General Surgery
3 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
Medical Center Pkwy	28,079
I-24	129,870
Murfreesboro Rd	22,999

CARS PER DAY

2023 MURFREESBORO DEMOGRAPHICS

Population	30,833	164,609	258,709
2028 Population Projection	32,292	176,146	279,908
Total Households	12,471	64,344	96,621
Average HH Income	\$68,529	\$98,188	\$102,992

2 MILES

5 MILES

10 MILES

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