

# Merit Health Madison Medical Office Building | FOR LEASE

163 River Oaks Drive | Canton, Mississippi



## Available For Lease

- 35,000 sq. ft. Medical Office Building located just  $\pm 100$  yards from Merit Health Madison Hospital
- 3 spaces available for lease | spaces range from 2,743 RSF to 4,647 RSF
- Generous Tenant Improvement Allowance Available
- $\pm 2$  miles from Nissan North America Vehicle Assembly Plant (6,400 employees)

## For More Information Contact:

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## Randall Commercial Group, LLC

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[www.randallcommercialgroup.com](http://www.randallcommercialgroup.com)



## Executive Summary

### Merit Health Madison | Medical Office Building

The Merit Health Madison Medical Office Building (MOB) is a two-story, 35,000 sq. ft. building located in Canton, Mississippi just off I-55. Located next to Merit Health's existing 67-bed hospital, the building features an outpatient physical rehabilitation clinic to provide patients occupational health and speech pathology therapy services as well as primary care, obstetrics/gynecology and orthopedics, among other medical specialties. With the extensive population growth, residential development and economic surge in Madison County over the past five years, providing a new location for the addition of medical specialties and physician practices will enhance access to quality healthcare for those living and working in the area.

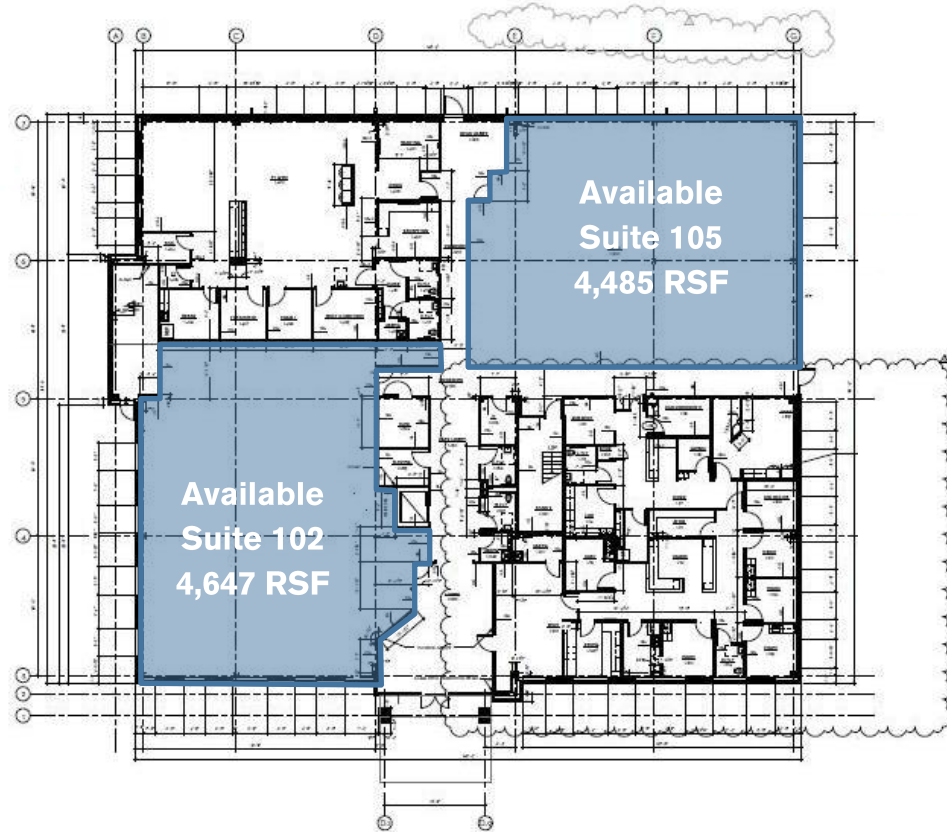
**Merit Health Madison** - Located in Canton, the new \$42 million, 67-bed state-of-the-art facility offers 24-hour emergency care, general surgery, orthopedics, women's services and obstetrics, pediatrics, neurology, urology intensive care, and diagnostics

Total Square Footage:	35,000 sq. ft.
<b>Available Space:</b>	<b>1st floor – Suite 102: 4,647 RSF; Suite 105: 4,485 RSF</b> <b>2nd floor – Suite 203: 2,743 RSF</b>
Tenants/Services:	Merit Health Medical Group—Orthopedics; Merit Health Madison Rehabilitation Services; Merit Health Medical Group—Internal Medicine; Merit Health Medical Group—Cardiology; Mississippi Neurology Center; Merit Health Medical Group—OBGY
Parking:	Ample—Surface
Lease Terms:	10-year lease term
<b>Net Rent:</b>	<b>\$17.90 per sq. ft.</b>
Operating Expenses:	\$6.80 per sq. ft. (estimated)
<b>Landlord's Build Out Allowance:</b>	<b>\$55 per sq. ft. (varies based on lease term)</b>
<b>Ownership Options:</b>	<b>Landlord has available ownership options</b>
<b>Nissan North American—Vehicle Assembly Plant:</b>	<b>± 2 miles from MOB   4.7 millions sq. ft. facility   6,400 employees</b>
Hospital Services:	24-hour emergency care, general surgery, orthopedics, women's services and obstetrics, pediatrics, neurology, urology intensive care, and diagnostics
Building Completion Date:	2016



## Floor Plans

### 1ST FLOOR



### 2ND FLOOR





## Property Pictures:

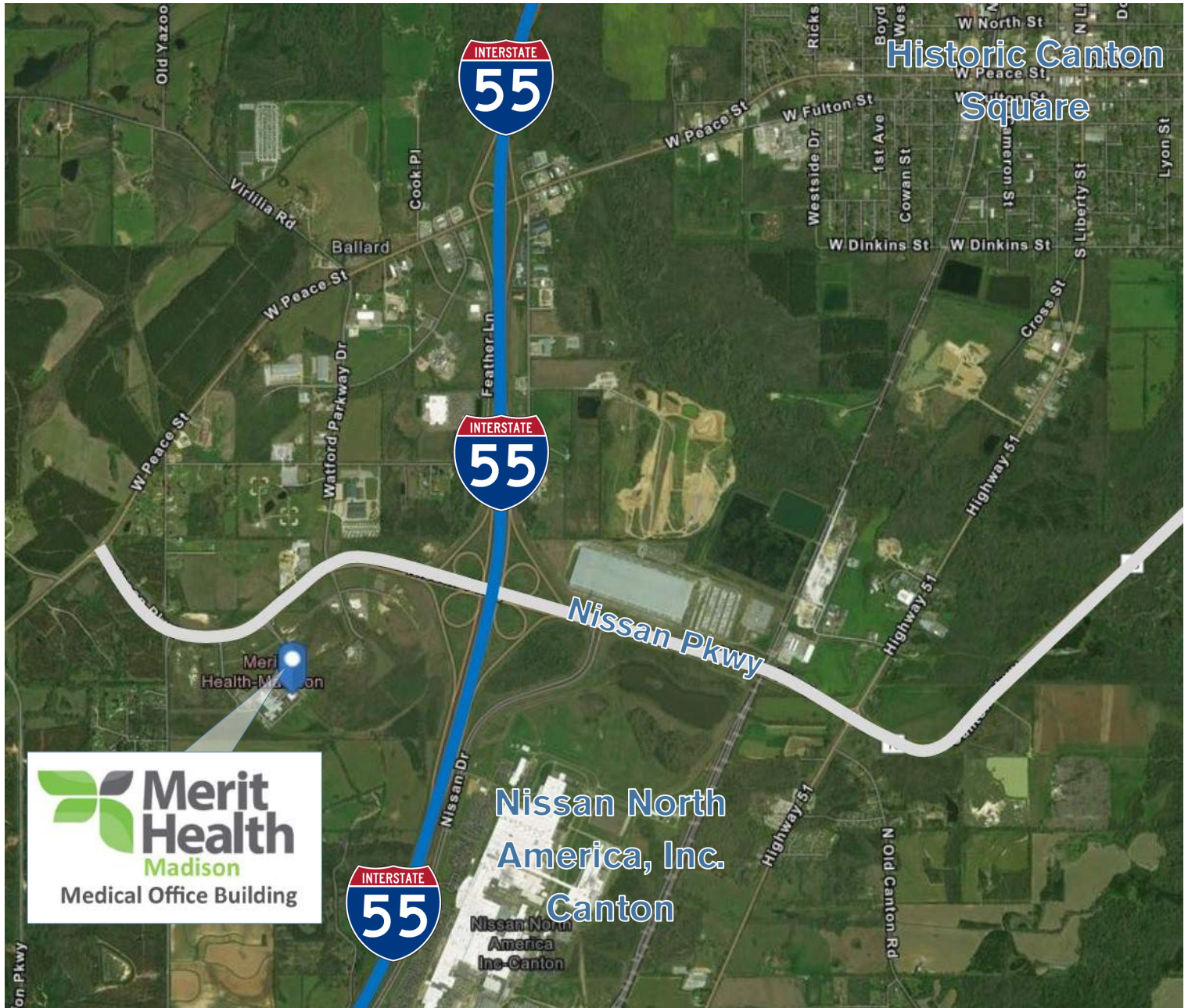




## Location: Canton | Madison County | Mississippi

**Canton** is a city in Madison County, Mississippi, United States. The population was 13,189 at the 2010 census. It is the county seat of Madison County and situated in the northern part of the metropolitan area surrounding the state capital, Jackson. Much of Canton is on the National Register of Historic Places. The courthouse square is a historic shopping district and host to the Canton Flea Market. The picturesque Georgian courthouse is particularly notable and often appears in photographic exhibits of the South.

**Madison County** is one of the fastest growing counties in Mississippi. The opening of the Nissan Canton Vehicle Assembly Plant in 2003 was a groundbreaking moment, bringing automotive production to Mississippi for the first time. The plant has become a force for economic development, creating thousands of well-paying jobs and inspiring other auto companies and suppliers to set up operations in the state.





## Nissan North America—Vehicle Assembly Plan | Overview

**Nissan's Canton Vehicle Assembly Plant** has been in operation since 2003 and is celebrating its 15-year anniversary. More than 4 million vehicles have rolled off the line at Nissan-Canton. Nissan has transformed Mississippi into a hub for world-class automotive manufacturing, creating more than 6,500 jobs for team members and more than 25,000 direct and indirect jobs statewide. In 2015, Nissan brought its Murano production to Nissan-Canton, making it the company's worldwide hub for Murano production, expanding export opportunities from the plant to more than 100 markets.



### WORKFORCE

±6,500 employees



### COMMUNITY IMPACT

Annual Payroll over  
\$245M



### FACILITY

4.7 Million Sq. Ft.



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## About Randall Commercial Group, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenants, and developers on deals ranging up to \$50 million in estimated market value. Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate

## Randall Commercial Group, LLC | Healthcare Practice Group

Through Randall Commercial Group, LLC's healthcare practice group, we provide a broad range of healthcare real estate services to private physician groups, hospital systems, healthcare companies, owners of surgical and specialty medical facilities, and investors of real estate occupied by healthcare tenants. From sole practitioners to publicly traded companies, we have experience navigating the complex needs and goals of a diverse range of healthcare providers and property owners.

The healthcare sector's rapidly evolving regulatory landscape and cultural changes coupled with a heightened investor demand for healthcare real estate have presented very unique opportunities and challenges. We listen closely to the client's desired outcome and craft innovative approaches and strategies to achieve the goal during these dynamic times. This unique practice group is equipped to deal with the physical challenges and nuances that accompany healthcare properties while creatively establishing an ownership or lease strategy that aligns with the practice's financial and business goals. Our team is lead by a former healthcare sector stock analyst—not only do we study the real estate, we also study healthcare economics.

Randall Commercial Group has an exclusive member-benefit partnership with the Mississippi State Medical Association to better serve doctors and physicians around the State of Mississippi



## Disclaimer:

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.