



2175 BROOKMEADE DR

COLUMBIA, TN

OFFERED FOR SALE:

\$4,624,700 | 6.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

HIGHLAND CAPITAL PORTFOLIO

Atlantic Capital Partners present the Highland Portfolio for sale, an offering that includes six assets totaling 493,877 SF across Fairview Heights IL, Sparta TN, Columbus MS, Linton IN, Columbia, TN and Stamford, TX. The portfolio is available both in its entirety and on an individual basis. Please inquire with brokers for property availability.

**SIX ASSETS
TOTALING
493,877 SF**

**OFFERED
FOR SALE
INDIVIDUALLY
OR AS A
PORTFOLIO**

**DESIRABLE
VALUE-ADD
AND
STABILIZED
ASSETS**

HIGHLAND CAPITAL PORTFOLIO

ADDRESS	CITY	STATE	NOI	LISTED CAP RATE	ASKING PRICE	SF	NOTES
26 Plaza Dr, Fairview Heights, IL 62208	Fairview Heights	IL		Inquire with broker		210,489	Value-add Shopping Center with recent leasing momentum
207 Mose Drive, Sparta, TN 38583	Sparta	TN	\$648,583	7.25%	\$8,950,000	94,152	Additional 3.43 acre adjacent parcel as well as outparcel for development, expansion, or ground lease
2041 US-45, Columbus, MS 39705	Columbus	MS	\$391,563	7.00%	\$5,596,000	54,052	Value-add property with recent Dick's Sporting Goods Lease extension
2135 IN-54, Linton, IN 47441	Linton	IN	\$378,968	7.00%	\$5,414,000	53,207	Exceptionally well-performing Tractor Supply and new Ollie's Bargain Outlet lease shadow-anchored by Walmart
2175-2199 Brookmeade Dr, Columbia, TN 38401	Columbia	TN	\$277,480	6.00%	\$4,624,700	39,640	Single Tenant Regional Cancer Outpatient Facility
1608 N Swenson St., Stamford, TX 79553	Stamford	TX		Inquire with broker	\$2,500,000	42,337	Value-add Tractor Supply anchored Shopping Center



26 PLAZA DR | FAIRVIEW HEIGHTS, IL
210,489 SF



2135 IN-54 | LINTON, IN
53,207 SF



2175-2199 BROOKMEADE DR | COLUMBIA, TN
39,640 SF



2041 US-45 | COLUMBUS, MS
54,052 SF



207 MOSE DRIVE | SPARTA, TN
94,152 SF



1608 N SWENSON ST | STAMFORD, TX
42,337 SF

MI

IL

IN

KY

TN

MS

TX





2175 BROOKMEADE DR
COLUMBIA, TN



39,640
TOTAL SF



32,843
PEOPLE
\$80,797
AHII IN 3 MI

45,448
PEOPLE
\$82,433
AHII IN 5 MI



13
WALT TENURE



100%
LEASED

7
YEARS
OF TERM
REMAINING

Investment
Grade Tenant



Maury Regional Medical
Center is a nationally
recognized flagship hospital



INVESTMENT HIGHLIGHTS



2175 BROOKMEADE DR
COLUMBIA, TN



LONG-TERM, MISSION-CRITICAL HEALTHCARE TENANCY

Leased to Maury Regional Health, a dominant regional healthcare system, providing essential oncology services that drive stable, non-cyclical demand.



HIGH-QUALITY MEDICAL TENANT WITH STRONG CREDIT PROFILE

Maury Regional Health is the largest healthcare provider in the region, lending institutional stability and minimizing tenant rollover risk.



STRONG REGIONAL PATIENT DRAW

Positioned in Columbia, TN, the center captures patients from Maury County and multiple surrounding counties, benefiting from steady population growth and limited competing cancer treatment facilities.



ESSENTIAL OUTPATIENT CARE ASSET

Oncology treatment requires frequent, recurring patient visits, supporting consistent daily traffic and reliable reimbursement-driven revenue streams.



PURPOSE-BUILT ONCOLOGY FACILITY

The asset supports specialized services such as infusion, radiation oncology, and diagnostic imaging—creating high tenant stickiness due to significant build-out cost and operational reliance on the location.



ATTRACTIVE HEALTHCARE REAL ESTATE FUNDAMENTALS

Medical outpatient facilities continue to outperform traditional office in occupancy and rent stability due to demographic tailwinds and increasing outpatient care migration.

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the exclusive opportunity to acquire The Maury Regional Cancer Outpatient Facility located in Columbia, TN. The property features a 39,640 square-foot building delivering immediate cash flow from the largest hospital system in the state of Tennessee. Serving as a key retail hub for the local community, the property boasts national scale while preserving a community-oriented population.

Strategically located along N. Swenson Street, the property stands to benefit from Google's substantial investment in the surrounding area. Offering high visibility and convenient access, it provides future owners with strong potential for attractive returns in a growth market.

This asset is being offered free and clear of existing debt and will accept offers on a first come first serve basis.



PURPOSE-BUILT
ONCOLOGY
FACILITY



STRONG
REGIONAL
PATIENT DRAW



ESSENTIAL
OUTPATIENT CARE
ASSET

NOI \$277,480

CAP RATE 6%

PRICE \$4,624,700



ASSET SNAPSHOT

Tenant Name	Maury Regional Hospital
Address	2175-2199 Brookmeade Dr, Columbia, TN 38401
Building Size (GLA)	39,640
Signator/Guarantor	Maury Regional Hospital
Rent Type	NNN
Landlord Responsibilities	LL is responsible for CAM, which tenant contributes
Rent Commencement Date	6/1/2012
Lease Expiration Date	May 31, 2032
Remaining Term	7 Years
Current Annual Rent	\$277,480
Renewal Options	1 x 10 year option at market rate



 45,448 PEOPLE
IN 5 MILE RADIUS

 \$82,433 AHII
IN 5 MILE RADIUS

 30,000 VPD
ON JAMES M
CAMPBELL BLVD

PROPERTY SITE PLAN





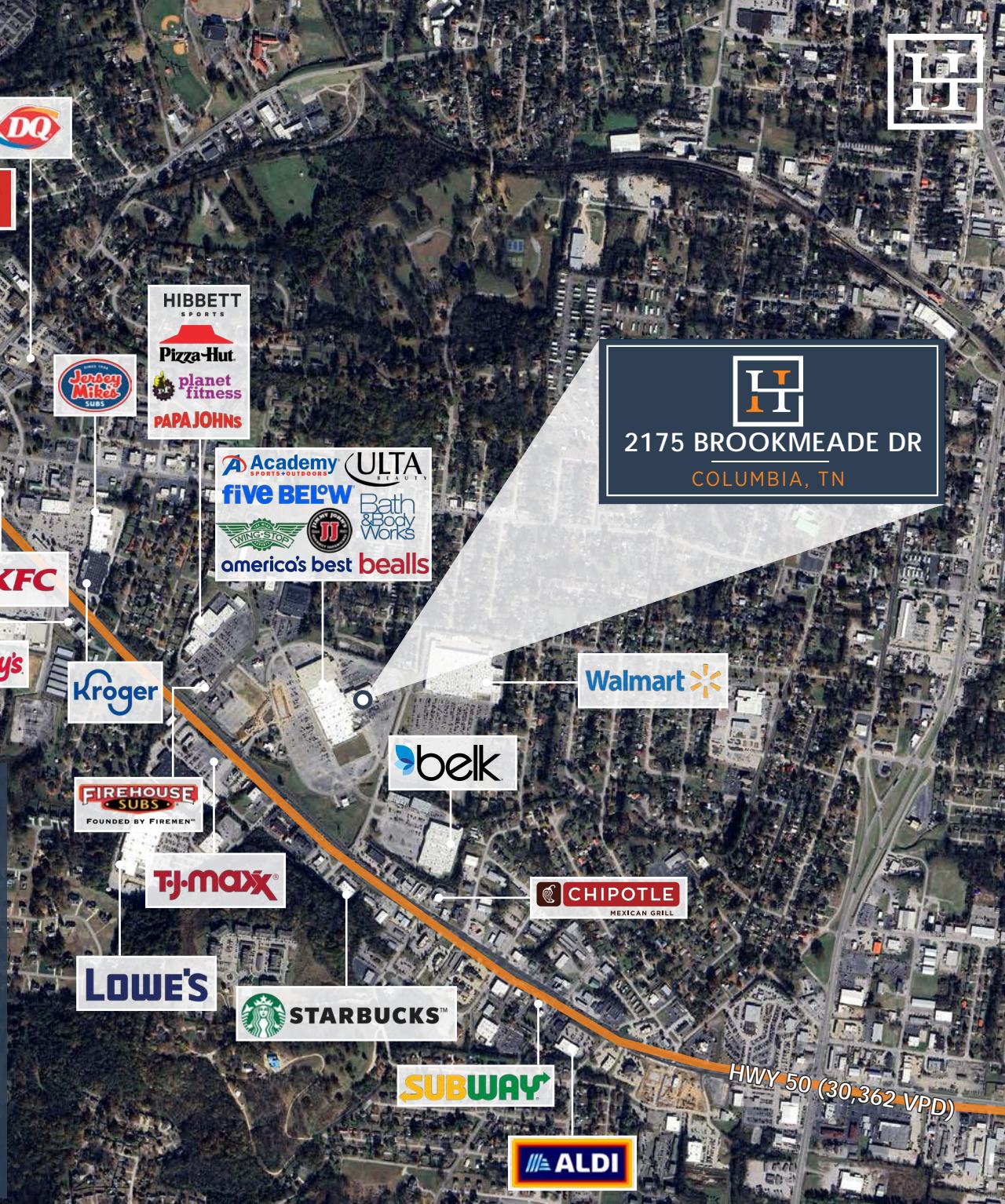
2175 BROOKMEADE DR
COLUMBIA, TN

LOCAL DEMOS



IMMEDIATE TRADE AREA

The immediate trade area surrounding the Maury Regional Cancer Center in Columbia, Tennessee is defined by a dense concentration of healthcare and medical office uses anchored by Maury Regional Medical Center, the county's flagship hospital. The area includes complementary outpatient, imaging, specialty, and physician practices that create a cohesive medical campus serving Maury County and the surrounding southern Middle Tennessee region. Supported by Columbia's role as the county seat, steady population growth, and convenient access to major roadways, the trade area draws a consistent regional patient base while benefiting from nearby professional services, retail amenities, and residential neighborhoods.



MAURY REGIONAL HEALTH COMPANY OVERVIEW



Maury Regional Health, anchored by Maury Regional Medical Center, is a deeply rooted nonprofit health system with a strong regional presence, comprehensive service portfolio, and ongoing capital investment program — factors that support its role as a stable, mission-critical healthcare provider in southern Middle Tennessee.

FLAGSHIP HOSPITAL

Maury Regional Medical Center, Columbia, TN

OTHER HOSPITALS

Marshall Medical Center (Lewisburg), Wayne Medical Center (Waynesboro)

OUTPATIENT FACILITIES & CLINICS

Multiple urgent care, specialty care, and physician practice locations

SPECIALTY PROGRAMS

Oncology, infusion, surgical services, cardiac, women's health, imaging, and rehabilitation

KEY FINANCIAL & OPERATIONAL HIGHLIGHTS

\$750M
ESTIMATED SYSTEM
REVENUE

3,000+
EMPLOYEES

PROVIDERS

500+ across 60+ specialties

ANNUAL PATIENT VOLUME

Tens of thousands of inpatient admissions and outpatient visits across facilities

CREDIT PROFILE

Strong regional nonprofit system with institutional financial backing





PROPERTY PHOTOS



LEASE ABSTRACT



LESSEE:	Maury Regional Hospital			
DEMISED PREMISES:	39,640 SF (Phase I: 30,000 SF; Phase II: 3,537 SF; Phase III: 6,103 SF). 7,177 SF of office space granted to tenant under 3rd Amendment was recaptured by Landlord per notice dated August 8, 2024			
LEASE TERM:	Initial 20 Years			
RENT COMMENCEMENT DATE:	June 1, 2012			
EXPIRATION DATE:	May 31, 2032			
BASE RENT	Period (Lease Years)	Annual	Monthly	\$/SF/Year
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$223,870	\$18,656	\$5.65
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$223,870	\$18,656	\$11.18
<i>CURRENT TERM (YEARS 11-15)</i>	6/1/2022 - 5/31/2027	\$277,480	\$23,123	\$13.85
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$277,480	\$23,123	\$13.85
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
PERCENTAGE RENT:	N/A			
GUARANTOR:	N/A			
RENEWAL TERM(S):	One 10-year option			
EXCLUSIVES	Landlord shall not lease space within the Shopping Center for use as a Diagnostic Center, Oncology Center, or Surgical Center {Lease Section 19}			
USE RESTRICTIONS:	Only for the operation of an oncology clinic, for other healthcare uses, for other uses related to the operation of Maury Regional Medical Center, and for no other purpose whatsoever. {Lease Section 8}			
TERMINATION OPTION(S):	Landlord has a termination per 3rd Amendment to recapture 7,177 SF of office space leased to tenant. This option was exercised by Option on August 8, 2024			
RIGHT OF FIRST REFUSAL	Landlord shall notify Tenant of the gross price and land to be conveyed, Tenant shall have ROFR to purchase the Sale land at the designated price. Within 30 days of receiving offer, Tenant shall either notify Landlord its intent to exercise ROFR or waive Tenant's ROFR {Lease Section 20}			
FIXED CAM, TAXES, INSURANCE	Landlord maintains center. Tenant fixed a fixed CAM, Tax, Insurance charge following the below schedule {Second Amendment}			
FIXED REIMBURSEMENT SCHEDULE	Period (Lease Years)	Annual	Monthly	\$/SF/Year
<i>INITIAL TERM (YEARS 1-5)</i>	6/1/2012 - 5/31/2017	\$41,622	\$3,469	\$1.05
<i>INITIAL TERM (YEARS 6-10)</i>	6/1/2017 - 5/31/2022	\$47,865	\$3,989	\$2.39
<i>CURRENT TERM (YEARS 11-15)</i>	6/1/2022 - 5/31/2027	\$55,045	\$4,587	\$2.75
<i>INITIAL TERM (YEARS 16-20)</i>	6/1/2027 - 5/31/2032	\$63,302	\$5,275	\$3.16
<i>FIRST EXTENSION OPTION</i>	6/1/2037 - 5/31/2047	CPI	CPI	CPI
REPAIRS & MAINTENANCE	Landlord is responsible for Common Area maintenance, tenant is responsible for Roof, HVAC, electrical, of its premises {Lease Section VII}			
UTILITIES:	Tenant pays utility charges directly {Lease Section XI}			
INSURANCE:	Tenant to maintain General Liability insurance. Landlord maintains General Liability for common area and property insurance {Lease Section 12.3}			
TAXES	Tenant pays its share of common area tax as a fixed per-SF charge {Lease Section XVI}			
ASSIGNMENT, SUBLetting & GO DARK:	Tenant shall not assign or sublet the Premises other than to an affiliate of Tenant without the prior written consent of Landlord, which Landlord may grant or deny in its reasonable discretion {Lease Section XV}			
HOLDING OVER:	Landlord may increase rent by an unspecified amount within 30 days written notice {Lease Section XXI}			
DOCUMENTS PROVIDED:	Lease dated September 8, 2011. First Amendment to Lease dated September 8, 2011 Second Amendment to Lease dated January 30, 2012 Third Amendment to Lease dated January 8, 2020 Notice of Exercise of Termination Option Dated August 8, 2024			





Exclusively Offered By



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COLUMBIA, TN

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