



MISSISSIPPI
RETINA

BAPTIST 1026 BUILDING

ON-CAMPUS PHYSICIAN OFFICE BUILDING

1026 BAPTIST CIRCLE, MADISON, MISSISSIPPI 39110

NEW MEDICAL OFFICE CONSTRUCTION

BOLDT

 **BAPTIST**

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ON-CAMPUS PHYSICIAN OFFICE BUILDING



LEASING OPPORTUNITIES

In the Growing Madison, Mississippi Community

Baptist Memorial Health Care Corporation (BMHCC) and Boldt Healthcare Real Estate have partnered to bring a new Class A physician office building to BMHCC's Madison campus. The four-story building will allow its physicians to access the growing and affluent market of Madison while continuing to serve the broader Jackson market through convenient I-55 access.

Current providers in the 1026 Building include Jackson Eye Associates ("JEA") and Mississippi Retina Associates ("MRA"). JEA and MRA conducted multi-year searches for their new flagship locations in the Madison and Ridgeland markets. They selected 1026 Baptist Circle for its prominent location, highway visibility, proximity to other medical providers, and the opportunity to continue partnering with BMHCC.

The 1026 Building opened its doors to patients in June 2024 and has ample room to accommodate both small and large practices looking to position themselves alongside BMHCC and solidify their place in the Madison market.

PHYSICIAN BENEFITS



PHYSICIAN OWNERSHIP OPTIONS AVAILABLE



FLEXIBLE TENANT IMPROVEMENT AND BASE RENT PACKAGES



ADJACENCY TO MANY MEDICAL PROFESSIONALS



AMPLE SURFACE PARKING

Property Highlights

- 4-Story Class A Physician Office Building
- 97,000 RSF New Construction
- Premiere location and visibility
- Conveniently located off highway I-55
- 15 Minutes from Baptist Medical Center and Downtown Jackson, Mississippi
- Over 5 Per 1,000 SF Parking
- Easy Access to Nearby Retail
- Direct Access to New Campus Walking Path





Nearby Retail Amenities

- Walgreens
- Starbucks
- Primos Café
- Chick-fil-A
- Georgia Blue
- Courtyard by Marriott
- Walmart
- Home Depot
- Kroger
- Broadmoor Baptist Church

Why Expand Your Practice to Madison

INCREASED PATIENT POPULATION

Madison is a rapidly growing city with a population that is expected to continue to rise. This means there is a potential for a larger patient base for your practice.

ECONOMIC GROWTH

Madison County is Mississippi's most affluent county and its third fastest growing. As a healthcare provider in Madison, you can be assured this market will remain prolific and profitable for your practice.

IMPROVED ACCESS TO HEALTHCARE

Attract new patients and retain existing ones by providing a more convenient location than your competitors located in Jackson. Shorter drive times for patients will allow you to capture the patient growth in Madison.

DIVERSIFYING THE HEALTHCARE LANDSCAPE

Your practice would bring new expertise and services to the area, which benefits both patients and allows your practice to take advantage of unmet care demand in the Madison market.

PROMINENT LOCATION

Be part of the well-established BMHCC campus with interstate visibility. Madison is a well-connected city with good transportation options, which makes it easy for patients to access your practice.

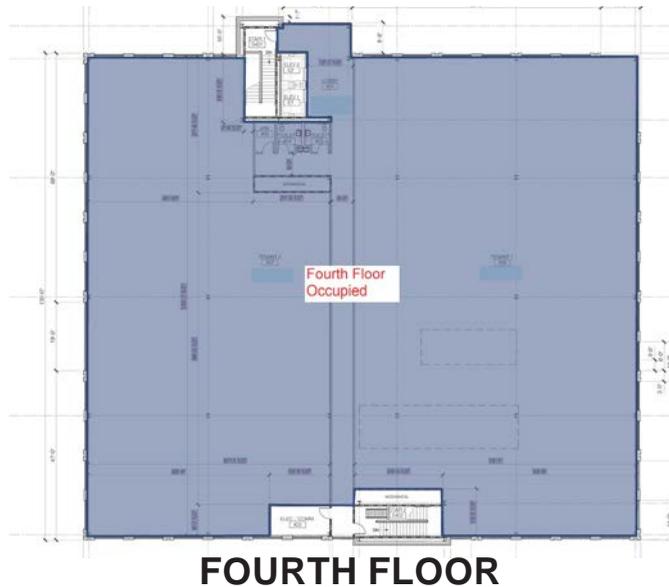
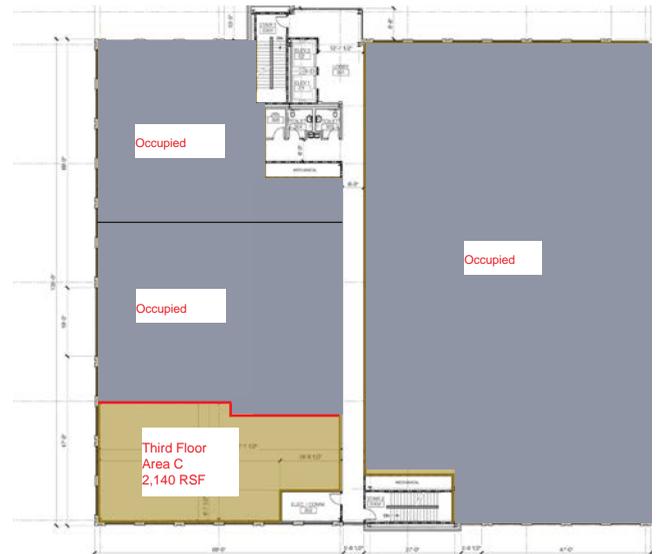
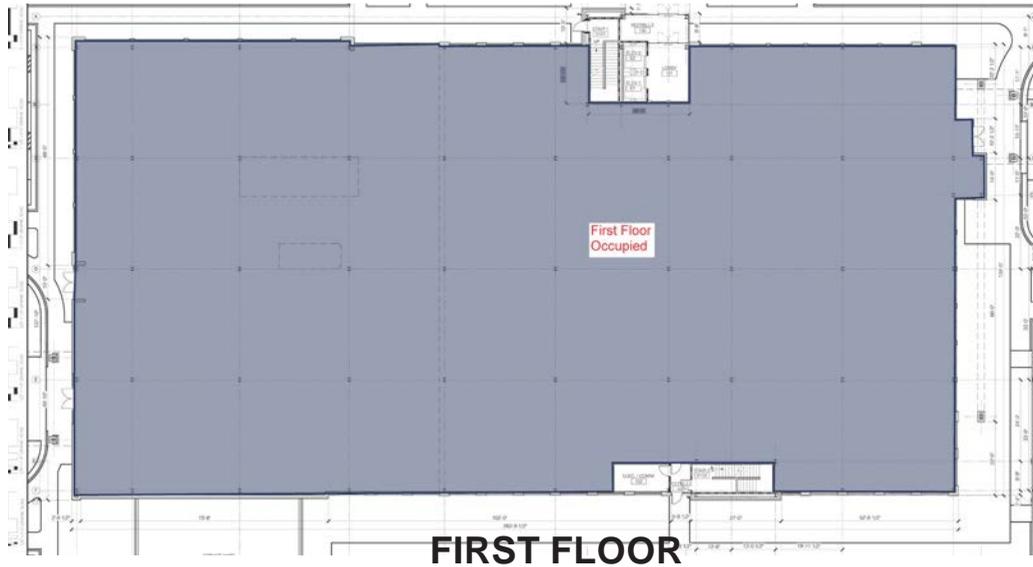
Leasing Opportunities

- RENT:** \$26.00-\$30.00 triple net rent per rentable square foot; excludes all utilities, insurance, housekeeping, maintenance, property management and real estate taxes.
- TERM:** A minimum of ten (10) years
- SUITE DESIGN:** Experienced medical space planners will custom design each medical practice's suite to meet their individual needs. Tenants will be able to choose from a variety of standard suite finishes or work with the designer to customize their suite.
- TI ALLOWANCES:** Negotiable depending on deal terms and Tenant needs.
- USE:** Premises used for specific medical specialty. Lessee's physicians must be or become members in good standing of the medical staff of the Mississippi Baptist Medical Center.
- PARKING:** Ample parking will offer convenient access for patients and staff, over five per 1,000 sq. ft.
- ACOUSTICS:** Suites are separated by sound insulated walls which will span from floor structure to floor structure. All interior suite partitions penetrate ceilings. Acoustical tile ceilings throughout each suite and all doors are solid wood core.
- OWNERSHIP:** Ownership options to qualified physician tenants who desire the ability to own.



1026 Building Floor Plans

22,240 SF RETAIL/OFFICE SPACE FOR LEASE



BY THE NUMBERS



The population of Madison, MS is expected to grow by 0.73% from 2022 to 2027

↑ 29%

The community of Madison, MS spends 29% more on healthcare than the national average



Healthcare is a top 5 employer in Madison county

↓ 55%

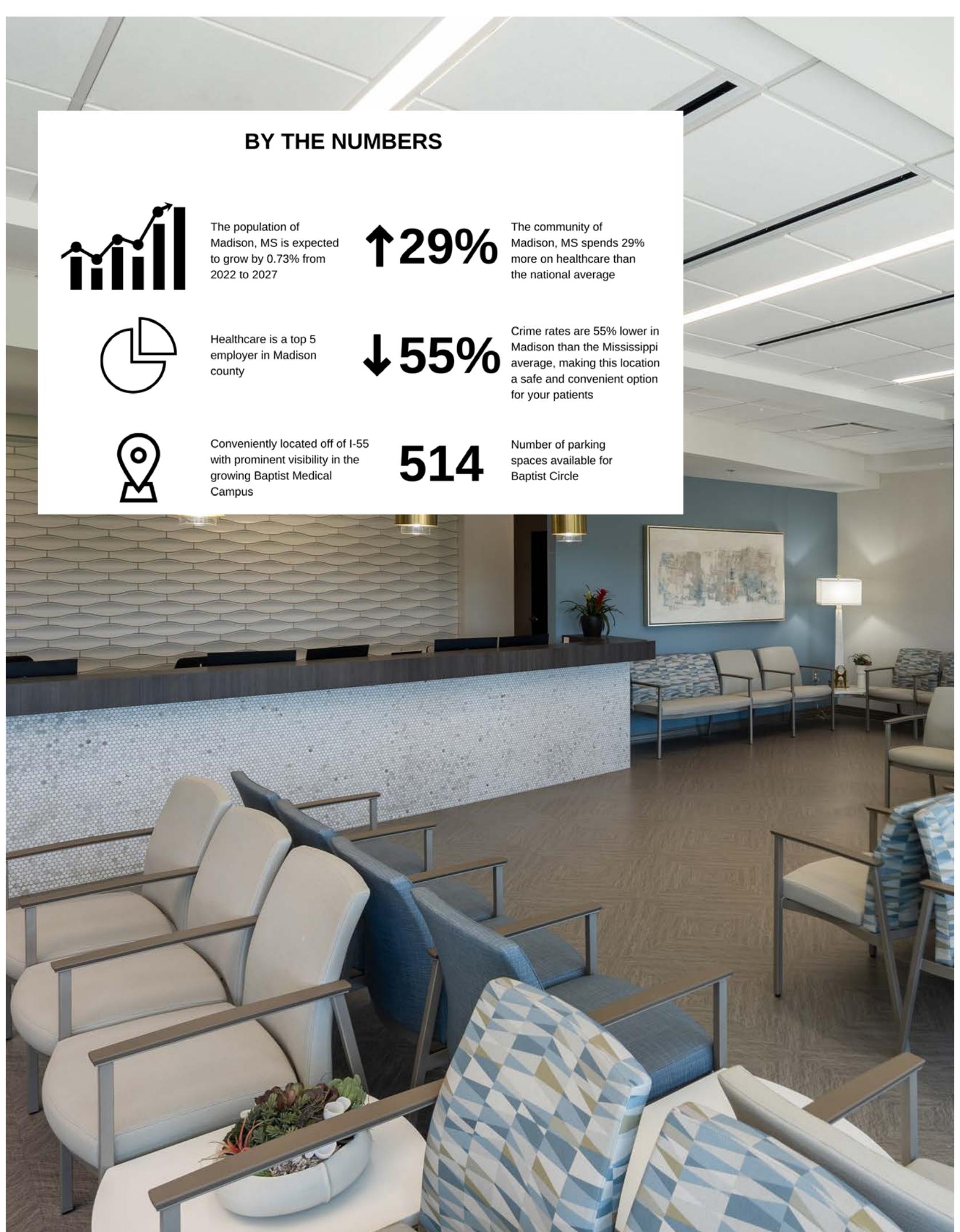
Crime rates are 55% lower in Madison than the Mississippi average, making this location a safe and convenient option for your patients



Conveniently located off of I-55 with prominent visibility in the growing Baptist Medical Campus

514

Number of parking spaces available for Baptist Circle





Walking path adjacent to parking lot for employees and patients to enjoy.

LEARN MORE ABOUT LEASING OPPORTUNITIES

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