Midtown Medical Plaza

2004 Hayes St | Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE

HBRE
A Healthcare Real Estate Firm

Building owned and managed by
HEALTHCARE REALTY

LEASING INFORMATION
Allen Bolden, CCIM, SIOR
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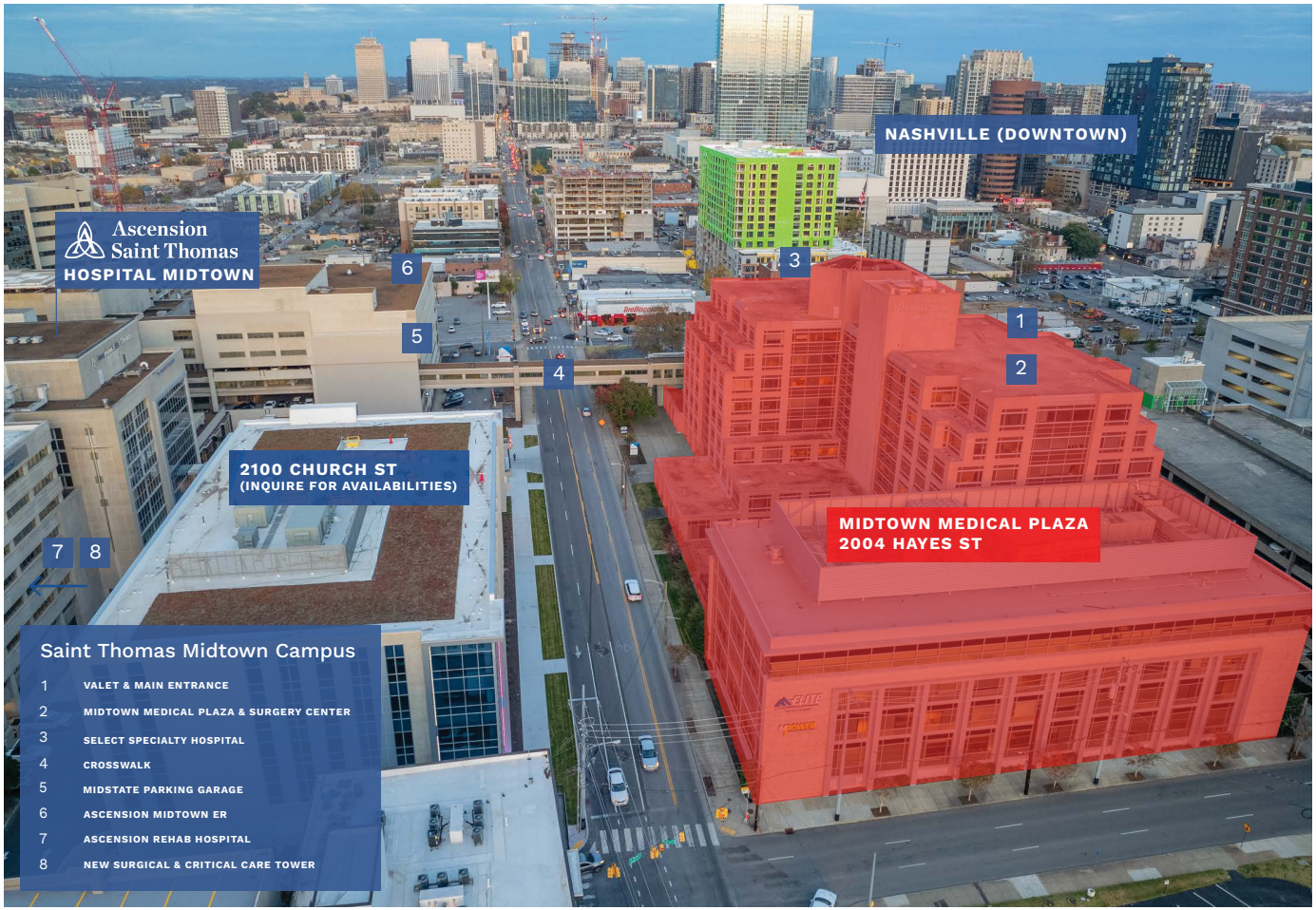
WELCOME TO MIDTOWN MEDICAL PLAZA

2004 Hayes St | Nashville, TN | 37203

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, Midtown Medical Plaza is a 294,000 SF multi-tenant medical office building owned and managed by Healthcare Realty (NYSE: HR).



Key Campus Tenants

- Ascension Saint Thomas
- OneOncology
- ELITE Sports Medicine + Orthopedics
- United Surgical Partners International
- Heritage Medical Associates

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A DESTINATION FOR SPECIALTY CARE

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Experience specialty care at Midtown Medical Plaza, minutes from Downtown Nashville.

Interior lobby and onsite dining options create a welcoming experience for patients and guests.

Property Highlights

294,000 TOTAL BUILDING SF

- Medical office availability
- (10) OR ambulatory surgery center, linear accelerator, MRI, and other imaging services
- $50M renovation completed in 2017

CONVENIENT ONSITE CARE

- Covered access to hospitals via convenient skybridge
- (3) dedicated parking areas for patients, staff, and physicians, including free valet
- Large break room with weekly Fooda rotating cuisine
- Multi-purpose conference room available for tenants
- Spacious, newly renovated outdoor areas

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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IN THE HEART OF NASHVILLE'S MEDICAL DISTRICT

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NEARBY MEDICAL & AMENITIES

Dining & Retail
2 minutes - 0.3 miles

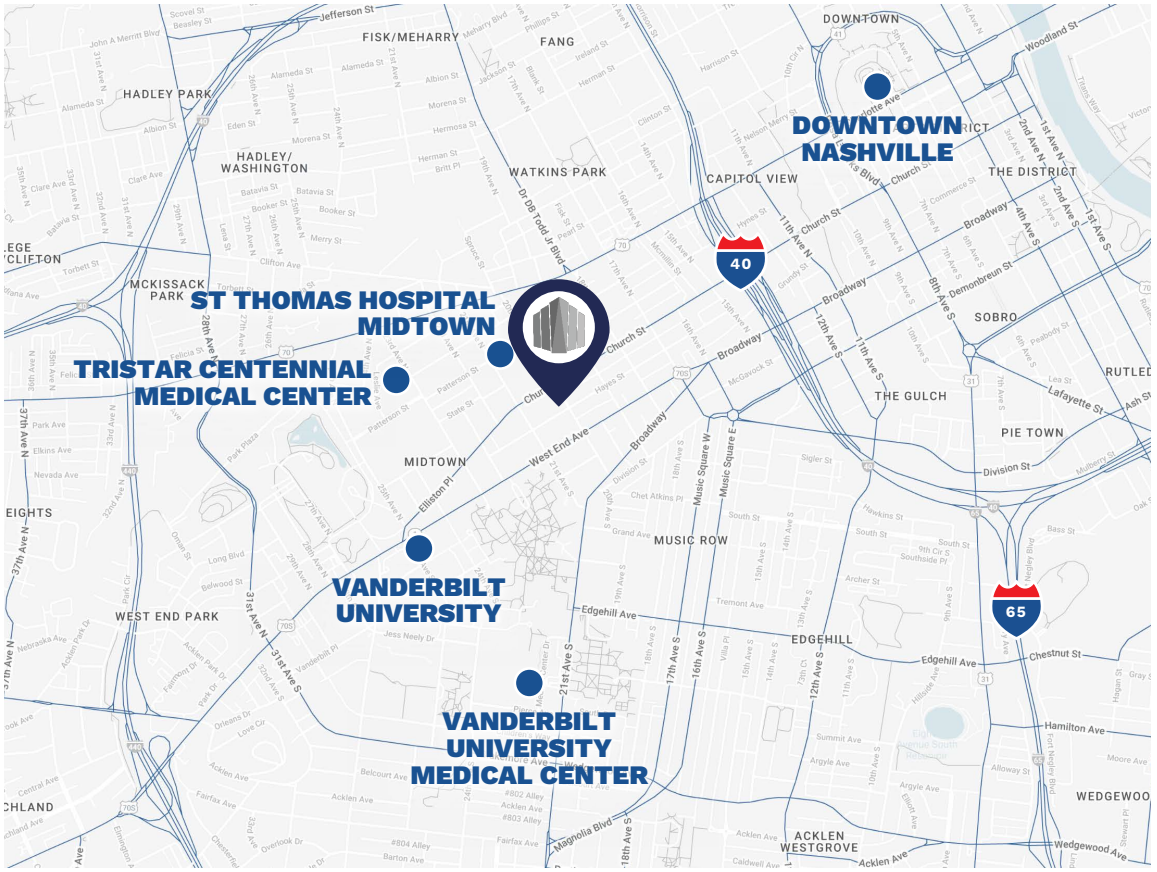
St Thomas Hospital Midtown
2 minutes - 0.4 miles

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)
8 minutes - 2 miles



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

2025 MIDTOWN DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	23,468	136,959	246,883
2030 Population Projection	28,997	161,926	279,440
Total Households	11,505	65,095	111,546
Average HH Income	$107,378	$135,267	$138,576

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TAKE A TOUR

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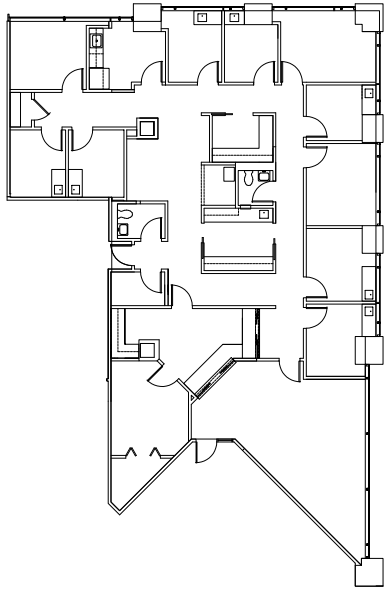
Available Suites



SUITE 215 | 3,444 SF

- Waiting and reception area
- (7) exam rooms
- (3) doctor's offices
- (2) private restrooms
- Dedicated lab area
- Window lined corner suite
- Staff break room

SUITE 535 | 2,228 SF

- (3) exam rooms and (1) office
- Consultation room
- Staff breakroom and (2) private restrooms
- Dedicated lab space
- Inviting reception area
- Recent common area upgrades to the outside of space

Scan for virtual tours and availabilities.

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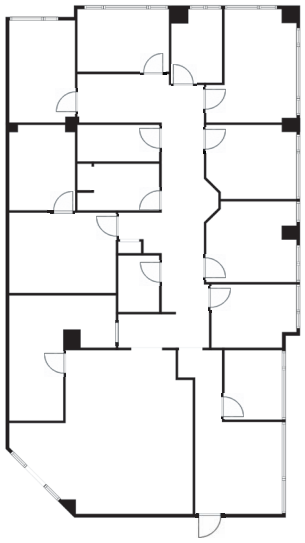
Available Suites

SUITE 600 | 7,967 SF

- 6th floor multi-provider suite with excellent city views
- Floorplan able to be customized and demised as-needed
- Numerous, fully equipped exam rooms and office/consultation spaces
- Staff break room and (3) private restrooms
- (2) spacious patient waiting rooms
- Recent common area upgrades outside of the space



SUITE 650 | 3,371 SF

- Waiting and reception area
- (4) exam/procedure rooms
- (7) doctor's offices
- Staff break room
- Private restroom
- Dedicated lab area

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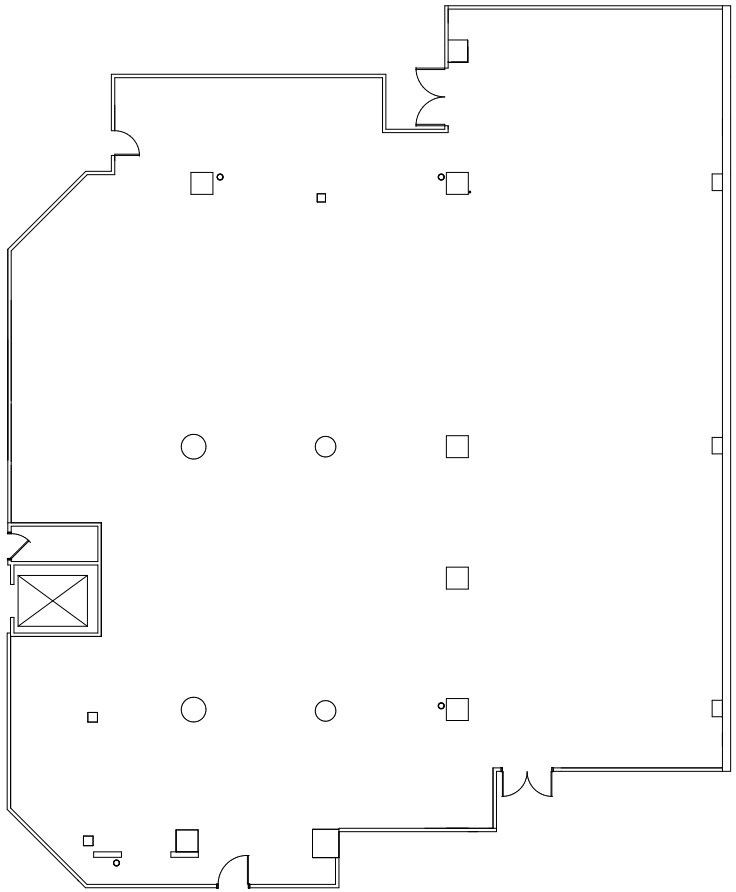

LL20 | 8,942 SF

- 2nd generation surgery space
- Prep and recovery rooms
- Private restrooms

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