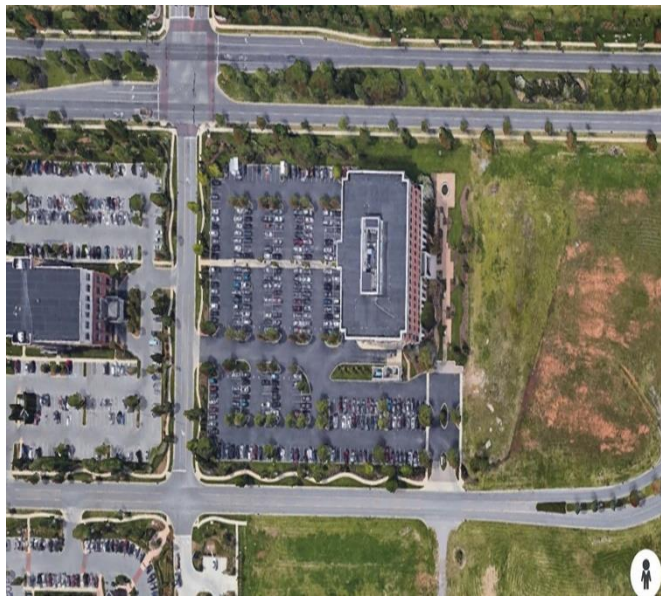


Class A Income Producing Office Building



FOR SALE - STONEGATE CORPORATE CENTER

1639 Medical Center Pkwy. – Murfreesboro, TN



DETAILS:

- **PRICE: \$19,650,000**
- Exceptional Class A Multi-Tenant Office Building
- 90% +/- Leased with Strong Credit Tenant Mix including Veterans Administration
- Located in the heart of Murfreesboro's Gateway Office/ Medical Corridor
- Convenient to I-24 Exit 76/Medical Center Pkwy.
- Across the street from Ascension St. Thomas Rutherford Hospital
- Contact Broker for additional info & rent roll

John Harney

BROKER

615.542.0715

johnh@parks-group.com

TN License: 221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com

1639 Medical Center Pkwy – Murfreesboro, TN

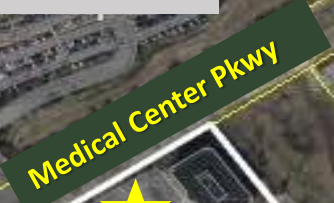
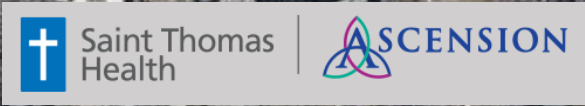


1639 Medical Center Pkwy – Murfreesboro, TN





Diabetes Clinic



1639 Medical Center Pkwy – Murfreesboro, TN

PROPERTY INFO	
Building Size (Total SF)	92,295 SF
Building Size (RSF)	76,250
Land Area	4.62 +/- Acres
Year Built	2006
Parking	296 Free Spaces
Parking Ratio	3.88/1,000 RSF
Zoning	Mixed Use
Parcel ID	R0089670
Number of Floors	4
Roof System	Rubber Membrane ballasted EPDM roofing system by Carlisle

NOTABLE TENANTS



Department of Veteran's Affairs

Department of Veterans Affairs offers healthcare services to eligible military veterans at VA medical centers and outpatient clinics across the country.



Regional Information Sharing Systems

RISS program is to assist local, state, federal and tribal criminal justice partners by providing adaptive solutions and services that facilitate information sharing, support criminal investigations, and promote office safety.



Baird

Baird is a global financial services company that offers Private Wealth Management, Investment Banking/Capital Markets and Private Equity services with offices in the United States, Europe and Asia.



Northwest Mutual

Northwestern Mutual is an American financial services mutual organization based in Milwaukee.



Iberia Bank (First Horizon Bank)

Iberiabank was founded in 1887, in New Iberia, Louisiana and have focused on growth and a commitment to the community for over 130 years.



F&M Bank

F&M Bank is a dynamic regional bank located in Middle Tennessee and is one of the top independent banks, based on asset size, headquartered in Tennessee.



First Financial Bank

First Financial is the 5th oldest national bank in the United States, Oldest in Indiana, listed in Forbes as one of America's best banks and has been in business for 185 years. We offer personalized service across all of your financial needs to make sure you get everything you deserve.

1639 Medical Center Pkwy – Murfreesboro, TN

TENANT LIST		
Floor 1	Gateway Title TNMO Healthcare First Financial F& M Bank John Day Law Firm Vanderbilt Spencer Provwow- Raymond James	Vacant: 2,615 SF
Floor 2	Veterans Affairs ClearPath Behavioral Iberia Bank Mark Pirtle Real Estate Bell & Alexander Title	Vacant: 2,500 SF
Floor 3	Baird Riss Northwestern Mutual	Vacant: 2,726 SF
Floor 4	Veterans Affairs	



Genesys Family Medicine

Williams Foot Center, PLLC

Demographic Summary Report

Stonegate Corporate Center I

1639 Medical Center Pky, Murfreesboro, TN 37129

Building Type: **Class A Office**
 Class: **A**
 RBA: **91,378 SF**
 Typical Floor: **22,844 SF**

Total Available: **13,697 SF**
 % Leased: **96.79%**
 Rent/SF/Yr: **\$25.00**

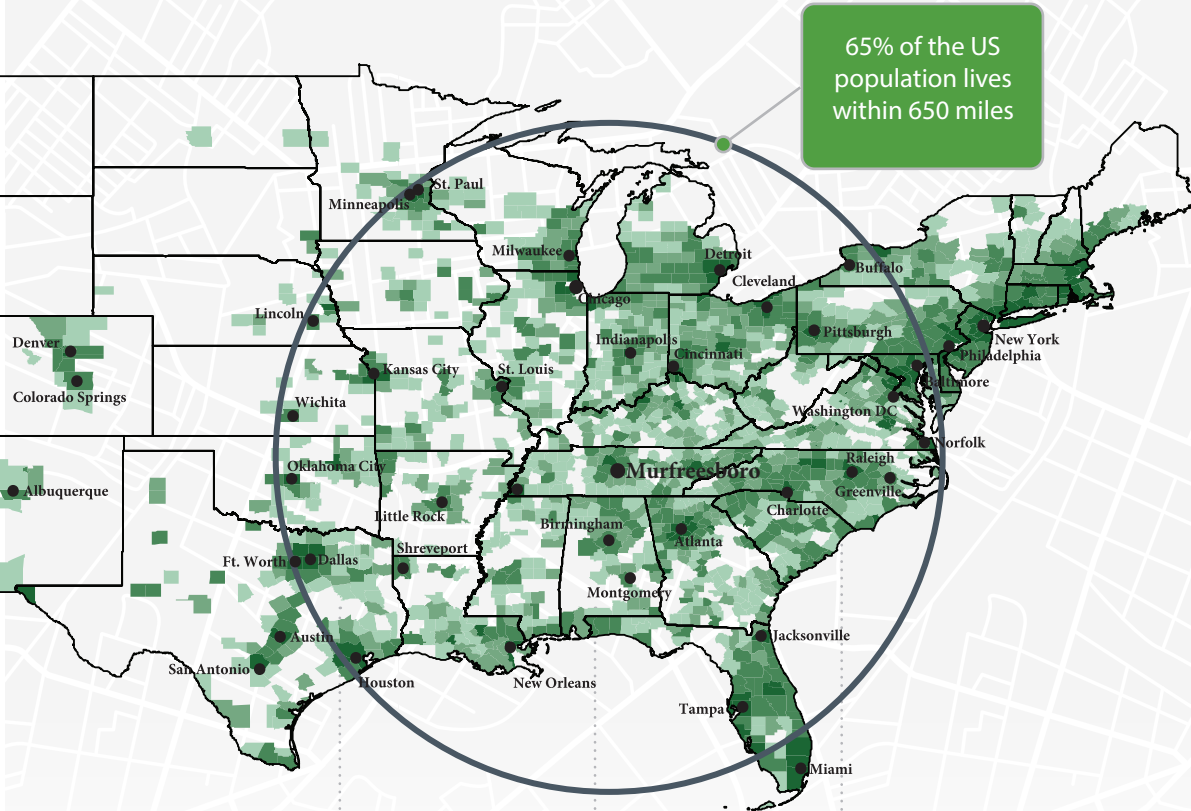


Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	3,781	68,823	173,864
2020 Estimate	3,214	61,306	154,423
2010 Census	1,359	47,746	116,325
Growth 2020 - 2025	17.64%	12.26%	12.59%
Growth 2010 - 2020	136.50%	28.40%	32.75%
2020 Population by Hispanic Origin	192	4,642	11,646
2020 Population	3,214	61,306	154,423
White	2,607 81.11%	46,275 75.48%	115,891 75.05%
Black	379 11.79%	10,597 17.29%	27,309 17.68%
Am. Indian & Alaskan	6 0.19%	301 0.49%	782 0.51%
Asian	148 4.60%	2,264 3.69%	5,809 3.76%
Hawaiian & Pacific Island	0 0.00%	37 0.06%	164 0.11%
Other	74 2.30%	1,833 2.99%	4,467 2.89%
U.S. Armed Forces	0	67	276
Households			
2025 Projection	1,341	27,415	65,646
2020 Estimate	1,147	24,488	58,377
2010 Census	534	19,463	44,455
Growth 2020 - 2025	16.91%	11.95%	12.45%
Growth 2010 - 2020	114.79%	25.82%	31.32%
Owner Occupied	799 69.66%	13,379 54.63%	33,638 57.62%
Renter Occupied	348 30.34%	11,110 45.37%	24,739 42.38%
2020 Households by HH Income	1,146	24,488	58,375
Income: <\$25,000	128 11.17%	4,036 16.48%	9,425 16.15%
Income: \$25,000 - \$50,000	278 24.26%	5,632 23.00%	13,849 23.72%
Income: \$50,000 - \$75,000	342 29.84%	5,809 23.72%	12,403 21.25%
Income: \$75,000 - \$100,000	188 16.40%	3,924 16.02%	8,973 15.37%
Income: \$100,000 - \$125,000	71 6.20%	2,244 9.16%	5,201 8.91%
Income: \$125,000 - \$150,000	30 2.62%	839 3.43%	2,639 4.52%
Income: \$150,000 - \$200,000	86 7.50%	1,294 5.28%	3,688 6.32%
Income: \$200,000+	23 2.01%	710 2.90%	2,197 3.76%
2020 Avg Household Income	\$73,947	\$73,079	\$76,855
2020 Med Household Income	\$58,391	\$60,528	\$61,183

Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



65% of the US population lives within 650 miles

95.4

Nashville MSA Cost of Living Index vs. National Average of 100
Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day
Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)
Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

NISSAN
8,000 Employees

amazon.com
2,700 Employees

INGRAM
1,918 Employees

Saint Thomas Health
1,741 Employees

asurion
1,250 Employees

verizon
1,068 Employees

General Mills
1,000 Employees

ADIENT
1,000 Employees

BRIDGESTONE
987 Employees

CardinalHealth
816 Employees

Quick Facts



Rutherford County

2021 Population: 344,329
 2026 Projection: 369,889
 Households: 125,957
 Avg. HH Income: \$83,720
 Med. HH Income: \$67,859

City of Murfreesboro

2021 Population: 149,258
 2026 Projection: 159,756
 Households: 56,774
 Avg. HH Income: \$82,310
 Med. HH Income: \$64,403

Town of Smyrna

2021 Population: 53,268
 2026 Projection: 57,303
 Households: 20,008
 Avg. HH Income: \$74,705
 Med. HH Income: \$63,008

City of La Vergne

2021 Population: 41,444
 2026 Projection: 44,765
 Households: 13,608
 Avg. HH Income: \$78,525
 Med. HH Income: \$64,687

City of Eagleville

2021 Population: 796
 2026 Projection: 860
 Households: 310
 Avg. HH Income: \$88,456
 Med. HH Income: \$64,733

Sources:

2021 Claritas Estimate
 November 2020
 TN Department of Labor

Top Ranked Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
 - MTSU: 22,000
 - Motlow: 3,000
 - TCAT: 540



Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates

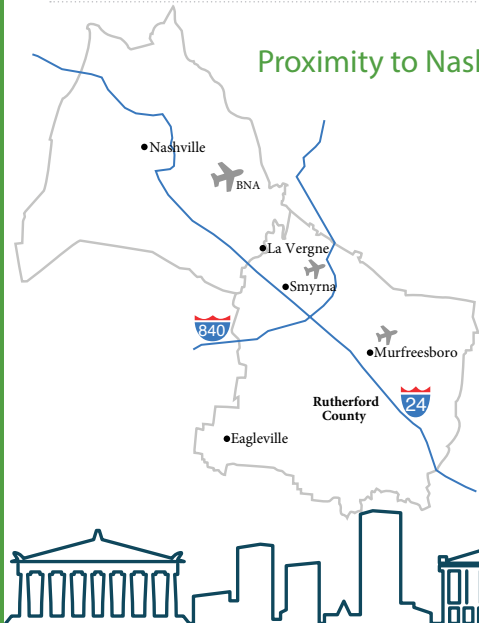


2020 Average Home Sale Price: \$291,250
 -Red Realty Annual Report

TN ranked #1 for Business Climate in 2019
 -Business Facilities

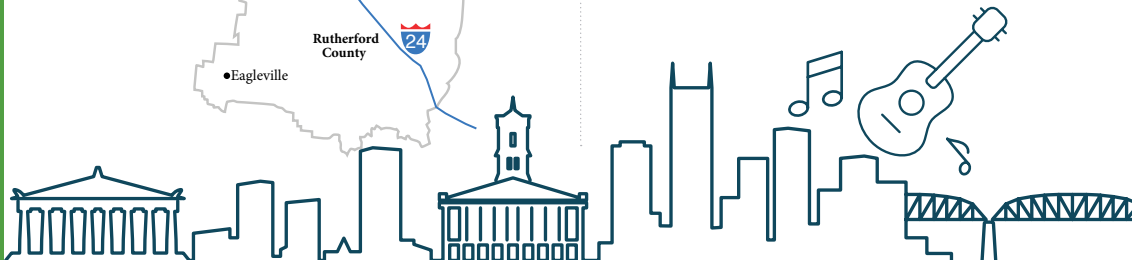


Proximity to Nashville



30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



Recent Additions

Gutterglove

Manufacturing & Distribution Facility
 Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

Woods AIR MOVEMENT

North American HQ & Manufacturing Facility
 UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation
 Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000