



OFFICE BUILDING FOR SALE

FRESENIUS MEDICAL CARE

2225 Union Avenue, Memphis, TN 38104

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FRESENIUS MEDICAL CARE

2225 Union Avenue | Memphis, TN 38104

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,669,000
NOI:	\$186,830
Cap Rate:	7.0%
Land Acreage:	0.89 Acres
Year Built:	1967
Building Size:	14,925
Price / SF:	\$178.83
Renovated:	2019
Market:	Memphis

LEASE SUMMARY

Lease Type:	Double Net (NN)
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	7 Years
Original Lease Term:	10 Years
Commencement Date:	August 1, 1998
Current Term Expiration:	July 31, 2027
Options:	(2) Five Year
Increases:	2.5% Annually
Guarantor:	Corporate Guarantee
Right of First Refusal:	No

PROPERTY HIGHLIGHTS

- Fresenius Medical Care In Mldtown Memphis Open 6 Days/Week With 25 Stations
- 2.5% Annual Rental Increases
- Fresenius Has Occipied The Site Since 1998 and Recently Extended for 5 Years
- New Roof 2020 - 15 Year Warranty
- Over 34,000 Vehicles/Day Along Union Ave/US Hwy64
- Fresenius Medical Care (NYSE:FMS) is the World's Largest Dialysis Provider and a Fortune 500Co with a \$26 Billion Market Cap
- Fresenius Currently Holds an S&P Rating of BBB- (Investment Grade Credit) and Operates Over 2,200 Dialysis Facilities in North America With Continuing Expansion Domestically and Overseas
- 263,000 People Within 5 Miles of The Subject Property
- Average Household Income In a 5 Mile Radius Exceeds \$52,000

FRESENIUS MEDICAL CARE

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OVERVIEW

Company:	Fresenius Medical Care Holdings, INC
Founded:	1996
Total Revenue:	\$10.37B
Net Income:	\$787.64M
Headquarters:	Waltham, MA
Website:	www.fmc-ag.com

LOCATION HIGHLIGHTS

- Open 6 Days/Week
- 130+ Patients
- 25 Stations

FRESENIUS MEDICAL CARE



TENANT OVERVIEW

Fresenius Medical Care AG & Co. KGaA, a kidney dialysis company, provides dialysis care and related services, and other health care services. It offers dialysis treatment and related laboratory and diagnostic services through a network of outpatient dialysis clinics; materials, training, and patient support services comprising clinical monitoring, follow-up assistance, and arranging for delivery of the supplies to the patient's residence; and dialysis services under contract to hospitals in the U.S. for the hospitalized end-stage renal disease (ESRD) patients and for patients suffering from acute kidney failure. The company also develops, manufactures, and distributes dialysis products, including hemodialysis machines, peritoneal cyclers, dialyzers, peritoneal solutions, hemodialysis concentrates, solutions and granulates, bloodlines, renal pharmaceuticals, and water treatment systems for the treatment of ESRD; offers renal medications and supplies to patients at homes or to dialysis clinics; and provides vascular, cardiovascular, endovascular specialty, hospitalist and intensivist, medical cost management, ambulatory surgery center, health plan, urgent care, physician nephrology and cardiology, and ambulant treatment services. In addition, it develops, acquires, and in-licenses renal pharmaceuticals; and offers non-dialysis products, including acute cardiopulmonary and apheresis products. The company sells its products to clinics, hospitals, and specialized treatment clinics directly, as well as through local sales forces, independent distributors, dealers, and sales agents. As of December 31, 2017, it operated 3,752 outpatient dialysis clinics in approximately 50 countries. The company has operations in Germany, the United States, and internationally. Fresenius Medical Care AG & Co. KGaA was founded in 1996 and is headquartered in Bad Homburg, Germany.

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ADDITIONAL PHOTOS



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LOCATION OVERVIEW



LOCATION OVERVIEW

Memphis is a city along the Mississippi River in southwestern Shelby County, Tennessee, United States. The 2019 population was 651,073, and the second-most populous in Tennessee, as well as the 26th-largest city in the United States. Greater Memphis is the 42nd-largest metropolitan area in the United States, with a population of 1,348,260 in 2017. The city is the anchor of West Tennessee and the greater Mid-South region, which includes portions of neighboring Arkansas, Mississippi, and the Missouri Bootheel. Memphis is the seat of Shelby County, Tennessee's most populous county. One of the more historic and culturally significant cities of the southern United States, Memphis has a wide variety of landscapes and distinct neighborhoods.

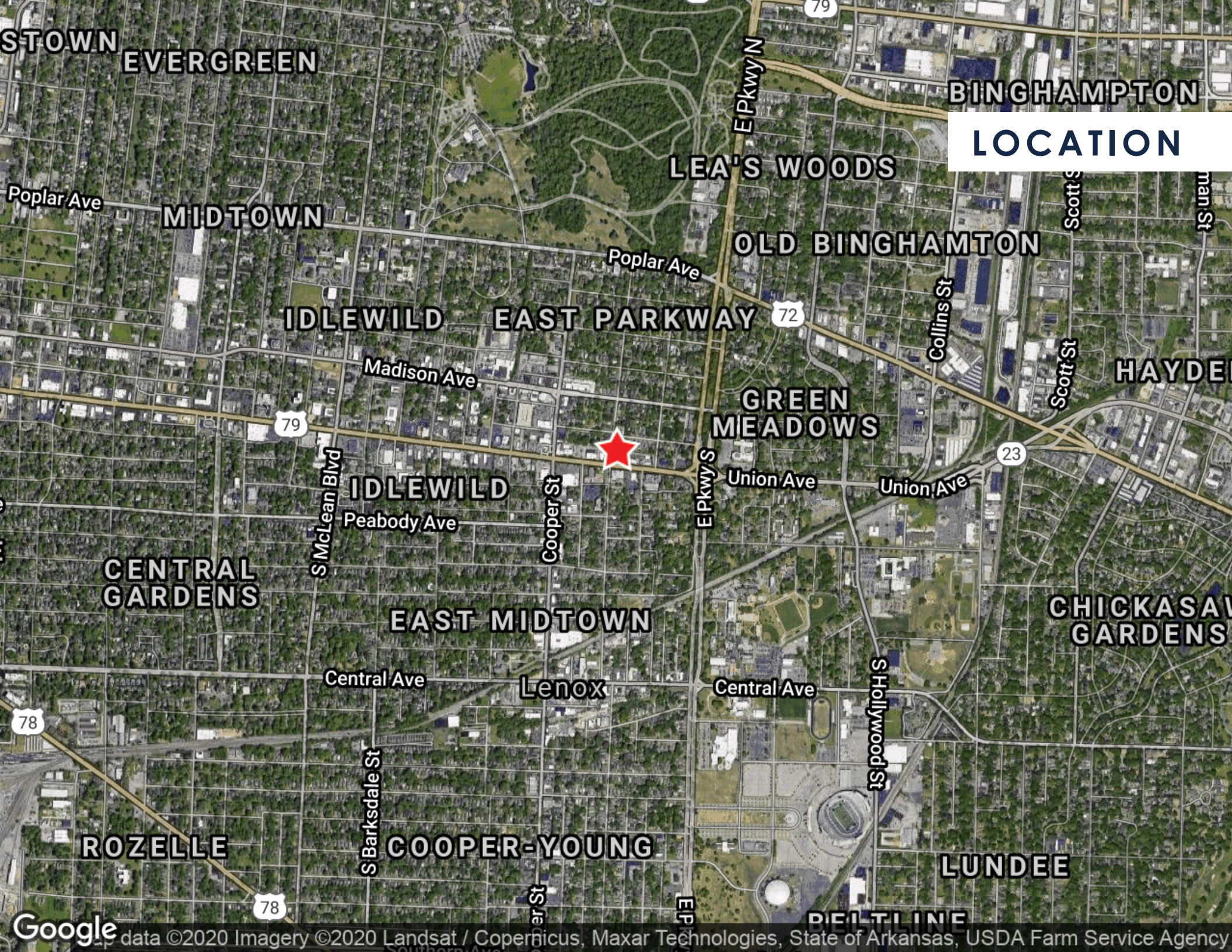
Memphis is a regional center for commerce, education, media, art, and entertainment. It has long had a prominent music scene, with historic blues clubs on Beale Street originating the unique Memphis blues sound in the early 20th century. The city's music has continued to be shaped by a multicultural mix of influences: the blues, country, rock and roll, soul, and hip-hop. Memphis-style barbecue has achieved international prominence, and the city hosts the World Championship Barbecue Cooking Contest, which attracts over 100,000 visitors to the city annually.

The city has historically been one of the largest shipping hubs in the Mid-South, dating back to the Civil War, when the port was one of the largest on the Mississippi River and served as a shipping hub for the Confederacy. As transportation methods developed, Memphis has continued to hold significance as a transportation hub. Now the city is home to the second largest cargo airport in the world, Memphis International Airport, and the world's busiest domestic airport with 3.9 million metric tonnes. Memphis International Airport and Memphis has had huge significance in the railroad industry. The city has the 3rd largest rail center in the U.S. behind Chicago and St. Louis. It is also one of only four U.S. cities with five Class 1 railroads.

An aerial photograph of a suburban neighborhood. A wide, multi-lane road runs horizontally across the middle of the image. To the left of this road, there are several commercial buildings, including a large white warehouse-like structure and a parking lot filled with cars. To the right of the road, there are more commercial buildings, including a large building with a flat roof and a parking lot. The surrounding areas are filled with residential houses, many with green lawns and trees. The overall scene is a typical suburban commercial and residential area.

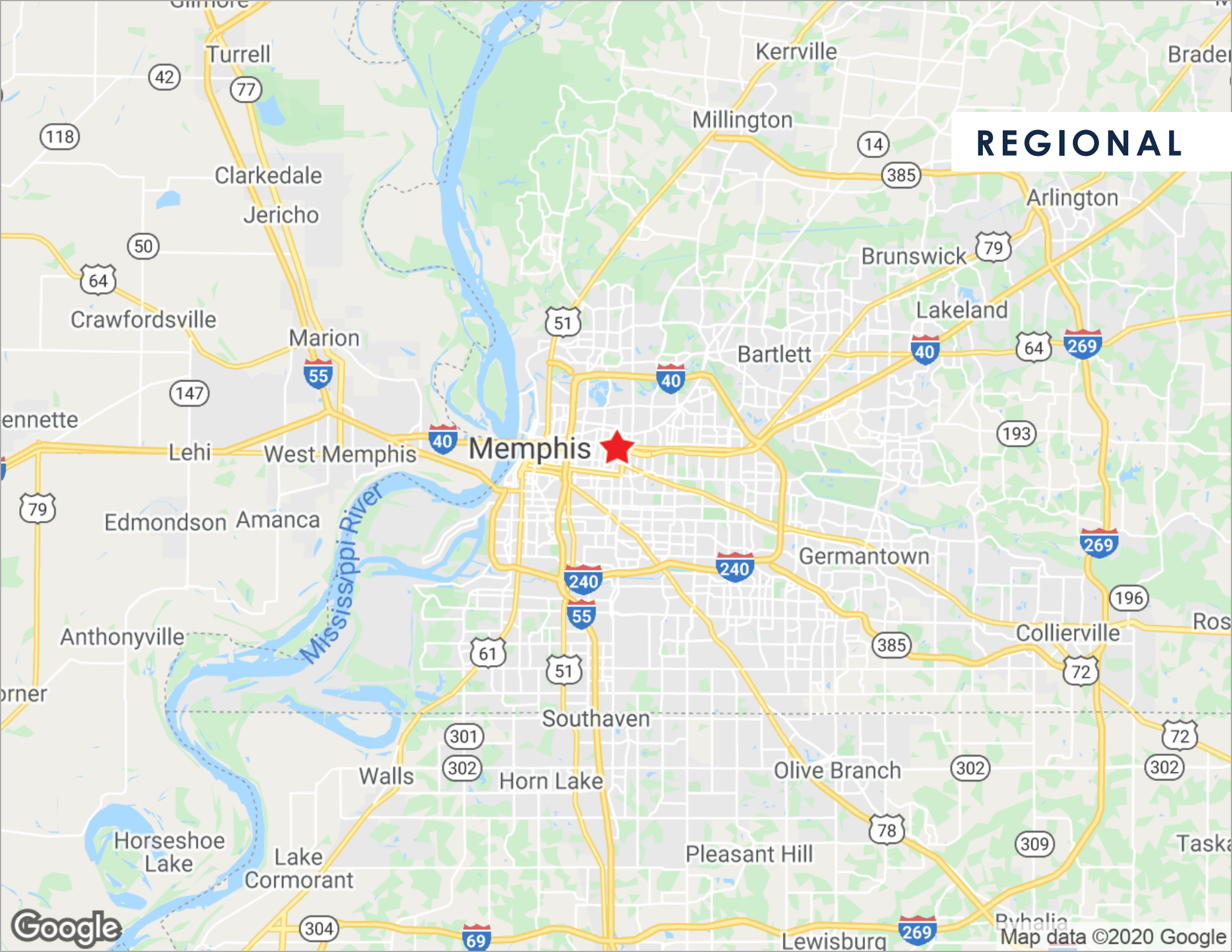
AERIAL

Fresenius Medical Care



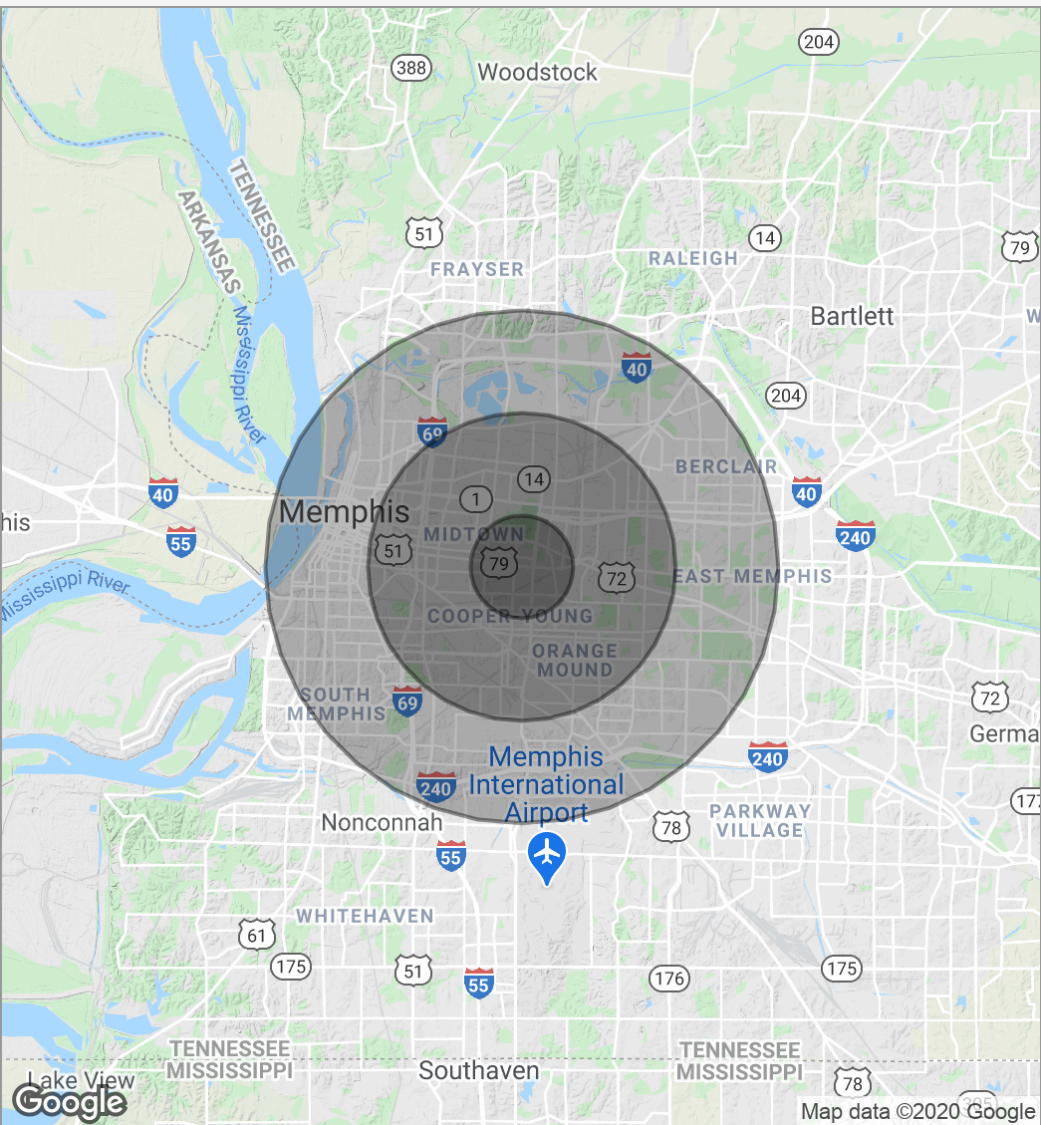
LOCATION

REGIONAL



FRESENIUS MEDICAL CARE

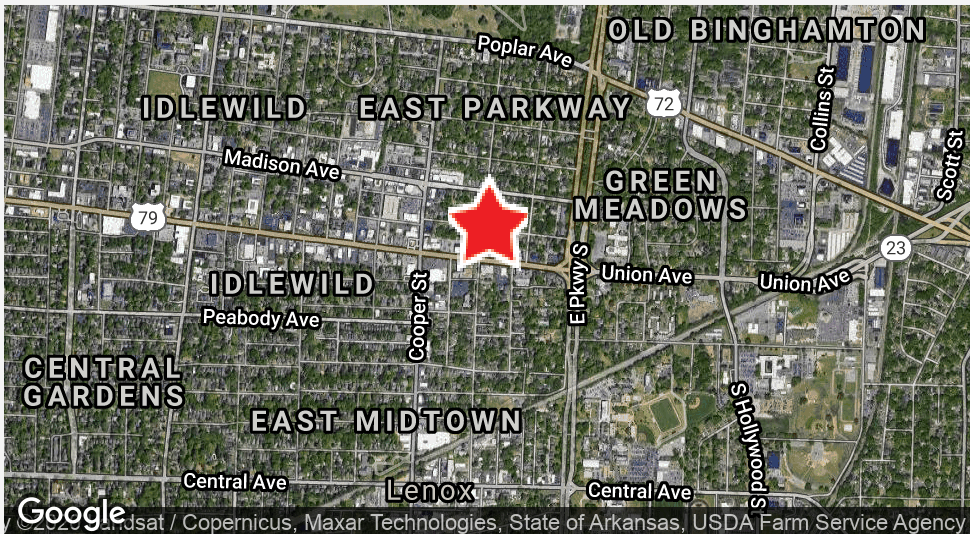
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DEMOGRAPHICS MAP

POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,175	114,210	263,459
Median age	33.5	35.5	34.1
Median age (Male)	32.9	33.6	32.7
Median age (Female)	34.6	37.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,402	47,024	101,421
# of persons per HH	2.1	2.4	2.6
Average HH income	\$56,801	\$48,324	\$45,744
Average house value	\$225,002	\$203,634	\$178,316

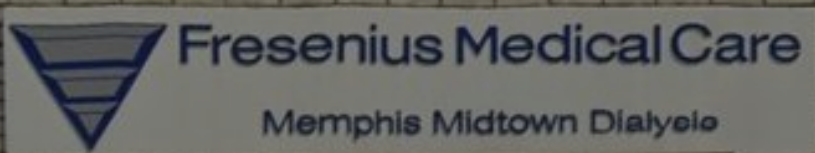
* Demographic data derived from 2010 US Census



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