

# GRENADA MEDICAL COMPLEX | FOR LEASE

1300 SUNSET DRIVE | GRENADA, MS 38901



## GRENADA MEDICAL COMPLEX

Randall Commercial Group, LLC is pleased to present the Grenada Medical Complex for lease, a 53,025 SF medical office building (“MOB”) located on Sunset Drive, Grenada’s main commercial thoroughfare, just 1.3 miles from I-55. The Grenada Medical Complex is the premier medical office building in the area and provides easy access to the University of Mississippi Medical Center (UMMC) Grenada Hospital Campus.

### AVAILABLE OFFICE SUITES:

Asking Rent: \$18.50 - \$20.00 per RSF (Full Service Lease)

- |                      |                       |
|----------------------|-----------------------|
| • Suite D: 1,000 RSF | • Suite R: 4,069 RSF  |
| • Suite G: 2,998 RSF | • Suite T: 2,160 RSF* |
| • Suite K: 2,921 RSF | • Suite Z: 850 RSF    |
| • Suite N: 3,142 RSF |                       |

\*Timeshare Suite—available days: Monday, Tuesday, & Thursday

### BUILDING AMENITIES:

- Onsite pharmacy
- Convenient, covered drop off area at building entrance
- Easy access to UMMC Hospital, restaurants, shopping, etc.
- Professionally managed

## MARKET OVERVIEW

University of Mississippi Medical Center (UMMC) Grenada is a 156-bed, state-owned healthcare facility that serves Grenada County and surrounding counties in north central Mississippi. The Grenada Medical Complex is located just 1.2 miles from UMMC Grenada and 1.3 miles from I-55.



PHYSICIANS REALTY TRUST



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For leasing information, please contact:

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**DISCLAIMER/TERMS OF USE FOR OFFERING MEMORANDUM: 1300 SUNSET DRIVE, GRENADA, MS 38901**

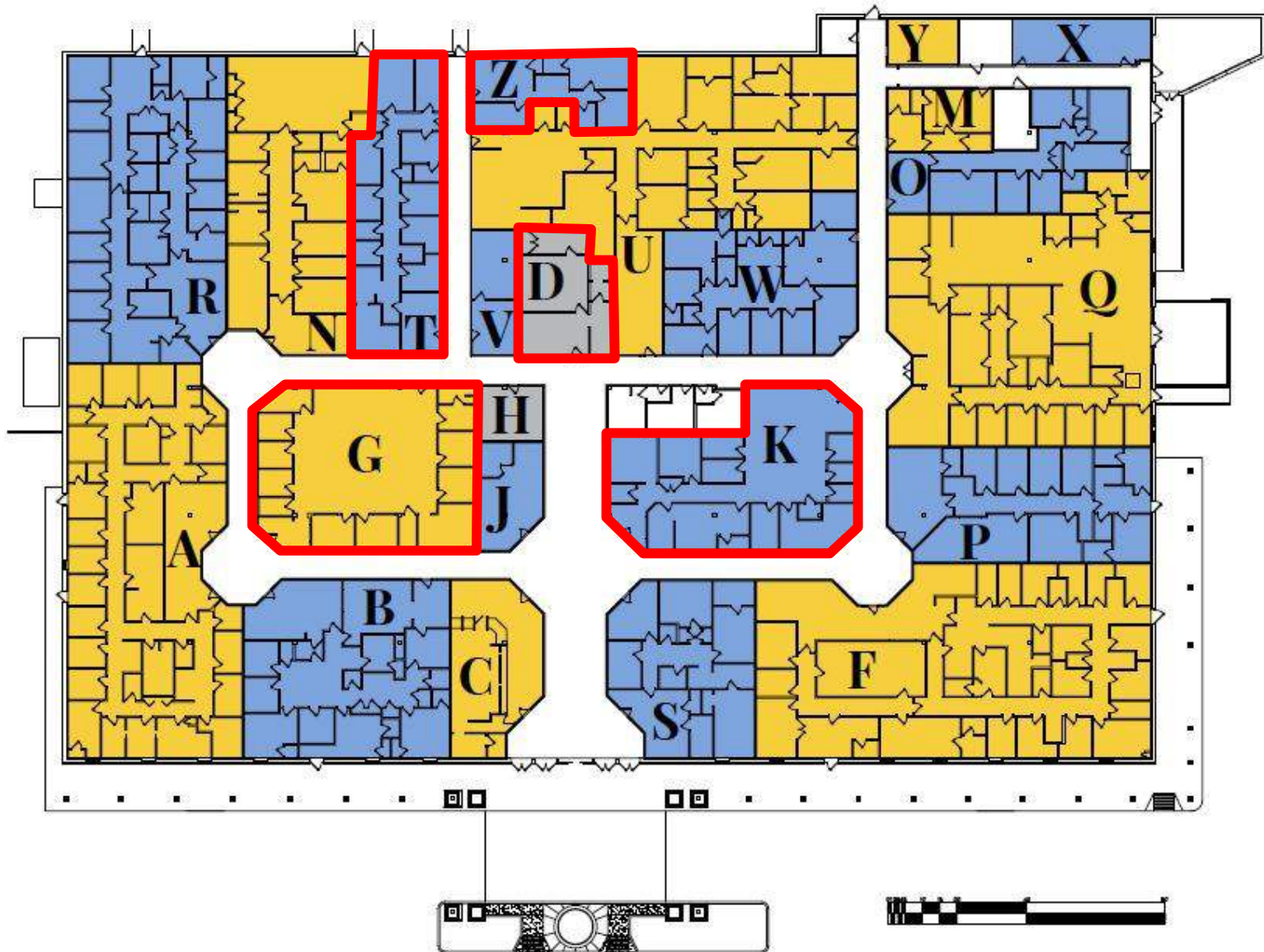
The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the subject property and the suites available for lease (“Property”). Any interested party must independently investigate the Property, particularly from a physical, financial, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the Property, as it is the responsibility of the interested tenant to conduct full due diligence with their advisors. The data contained within this offering memorandum is for informational purposes only and is not sufficient for evaluation of Property for potential lease.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property. Furthermore, no due diligence has been performed regarding the future plans for this location. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past performance, expected or projected performance do not guarantee future performance. Potential tenants bear the full risk and exposure of all business, events, and liability associated with such properties. The size and square footage of the Property are estimated and should be independently verified. Unless a fully executed lease agreement has been executed, the Landlord and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to lease the Property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer to lease the Property unless a lease agreement of Property has been executed and delivered.

In no event shall prospective tenant or its agent have any claims against the Landlord or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or lease of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.





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AREA MAP

