
HEALTH FACILITIES MONITOR

What You Need to Know Now

REAL ESTATE TRENDS

Medical Outpatient Buildings Ready for Active 2026 Despite Policy Headwinds

Strong demographic trends, consolidations, limited new supply and increased investor interest despite pricing challenges and policy risks are driving robust performance in the medical outpatient building sector, positioning it for continued growth despite emerging policy challenges, according to new data from JLL.

JLL, Commercial Property Executive, GlobeSt

A Strong Rebound for Development

Many professionals predicted in early 2025 that the pace of new starts for medical outpatient buildings would soon pick up. They were right. Newly released Revista 2026 Outpatient Real Estate Development Report, which summarizes data from 2025, finds the amount of MOB square footage started last year rose by 18.5%.

Healthcare Real Estate Insights

New Edge for REITs: A Larger AI Toolbox

While geopolitical and economic risks loom large for real estate executives, artificial intelligence has become the industry's most powerful driver of change, reshaping how firms operate and compete.

CoStar

Aging Population Fuels Greater Demand for Specialty Healthcare Real Estate

A CBRE analysis of hundreds of leases signed over the past several years reveals that some healthcare segments are driving demand for space disproportionately.

CBRE, Yahoo Finance

The Growing Crisis in Rural Healthcare Facilities

Outdated buildings, reactive planning and complex funding are forcing rural leaders to rethink their strategies.

Healthcare Facilities Today



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FINANCE & OPERATIONS

Bill Would Ban Private Equity-Owned Hospitals, Nursing Homes

A federal bill proposed March 23 by Sen. Chris Murphy, D-Conn., and Rep. Mary Gay Scanlon, D-Pa., would deny Medicare funding to hospitals and nursing homes currently owned and operated by private equity firms. The Taking Back Our Hospitals Act would affect more than 400 U.S. nursing homes and hospitals owned by private equity firms.

[*Becker's Hospital Review*](#)

Rural Hospitals Could Apply for Temporary Interest-Free Construction Loans Under Bipartisan Bill

Two senators have introduced bipartisan legislation that would help rural hospitals fund construction and renovation projects with temporary interest-free loans. Under the proposed Rural Hospital Revitalization Act, rural hospitals could request a five-year interest-free loan to construct new or renovate existing facilities.

[*Fierce Healthcare, Healthcare Brew*](#)

Improving the Budget Process for Facilities

Understanding the issues behind underfunding to disrupt current capital renewal and deferred maintenance budget models.

[*Health Facilities Management*](#)

Feds Give First-Ever Green Light to ASC Estate Planning Ownership Model

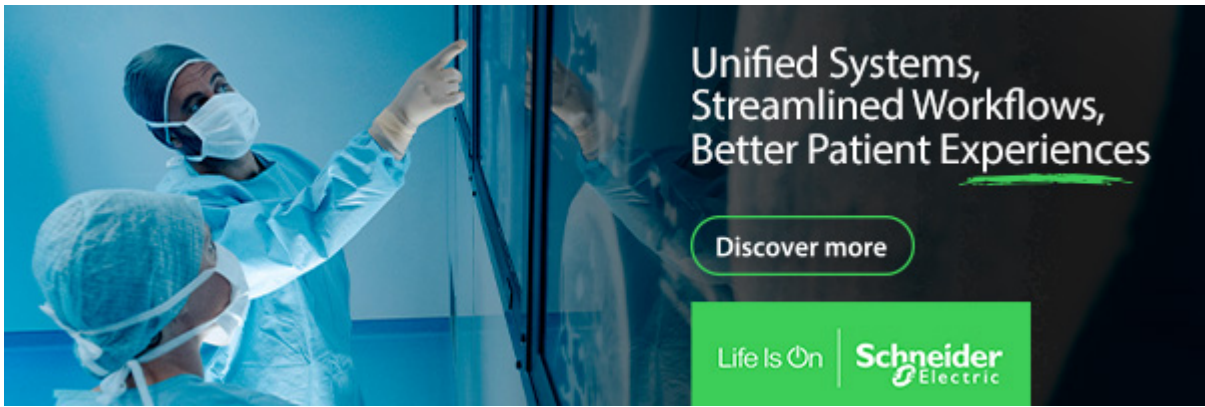
The HHS Office of Inspector General has clarified that ASC ownership transfers structured as a part of legitimate estate planning can pass AKS scrutiny even if they don't meet every safe harbor requirement because of the "sufficiently low risk of fraud and abuse in the context of bona fide estate planning with appropriate documentation."

[*Becker's ASC Review, The National Law Review*](#)

Health Systems Reengineer Access to Care

Health system executives are now treating access to care as an engineering problem that requires structural redesign, not just additional capacity. An ambitious version of that redesign is happening at West Virginia University Health System in Morgantown, through the Health Track Hub: a centralized referral and navigation center that connects patients to the right provider before they even leave their primary care visit.

[*Becker's Hospital Review*](#)



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TECHNOLOGY & INNOVATION

The New AI Blitz for Health Systems

Across health systems, executives see a new wave of AI deployment restructuring how care is scheduled, coordinated, discharged, and delivered. The throughline: AI as an operational redesign tool, not just a documentation shortcut.

Becker's Health IT

AdventHealth Rolls Out Smart Rooms

Altamonte Springs, Fla.-based AdventHealth is introducing smart rooms at its more than 55 hospitals across nine states.

Becker's Health IT

Most Health Systems Lack Tools for Vendor-Agnostic Interoperability

Health IT leaders increasingly see vendor consolidation as central to achieving interoperability, but most organizations lack the tools to fully realize it, according to a new survey of CIOs.

Becker's Health IT, CliniComp



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ENERGY & SUSTAINABILITY

Kaiser Breaks Ground on Fully Electric Hospital

Oakland, Calif.-based Kaiser Permanente has broken ground on a new hospital tower at Kaiser Permanente Sunnyside Medical Center in Clackamas, Ore. The seven-story, 615,000-square-foot tower is slated to open in 2029 and will be Oregon's first fully electric hospital.

Becker's Hospital Review

BUILDING, BUYING, SELLING

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[NATIONAL](#)
[NORTHEAST](#)
[PENNSYLVANIA](#)
[SOUTHEAST](#)

[CAROLINAS](#)
[FLORIDA](#)
[MIDWEST](#)
[WEST](#)
[CALIFORNIA](#)

- **NATIONAL**

Lifepoint Health to Acquire Eight Community Hospitals from ScionHealth

Once the transaction is complete, ScionHealth's operations will be concentrated on specialty hospital services with a small community hospital footprint in select markets.

[South Florida Hospital News](#), [Becker's Hospital Review](#)

Emplify Health Exploring Options with Vernon Health

Emplify Health by Gundersen and Vernon Health have signed a letter of intent to begin formal discussions on a possible affiliation. The organizations will spend the coming months determining whether a closer partnership “makes sense.”

[Becker's Hospital Review](#), [WIZM](#), [Vernon Reporter](#)

- **NORTHEAST**

Turner to Begin Work on \$224 Million Northern Chautauqua Hospital

Turner Construction Company is kicking off site work on the \$224 million Northern Chautauqua Hospital in Fredonia, N.Y. This project will expand access to modern healthcare services for communities across Western New York.

[Healthcare Real Estate Insights](#)

Four-Story Addition to UHS Delaware Valley Hospital Under Construction

LeChase Construction Services is building a four-story addition to UHS Delaware Valley Hospital in Walton, N.Y., that will consolidate services into a Medical Neighborhood. The structure, with a façade of insulated metal panels and aluminum-framed glass, will become the tallest building in town upon its completion, expected in fall 2027.

[Medical Construction & Design](#)

Northwell Health Acquires Long Island Medical Office Building

Northwell Health acquired the 17,714-square-foot medical office building at 1728-1732 Sunrise Highway in Merrick, N.Y., from a private individual for \$9.5 million.

[CoStar](#)

Sales of Boston Medical Office Buildings Rebound from Five-Year Low in 2024

Resilience of medical office sector seen in large number of transactions under \$10 million.

[CoStar](#)

- **PENNSYLVANIA**

Turner Goes Vertical on \$900M Pennsylvania Hospital Expansion

The Geisinger Wyoming Valley Medical Center in Wilkes-Barre will have an 11-story, 600,000 square foot patient facility and an expanded emergency department.

[*Construction Dive*](#)

CHOP Pays \$17.5M for Building in West Philadelphia

Children's Hospital of Philadelphia recently paid \$17.5 million for a 69,000-square-foot West Philadelphia building. The pediatric medical center intends to tear down the building, though it has not yet decided on plans for the site.

[*Philadelphia Today, Philadelphia Business Journal*](#)

Wellspan Heath Opens 11th Hospital

York, Pa.-based WellSpan Health opened the 10-bed WellSpan Shrewsbury (Pa.) Hospital March 24, part of WellSpan's larger initiative to open three neighborhood hospitals in early 2026.

[*Becker's Hospital Review*](#)

Philly's Doctor Office Boom Suddenly Hits the Brakes

Philadelphia's medical office market, long one of the city's most dependable corners of commercial real estate, is finally starting to show some wobble. Landlords and brokers are reporting rising vacancies, fewer big-ticket leases, and slower rent growth in parts of the region.

[*Hoodline*](#)

- **SOUTHEAST**

Fulton County Proposes \$900M South Fulton Hospital to Replace Closed Centers

The proposed facility will be an acute care hospital built from the ground up, featuring between 150 and 200 beds. The project is a three-way partnership where Fulton County, Grady Health Systems, and the Fulton-DeKalb Hospital Authority will each pay one-third of the \$900 million cost. Fulton County plans to issue bonds to cover its portion of the funding, while the Hospital Authority will utilize private donations.

[*Becker's Hospital Review, REBusiness Online, ConstructConnect News, Atlanta Daily World, Fox 5 Atlanta, Black Enterprise*](#)

Community Health Systems Completes Divestiture of Hospital to Huntsville Hospital Health System

Community Health Systems, Inc. announced that a subsidiary of the Company has completed the divestiture of substantially all of the assets of 180-bed Crestwood Medical Center in Huntsville, Ala., and its associated outpatient centers and practices, to Huntsville Hospital Health System for \$459 million.

[*CHS*](#)

Virginia OKs New Hospitals, Expansions for HCA, Bon Secours, VCU Health

Virginia's state health commissioner has approved certificate-of-public need applications for hospital projects for three health systems.

CP Group Announces “Buckhead Medical Center” as Part of Piedmont Center Master Plan

CP Group has announced plans for Buckhead Medical Center, a dedicated Class A medical office destination within Piedmont Center, the 2.2-million-square-foot campus in Atlanta's business district. Buckhead Medical reimagines the complex's four southernmost buildings as a patient-friendly, amenity-rich medical office complex.

Healthcare Real Estate Insights

Hammes Breaks Ground on Expansion at Specialists Hospital Shreveport

Hammes has broken ground on an expansion project at Specialists Hospital Shreveport in Shreveport, La., a physician-owned surgical hospital that provides specialized orthopedic and spine procedures.

Healthcare Real Estate Insights

- **CAROLINAS**

Hospitals Expanding to Keep Pace with South Carolina's Growth

From modern new hospitals and freestanding ERs to massive medical office buildings and major renovations, health systems throughout South Carolina are embarking on expansion projects that will change the health care landscape for years to come. These projects total billions of dollars in investment.

Greenville Business Magazine

AdventHealth Breaks Ground on Weaverville Hospital

Families across Western North Carolina are one step closer to receiving care closer to home as AdventHealth breaks ground on a hospital in Weaverville, N.C. The new AdventHealth Weaverville reflects years of dedication following the State's approval of the 67-bed Certificate of Need in 2022.

Advent Health, Biltmore Beacon

Novant Health Gets Approval for Hospital and Freestanding ED

Novant Health has received approval from the North Carolina Department of Health and Human Services to build a 20-bed hospital and a separate free-standing emergency department in Brunswick County, improving access to care in North Carolina's fastest-growing county.

Becker's Hospital Review, Healthcare Facilities Today

University of South Carolina Opens New Brain Health Center

The center is aimed at expanding access to specialized care for patients with cognitive conditions.

Healthcare Facilities Today

- **FLORIDA**

This Miami Hospital Will Open One of The Largest ERs in the U.S.

Miami-Dade's public health system will soon open one of the largest emergency rooms in the nation as part of its efforts to reduce patient wait times and improve access to care. Adult

patients will be able to seek care at the newly expanded ER starting April 23 on the main Miami campus of Jackson Memorial Hospital.

Miami Herald

Skanska Tops Out Phase One of Lee Health's New Hospital Campus in Fort Myers

Skanska USA has topped out Phase One of Lee Health's new hospital campus in Fort Myers, Fla., marking a major construction milestone for the health system's forthcoming expansion in Southwest Florida. The 52-acre campus set to include a five-story hospital totaling approximately 400,000 square feet of healthcare and office space, a 122,000-square-foot medical office building, and an ambulatory surgery center.

Florida Yimby, Construction Dive, News-Press

Tennessee University Opens \$36M Medical School Campus

Harrogate, Tenn.-based Lincoln Memorial University has opened medical school campus in Orange Park, Fla. The new LMU-DeBusk College of Osteopathic Medicine campus will be the first four-year medical school in the greater Jacksonville area. It is the university's first campus outside of Tennessee.

Becker's Clinical Leadership

Florida State University to Acquire Tallahassee Hospital

The sale of Tallahassee (Fla.) Memorial HealthCare from the city to Florida State University was approved by the university's board of trustees, with the Florida Board of Governors following suit shortly after.

Becker's Hospital Review, Tallahassee Democrat

How Orlando Health is Reshaping Bariatric Care

In a little more than a year, Orlando (Fla.) Health will open a new, centralized hub for obesity care. The 28,000-square-foot Weight Loss and Bariatric Surgery Institute is set to open in spring 2027.

Becker's ASC Review

2 Florida MOBs Sell for \$13M

Two Florida medical offices have sold for \$12.85 million in the Tampa Bay area. A 18,677-square-foot medical office building in St. Petersburg sold for \$8.25 million and a 8,192-square-foot medical office property in Tampa sold for \$4.6 million.

Becker's ASC Review, Tampa Bay Business and Wealth

UF Health Opens 24K-Square-Foot Orthopedic Surgical Center

University of Florida Health cut the ribbon on the UF Health Orthopaedic Surgical Center. The 24,000-square-foot facility in Gainesville, Fla., includes 11 pre-operation and 11 post-operation bays. The center expands access to orthopedic and sports medicine services that supports University of Florida and Team USA athletes.

Becker's ASC Review

- **MIDWEST**

Sutter Health to Scoop Up Allina Health, Form New \$26B Nonprofit Health System

California-based nonprofit Sutter Health has acquired Allina Health, another nonprofit health system, located in Minnesota. The merger, if finalized, would expand Sutter's borders and lead

to the creation of a unified \$26 billion not-for-profit healthcare delivery network.

Fierce Healthcare, Health Exec, Twin Cities Pioneer Press, Becker's ASC Review, Healthcare Finance News, Healthcare Facilities Today

\$300M Advocate Hospital in Chicago Gets Green Light

Downers Grove, Ill.-based Advocate Health Care has received approval for a new \$300 million hospital. The 52-bed hospital is part of Advocate's \$1 billion care investment plan for the South Side.

Becker's Hospital Review

OhioHealth Breaks Ground on \$226M Outpatient Cancer Center in Columbus

OhioHealth has broken ground on what is set to become central Ohio's most integrated destination for outpatient cancer care, a new cancer center on the David P. Blom Administrative Campus.

CCE, OhioHealth, Healthcare Facilities Today

Southeast Michigan Psychiatric Hospital Nears Completion in Northville Township

The 410,000-square-foot facility is expected to open this fall with 264 inpatient beds for adults and children.

Healthcare Design, Detroit Free Press

Patient Pavilions Open at Northwestern Medicine Hospital

Two new patient pavilions have opened at Northwestern Medicine Catherine Gratz Griffin Lake Forest Hospital in Illinois. The project adds roughly 290,000 square feet of new space, 96 medical-surgical beds, and 18 observation beds.

Medical Construction & Design

OhioHealth Pickerington Methodist Hospital Begins Expansion Project

OhioHealth Pickerington Methodist Hospital has begun work on an expansion of the emergency department and an additional two-story, 57,000-square-foot inpatient unit.

Healthcare Facilities Today

Indiana System Opens \$21.7M Outpatient Center

South Bend, Ind.-based Beacon Health System opened a new outpatient center in downtown Mishawaka. The 25,000-square-foot, two-story facility provides imaging, physical therapy, primary care and specialty services.

Becker's ASC Review

- **WEST**

OHSU Opens \$650M Cancer Pavilion

Portland-based Oregon Health & Science University has opened the Vista Pavilion, a \$650 million building dedicated solely to cancer care services.

Becker's Hospital Review, Healthcare Facilities Today

Kootenai Health, MultiCare to Break Ground on Medical Campus, ASC

Coeur d'Alene, Idaho-based Kootenai Health and Tacoma, Wash.-based MultiCare are set to break ground on a medical campus with an ASC. The Prairie Medical Campus in Post Falls, Idaho, will include a medical office building with an ASC, clinical offices, lab services and

cardiology care.

[Becker's ASC Review](#), [Kootenai Health](#), [KREM](#)

Hilo Benioff Medical Center Expansion Making Progress

As part of the ongoing expansion of the Hilo Benioff Medical Center campus in Hilo, Hawaii, a new 20,000-square-foot clinic building is preparing to open in June and a 55,000-square foot building with 55 patient beds is expected to be completed in early 2027.

[Big Island Now](#)

- **CALIFORNIA**

Harrison Street Asset Management Sells San Jose Medical Office Building for \$340M

Harrison Street Asset Management has sold a newly constructed, build-to-suit outpatient medical office building in San Jose, Calif., to the County of Santa Clara ("the County") for \$340 million. The 10-story, 230,506-square-foot medical office building was purpose-built to house a new Valley Health Center site for Santa Clara Valley Healthcare.

[Healthcare Real Estate Insights](#), [IPE Real Assets](#), [Becker's ASC Review](#)

Cedars-Sinai Buys Retail Complex in Prime Location for \$270M

Los Angeles-based Cedars-Sinai has acquired the Beverly Connection shopping center for \$270 million as it aims to expand its footprint and plan for future healthcare delivery in the region.

[Becker's Hospital Review](#)

Palm Springs Area Transaction Shows Healthy Demand for Health Facilities

A private investor has acquired a fully leased medical office building in La Quinta, Calif., for \$13.25 million, highlighting how healthcare-oriented repositioning strategies continue to attract capital even as broader office fundamentals remain uneven.

[CoStar](#)

Archer Property Partners Acquires Orange County Medical Office Portfolio in Off-Market Deal

A Newport Beach-based real estate investment firm focused exclusively on healthcare related real estate, announced today the acquisition of a three-building outpatient medical office portfolio in Orange County, Calif., anchored by MemorialCare, one of Southern California's leading nonprofit health systems.

[Healthcare Real Estate Insights](#)

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PEOPLE MOVES

- Both **Jeff Balsler**, MD, PhD, president and CEO of Vanderbilt Health and dean of Vanderbilt University School of Medicine, and **John Manning**, PhD, COO and corporate chief of staff for Nashville, Tenn.-based Vanderbilt Health, announced plans to retire, effective Dec. 31.
- **Barclay Berdan**, CEO of Arlington-based Texas Health Resources, will retire in September after four decades with the health system. The health system's board named **Winjie Miao**, senior executive vice president and COO, as president, effective April 5.
- **Donny Booth**, MSN, RN, CEO of Permian Regional Medical Center in Andrews, Texas, was terminated for cause by a 4-2 vote during a March 26 board meeting.
- **Ernie Bovio** was appointed regional president of UNC Health's Southeast Coastal market, a newly created role at the Chapel Hill, N.C.-based health system.
- **Lynn DeJaco** has retired from her role as CFO of Chattanooga, Tenn.-based Erlanger. She is succeeded by **Stephanie Gary**, who joined Erlanger as interim CFO in May 2021.
- **Crista Durand** has exited her role as president and CEO of New Britain, Conn.-based Hospital for Special Care, a long-term acute care facility. **Lynn Ricci**, who served as the hospital's CEO from 2015 to 2025, was appointed interim CEO.
- **Jacqueline (Jackie) Foy**, AIA, ACHA, LEED AP, has been promoted to global health director of HDR's architecture practice.
- Atlanta-based Grady Health System president and CEO **John Hauptert** will retire at the end of 2026. **Anthony Saul**, Grady's COO, will succeed him.
- **Dell Ingram-Walker**, president of Baylor Scott & White McLane Children's Medical Center in Temple, Texas.
- Daniel Jackson, CEO of the Ascension Wisconsin Ministry Market, will transition from his role on April 17. Scott Cihak, COO of Ascension Wisconsin, will serve as interim CEO until a successor is named.
- **Steve Littleson's** last day as president and CEO of Lewiston-based Central Maine Healthcare was Feb. 17, one day after the system was acquired by Ontario, Calif.-based Prime Healthcare Foundation. **Allen Stefanek** was appointed interim CEO.
- **Kevin Schoeplein**, who served as CEO of Peoria, Ill.-based OSF HealthCare from 2011 to 2017 and spent nearly four decades with the system, died March 27.

- **David Zaas**, MD, has been named CEO of Durham, N.C.-based Duke University Health System, effective May 1.

MORE TO EXPLORE

- Nearly Half of US Hospital Markets Entirely Controlled By 1 or 2 Health Systems - [KFF](#)
 - Dozens of State Bills Proposed Addressing Private Equity in Healthcare – [Private Equity Stakeholder Project](#)
 - Regulators Zero in on Hospital Contracting - [Becker's Hospital Review](#)
 - Building Accessibility into Health Care Facilities - [Health Facilities Management](#)
 - Advocate Health to Launch Nation's Largest Hospital Drone Delivery Program in Zipline Partnership - [Fierce Healthcare](#)
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2026 Call for Speakers & Industry Partners

We are seeking subject matter experts for curated roundtables, teams, or standalone presentations to provide insights on forward thinking ideas, innovative projects, money-saving solutions, and regulations and guidelines.

2026 Hospital, Outpatient Facilities & Medical Office Buildings Summits

What's Next for Healthcare Facilities

Addressing Vital Economic, Design, Construction, Workforce, and Operational Challenges

Planning, Real Estate, Design, Construction, and Operation of
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2026 Cities & Dates

Lexington	Feb 12	Sold Out
Tampa	Feb 19	Sold Out
New York	Apr 16	
Dallas	May 7	
Boston	May 28	
Houston	Jun 4	
St Louis	Jul 16	
Seattle	Summer	
Chicago	Sep 14	
Atlanta	Dec	
Denver	TBA	
Los Angeles	TBA	
Other Cities	TBD	

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CALENDAR OF EVENTS

IFHE World Congress Presenters Share International Approaches to Healthcare Security

Healthcare designers and facilities professionals have an opportunity to take a more proactive approach by exploring practices proven in different parts of the world to reduce shared security risks. This is the goal of an international panel discussion on healthcare security design and

global standards scheduled for the 2026 International Federation of Healthcare Engineering (IFHE) World Congress.

FMLink

FGI Code Roll-Out Brought

Organized by AMFP Philadelphia and AIA Philadelphia

Apr. 14, 2026 – Philadelphia

Schneider Electric Healthcare Showroom Tour

Organized by AMFP Greater St. Louis

Apr. 14, 2026 – O'Fallon, Mo.

Piedmont Henry Facility Tour

Organized by AMFP Atlanta

April 15, 2026 – Stockbridge, Ga.

11th Greater New York Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

Apr. 16, 2026 - New York

Children's Achieves Energy Independence

Organized by AMFP North Texas

April 16, 2026 – Plano, Texas

2nd Annual Building Healthcare in Alabama

Organized by AMFP Alabama

April 16, 2026 - Birmingham, Ala.

Adaptive Reuse: Transforming Legacy Buildings | Panel Discussion

Organized by AMFP Houston

Apr. 16, 2026 – Houston

Vetting Out Pandemic Design: Six Years Post Pandemic

Organized by AMFP Greater Pittsburgh

Apr. 21, 2026 – Pittsburgh

How Effective Operational Planning Drives Value for a Rural Critical Access Hospital

Organized by AMFP Raleigh/Durham

April 21, 2026 - Cary, N.C.

The Multidisciplinary Reality of Cancer Care & the Effects on Patient Experience

Organized by AMFP Northeast Florida

April 22, 2026 – Jacksonville, Fla.

Blueprint to Bedside: The Healthcare Real Estate Crossroads

Organized by AMFP DC/Baltimore Region

Apr. 22, 2026 – Organized by Gaithersburg, Md.

Intermountain Health Lutheran Hospital Tour & Industry Happy Hour

Organized by AMFP Colorado

Apr. 22, 2026 – Golden, Colo.

Technology and Next-Gen Security as Instruments of Healthcare

Organized by AMFP Charlotte

Apr. 22, 2026 – Charlotte, N.C.

Major Hospital Expansion & Tour: Owner's Perspective

Organized by AMFP Indiana and Executive Women in Healthcare

Apr. 23, 2026 – Fishers, Ind.

OhioHealth Women's Center Hard Hat Tour

Organized by AMFP Central Ohio

April 23, 2026 – Columbus, Ohio

Integrated Design and Delivery: Lessons from the UIHC Urbandale Clinic

Organized by AMFP Iowa

Apr. 30, 2026 – Urbandale, Iowa

11th North Texas Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

May 7, 2026 - Plano, Texas

9th New England Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

May 28, 2026 - Boston

11th Houston Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

Jun. 4, 2026 - Houston

5th St. Louis Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

Jul. 6, 2026 - St. Louis

11th Chicago Hospital, Outpatient Facilities & Medical Office Buildings Summit™

Organized by SquareFootage.net and AMFP

Sep. 14, 2026 - Chicago

2026 IFHE World Congress

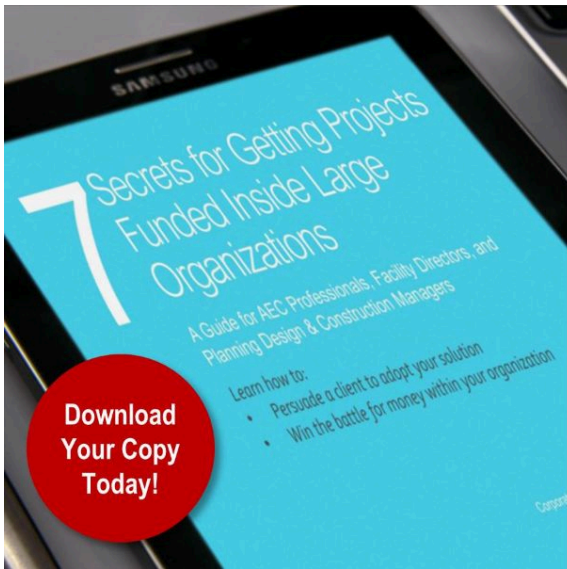
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Oct. 17-20, 2026 – New Orleans



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