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# HEALTH FACILITIES MONITOR

*What You Need to Know Now*

## TOP STORIES

### **Expect More Hospital Mergers in 2025, with Deals Driven by Distress and Opportunity**

Hospital merger activity has risen in each of the past three years, and analysts expect to see more deals in 2025, driven by financial need, opportunities to solve problems, and academic medical centers looking to evolve.

Source: [Chief Healthcare Executive](#), [Med City News](#)

### **Nearly All Rural Providers Optimistic About Financial Viability, Survey Finds**

A survey suggests a spot of optimism among rural healthcare providers. In a poll from advisory and accounting firm Wipfli, nearly all 75 responding rural care organizations said they were either cautiously optimistic or completely optimistic about their current financial viability.

Source: [Fierce Healthcare](#)

### **Trump Tariffs Will Disrupt Medical Supply Chain, Industry Execs Warn**

Industry executives warn that tariffs on imports from China, along with Canada and Mexico if the temporary reprieves expire after a month, threaten to escalate healthcare costs, disrupt supply chains and create affordability challenges for patients.

Source: [Fierce Healthcare](#), [Health Leaders Media](#), [American Hospital Association](#)

### **DOGE Targets CMS as Labor Unions Sue Trump Admin Over Data Privacy**

Musk confirmed he is targeting the Centers for Medicare & Medicaid Services as part of a wide-reaching effort to eliminate wasteful government spending at federal agencies.

Source: [Fierce Healthcare](#), [Becker's Hospital Review](#), [Health Exec](#)

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2025 Hospital, Outpatient Facilities & Medical Office Buildings Summits

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## BUILDING, BUYING, SELLING

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### 2025 Healthcare Real Estate Strategy Trends

The Ankura Healthcare Real Estate Strategy team monitors a wide variety of economic indicators to inform clients' upcoming strategic endeavors. Here are some to watch in 2025.

Source: [Ankura](#)

### Healthcare Capital Markets 2025 Outlook

Medical outpatient building transaction activity rebounded in 2024, and with easing interest rates, 2025 is shaping up to be a prime opportunity for investors.

Source: [Cushman & Wakefield](#)

### 2025 Credit and Capital Markets Outlook

For the first time since 2017, all three agencies currently maintain a stable outlook on the not-for-profit healthcare sector after S&P and Fitch revised their outlooks. Despite overall industry improvements, the divide between stronger and weaker performers continues to increase.

Source: [Kaufman Hall](#)

### Four Key Expert Healthcare Construction Predictions for 2025 and Beyond

In 2025, experts predict a healthcare landscape driven by innovation, consolidation and value creation. After a few rocky financial years, this year marks a potential turnaround period, driven by groundbreaking advancements in artificial intelligence to new models of care delivery.

Source: [HC+O News](#)

### Designing for Rural Healthcare Access

Architects and designers can improve reach and outcomes by reimagining healthcare environments as inclusive, supportive, community-focused spaces.

Source: [Healthcare Facilities Today](#)

- **NORTHEAST**

### **Healthcare Private Equity Reporting Act Signed into Law by Mass. Governor**

A bill in Massachusetts that would require private equity firms and hedge funds investing in healthcare entities to provide regulators with audited financial statements and other disclosures has been signed into law.

Source: [Health Exec](#), [McGuire Woods](#)

### **Cooper University Health Care Breaks Ground on "Project Imagine"**

The groundbreaking launched the first phase of a \$3 billion expansion of the Health Sciences Campus in Camden, N.J.

Source: [Healthcare Facilities Today](#)

### **New York to Invest Up to \$188M in Safety-Net Hospital**

New York Gov. Kathy Hochul has given preliminary approval for investments in seven hospital and healthcare partnerships through the state's Healthcare Safety Net Transformation Program. The initiative is designed to establish a "Comprehensive Cancer Program of Queens," including a new radiation and infusion therapy campus at Jamaica Hospital Medical Center.

Source: [Becker's Hospital Review](#), [Governor Kathy Hochul](#)

### **Flood Resilience Project at NYC Health + Hospitals/Metropolitan in East Harlem Complete**

New floodwalls and floodgates ensure the metropolitan hospital can withstand a one-in-500-year storm.

Source: [Healthcare Facilities Today](#), [Medical Construction & Design](#)

### **Hackensack Meridian Leases 8,000 Square Feet to Increase Outpatient Services**

As part of a push to expand its services outside of a hospital setting, Hackensack Meridian Health in Hackensack, N.J., is leasing about 8,000 square feet of space, adding to the 85,000 square feet in use for physicians' private practices.

Source: [NorthJersey.com](#)

- **SOUTHEAST**

### **UAB Health Systems to Acquire Ascension St. Vincent's**

Ascension St. Vincent's Health System will soon be under new ownership. The University of Alabama System Board of Trustees approved an agreement with Ascension for UAB Health System Authority to assume ownership of all Ascension St. Vincent's sites of care. The acquisition price is \$450 million.

Source: [WBRC](#)

### **Duke Health, UNC Health to Collaborate on ASC**

Durham, N.C.-based Duke Health and Chapel Hill, N.C.-based UNC Health are collaborating on a \$2 billion venture to build a 500-bed hospital, ASC, outpatient care center, medical office building and children's behavioral health center. Construction is expected to begin in 2027.

Source: [The Chronicle](#), [Becker's ASC Review](#), [Healthcare Design](#), [The Carolina Journal](#), [Enlace Latino NC](#), [Fierce Healthcare](#)

### **NC Hospital Chief: High-dollar Projects in Works**

Ongoing growth is the prognosis for Novant Health's activities this year in the Cape Fear, N.C., region, a top official at Novant Health New Hanover Regional Medical Center said in a recent interview. Construction continues on Scotts Hill Medical Center, a three-story, 250,000-square-foot community hospital. Spending on the medical campus is expected to top \$325 million.

Source: [WilmingtonBiz](#)

### **Thomas Hospital Breaks Ground on \$40 Million Patient Tower**

Construction for the newest addition to Thomas Hospital in Fairhope, Ala., is underway as community leaders broke ground on a \$40 million four-story patient tower.

Source: [WKRG News 5](#)

### **CHS Completes Sale of Mississippi Hospital**

Gulfport, Miss.-based Memorial Health System completed its acquisition of Merit Health Biloxi (Miss.) from Community Health Systems on Jan. 31. The deal is part of Franklin, Tenn.-based CHS' \$1 billion divestiture plan.

Source: [Becker's Hospital Review](#), [Memorial Health System](#)

### **Woodland Recovery Center to Expand with New Facility in Mississippi**

Woodland Recovery Center announced that the organization is expanding its footprint in Southaven, Miss., with a \$25 million investment to build a new 100-bed facility.

Source: [Healthcare Facilities Today](#)

### **Bon Secours Virginia Medical Building to Include Surgical Center**

A \$17.5 million Bon Secours medical office building in Chesterfield, Va., is expected to break ground this year after several years of planning. Construction is expected to start on the 90,000-square-foot medical office building in the second quarter of 2025 and finish in 2026.

Source: [Becker's ASC Review](#), [Richmond BizSense](#)

### **Roper St. Francis Has Topping-Off Ceremony for Summerville Medical Complex**

Roper St. Francis Healthcare marked a construction milestone in January as the final steel beam was placed atop its new medical complex near Summerville, S.C. The new facility will include a two-story, 40,000-square-foot ambulatory building.

Source: [The Summerville Journal Scene](#)

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Do you have a newsworthy item to share? [SUBMIT HERE](#)

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- **FLORIDA**

### **Sarasota Memorial Board Approves \$450M Florida Hospital**

The six-story, 100-bed Sarasota Memorial Hospital–North Port will be the third acute-care

hospital in the Sarasota Memorial Health Care System.

Source: [DOTmed](#), [Healthcare Facilities Today](#), [South Florida Hospital News](#), [Sarasota Magazine](#), [Herald-Tribune](#)

### **Lee Health Celebrates Groundbreaking for Hospital Campus**

The acute-care facility in the eastern part of Lee County, Fla., will have up to 168 beds, including 24 ICU beds, a 44-bed ER and 10 operating rooms.

Source: [Health News Florida](#), [Business Observer](#)

### **Fort Walton Beach, Fla., Medical Office Building Sells for \$23.4M**

Marcus & Millichap has facilitated the \$25.4 million sale of a 46,992-square-foot, multi-tenant medical office building in the Florida Panhandle city of Fort Walton Beach. The three-story property is fully occupied by Orthopaedic Associates and Surgical Specialists ASC.

Source: [REBusiness Online](#)

### **HCA Plans 3 New Freestanding Emergency Centers in Florida**

HCA Florida Healthcare's West Florida Division, part of Nashville, Tenn.-based HCA Healthcare, plans to build three new freestanding emergency rooms across several Florida counties.

Source: [Becker's Hospital Review](#), [HCA Florida](#)

### **Construction Progresses on Hospital for Special Surgery at NCH**

With construction progressing on the Hospital for Special Surgery at Naples Comprehensive Health North Naples Hospital in Naples, Fla., a \$20 million matching grant from Naples philanthropists Patty and Jay Baker has been met, NCH officials said.

Source: [Gulfshore Business](#)

### **All Children's Specialty Physicians Outpatient Care Opens in Wesley Chapel, Fl.**

The center is a precursor to the construction of a new 56-bed Johns Hopkins All Children's Hospital in Wesley Chapel, Fla. That project will break ground this year.

Source: [Healthcare Facilities Today](#)

### **Baptist Health Breaks Ground on Medical Office Building**

Louisville, Ky.-based Baptist Health has broken ground on a new medical office building and a second building that may be turned into a surgery center. The Baptist HealthPlace campus in Jacksonville, Fla., will focus on outpatient care.

Source: [Becker's ASC Review](#), [Baptist Health](#)

### **BayCare Acquires 36-Acre Property to Support Growth**

BayCare has acquired a 36-acre office parcel in Tampa, Fla., adjacent to its St. Joseph's hospitals' campus, for strategic growth and service consolidation. BayCare plans to use the space to expand its physician practice.

Source: [Hospital Management](#)

- **MIDWEST**

### **University of Minnesota, Essentia Health Unveil Plans to Form Nonprofit**

Essentia Health and the University of Minnesota announced that they're working to create a

nonprofit "all-Minnesota health system solution" that would receive \$1 billion over five years to improve rural healthcare, increase access to specialty care, and reinvest in the university's medical facilities.

Source: [Health Leaders Media](#), [Fierce Healthcare](#), [Modern Healthcare](#), [Becker's Hospital CFO Report](#), [The Minnesota Star Tribune](#), [University of Minnesota](#)

### **North Dakota System Opens \$470M Hospital**

Grand Forks, N.D.-based Altru Health System opened its \$470 million replacement hospital on Jan. 19.

Source: [Becker's Hospital Review](#)

### **\$335M Indiana Hospital Plan Moves Forward**

Indianapolis-based Community Health Network is moving plans forward for its \$335 million hospital in Westfield, Ind. The system shared plans to build the 425,000-square-foot, 100-bed facility in June 2024.

Source: [Becker's Hospital Review](#), [IndyStar](#)

### **Ground Broken on Wichita, Kan., Biomedical Campus Project**

The \$172.5-million, eight-story, 350,000-square-foot building is expected to open in 2027.

Source: [Healthcare Facilities Today](#)

### **Oakland County Hospital Building \$48M Emergency Department**

Trinity Health Oakland announced it is building a new \$48 million emergency department on the hospital's campus in Pontiac, Mich. The new department will more than double in size to about 50,000 square feet. Construction is expected to be completed in 2027.

Source: [Click On Detroit](#)

### **Construction for Regional One Hospital Expected to Take 5-7 Years**

A multi-million request that would allow Regional One Hospital in Memphis, Tenn. to move to an expansive new site has been approved.

Source: [WREG News 3](#)

### **Cincinnati Children's Announces Expansion Project for Liberty Campus**

Cincinnati Children's is planning a major expansion at its Liberty Campus in Liberty Township, Ohio. The expansion will more than double the number of inpatient hospital beds and add surgical operating rooms. The project will also include construction of a large medical office building next to the hospital.

Source: [Healthcare Facilities Today](#), [HC+O News](#)

### **Aspirus Wausau Hospital Announces Expansion Project**

Aspirus Wausau Hospital in Wausau, Wis., is embarking on an expansion designed to meet growing critical care needs and position the hospital as a destination for complex, specialized care. This multi-phase project is scheduled to begin in early 2025.

Source: [Healthcare Facilities Today](#), [Hospital Management](#)

### **Chippewa Valley Health Cooperative to Build Nonprofit Hospital in Lake Hallie**

The Chippewa Valley Health Cooperative is building a full-service, independent, locally governed, nonprofit hospital in Lake Hallie, Wis., with a goal to open in fall 2027.

Source: [Healthcare Facilities Today](#)

### **Firelands Health Aims to Acquire Bellevue Hospital in 2025**

Firelands Health System is acquiring The Bellevue Hospital in Bellevue, Ohio, a 50-bed nonprofit hospital. Bellevue Hospital has been contending with issues facing independent rural hospitals and is filing for Chapter 11 restructuring.

Source: [Port Clinton News Herald](#)

### **Advocate Health to Close Walgreens Clinics in Illinois, Wisconsin**

Charlotte, N.C.-based Advocate Health Care will close its in-store clinics at Walgreens locations in Illinois and Wisconsin.

Source: [Becker's Hospital Review](#)

- **TEXAS**

### **Rapid Growth Prompts New Medical Center in Collin County**

Baylor Scott & White Health plans to develop a new medical center in Collin County, Texas. Construction of the 340,000-square-foot, 84-bed hospital began in 2023 and is expected to be completed in July 2025.

Source: [WFAA 8 News](#)

### **Baylor Scott & White hopes to decrease 'accessibility crisis' with new building**

A new building at Baylor Scott & White in College Station, Texas is expected to help resolve what leaders call "an accessibility crisis." The \$68 million building was unveiled next door to Baylor Scott & White Medical Center.

Source: [KBTX3](#)

### **University Health Expands to San Antonio's Booming South and East Sides**

Amid the unprecedented challenges of the COVID pandemic, University Health System, the public hospital district serving San Antonio, began to lay the groundwork for long-term expansion — a vision that has since been put into action.

Source: [San Antonio Report](#)

- **ARIZONA**

### **Banner Health Building in Chandler, Ariz., Sold**

The 66,000-square-foot Chandler Medical Pavilion building that is fully leased to Banner Health has been sold for \$30 million from Unbound and Webb Investments to Montecito Medical Real Estate.

Source: [Chandler Independent](#)

### **Officials Get Inside Look at MGRMC's New Medical Office Facility**

Construction of Mount Graham Regional Medical Center's new \$18 million, 36,000-square-foot medical office facility in Safford, Ariz., is ahead of schedule. Hospital officials believe it will be open for services including spine and pain management, orthopedics, obstetrics-gynecology, and physical therapy, in August.



Source: [Eastern Arizona Courier](#)

### **Cypress Eyes 234K Spec Medical Office Campus in North Phoenix**

The 23-acre project, to be built in two phases, would include three medical office buildings, three flexible office buildings, a 130-room hotel, a retail building and two drive-through restaurants.

Source: [The Real Deal](#), [ConnectCRE](#)

- **COLORADO**

### **AdventHealth Parker Plans \$300M Expansion**

Colorado-based AdventHealth Parker is planning a \$300 million expansion project that includes a new 186,000-square-foot patient tower with additional operating rooms and surgical beds.

Construction is expected to begin in February, with plans to open by February 2027.

Source: [Healthcare Finance News](#), [Healthcare Facilities Today](#), [Mile High CRE](#)

### **AdventHealth Medical Campus Breaks Ground**

In January, AdventHealth became the first healthcare provider to break ground on a medical campus in The Aurora Highlands, a 4,000-acre master planned community south of Denver International Airport. The new campus will be a dual-phased initiative that starts with the construction of the AdventHealth Aurora Highlands Emergency Room and medical office building, followed by plans to expand into an acute care hospital.

Source: [Mile High CRE](#), [The Denver Gazette](#)

- **CALIFORNIA**

### **\$215M Hospital Tower Opens**

A \$215 million tower has finally opened at Dignity Health – California Hospital Medical Center, one of oldest hospitals in Los Angeles, more than four years after the original target date.

Source: [LA Business Journal](#)

### **County of Santa Clara to Acquire Regional Medical Center from HCA Healthcare**

The County of Santa Clara, Calif., and HCA Healthcare have reached a definitive agreement for the county to purchase Regional Medical Center (RMC) for \$150 million. RMC is to be integrated into the Santa Clara Valley Healthcare (SCVH) system.

Source: [Healthcare Facilities Today](#), [Becker's Hospital Review](#)

### **UCLA Health Acquires Medical Office Building Portfolio**

The University of California has acquired 162,554 square feet across three medical office buildings in West Hills, Calif., on behalf of UCLA Health. At the time of the sale, the facilities were 94% leased to tenants including UCLA Health, Optum, City of Hope, LabCorp and Providence Health & Services.

Source: [Becker's ASC Review](#), [Commercial Property Executive](#)

### **PMB Tops Out San Diego-Area MOB**

PMB and Sharp Rees-Stealy have topped out the 75,000-square-foot medical outpatient building at 480 H St. in Chula Vista, Calif., a San Diego submarket. Completion is expected later this



year.

Source: [Commercial Property Executive](#)

## Life Science Leasing in San Diego Surges 88%

High interest rates couldn't stop activity in San Diego's life sciences market. The sector in the city saw 2.4 million square feet of leases in 2024, an 88% increase from 2023 and up 37% versus the pre-pandemic yearly average.

Source: [GlobeSt.com](#)

## MORE TO EXPLORE

- Trump Signs Executive Order to Withdraw U.S. From The World Health Organization - [Health Exec](#)
- Top 75 Hospital Facility Contractors and CM Firms for 2024 - [Building Design + Construction](#)
- Congress Hesitates On Long-Term Telemedicine Expansion Amid Advocacy Push - [Health Exec](#)
- The New Normal For Hospital Capacity - [Becker's Hospital Review](#)
- Improved OR Design Can Lead To Reduced Costs - [Healthcare Facilities Management](#)
- Lease Provisions That Make Retail Centers Ideal for Healthcare Tenants - [Holland & Knight](#)

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## CALENDAR OF EVENTS

**Dignity by Design: Advancing Accessibility, Adaptability, & Inclusion in the Healthcare Built Environment**

Organized by AMFP Charlotte  
February 13, 2025 - Charlotte, NC

### **Integrated Engineering Delivery – The Glue of Operations & Driving Value**

Organized by AMFP Upper Midwest  
February 18, 2025

### **Patient Centered Care and Teamwork**

Organized by AMFP North Texas and Women in Healthcare  
February 20, 2025 - Dallas

### **Resilient Healthcare: Disaster Preparedness, Recovery, and Reconstruction**

Organized by AMFP South Florida  
February 20, 2025 - Doral, FL

### **Navigating the Illinois Certificate of Need Program**

Organized by AMFP Chicago  
February 24, 2025 - Chicago

### **VP Townhall: What Keeps You Up at Night?**

Organized by AMFP Colorado  
February 25, 2025 - Denver

### **The Importance of Art in Healthcare Environments**

Organized by AMFP Boston  
February 25, 2025 - Boston

### **5th Arizona Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP  
February 27, 2025 – Phoenix, Ariz.

### **Healing Through Art: The Intersection of Art and Healthcare Environments**

Organized by AMFP Greater New York  
February 27, 2025 - Online

### **San Antonio University Health Panel Discussion**

Organized by AMFP Central Texas  
February 27, 2025 - San Antonio, Texas

### **PDC Summit**

Organized by ASHE  
March 9-12, 2025 – Atlanta

### **10th Greater NY Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP  
April 15, 2025 – New York

### **4th Washington D.C. Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

April 17, 2025 – Washington, D.C.

### **10th North Texas Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

May 15, 2025 – Plano, Texas

### **10th Houston Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

June 05, 2025 – Houston, Texas

### **8th New England Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

June 18, 2025 – Boston, Mass.

### **5th Colorado Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

June 26, 2025 – Denver, Colo.

### **10th Illinois Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

September 10, 2025 – Chicago, Ill.

### **2025 Central Texas Hospital, Outpatient Facilities & Medical Office Buildings Summit**

Organized by SquareFootage.net and AMFP

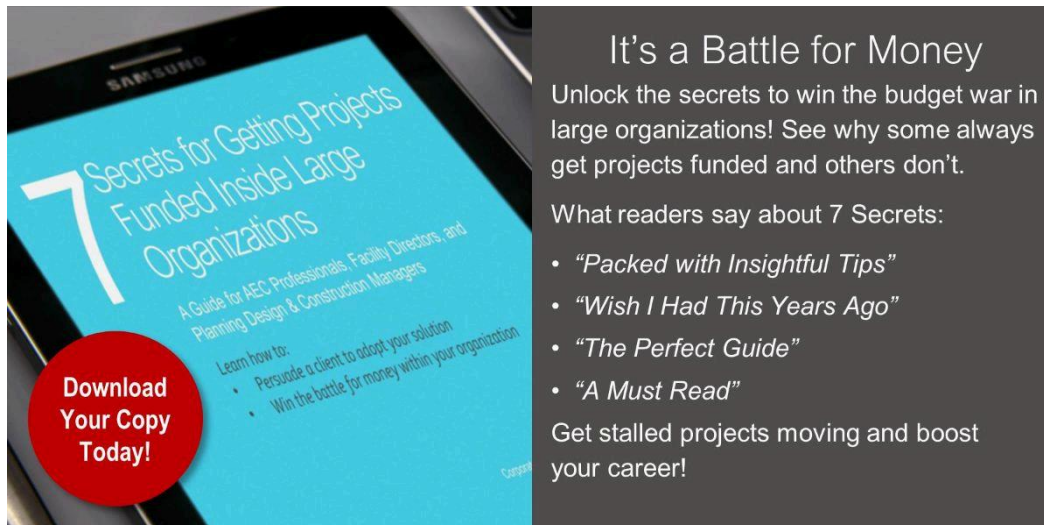
September 12, 2025 – San Antonio, Texas

### **Healthcare Design Conference Facilities & Project Management Track**

Organized by Emerald Expo and sponsored by AMFP

October 25-28, 2025 – Kansas City

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The advertisement features a Samsung tablet on the left displaying the cover of a book titled "7 Secrets for Getting Projects Funded Inside Large Organizations". The cover is blue and white, with a red circular button that says "Download Your Copy Today!". To the right of the tablet, on a dark grey background, is the text "It's a Battle for Money" followed by a paragraph about winning budget wars. Below this is a section titled "What readers say about 7 Secrets:" with a bulleted list of four quotes. At the bottom right, it says "Get stalled projects moving and boost your career!".

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