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## HEALTH FACILITIES MONITOR

What You Need to Know Now

#### **REAL ESTATE TRENDS**

## **Healthcare Real Estate Activity Slows, Led by MOB and Hospital Trades**

Medical real estate investment transaction activity across the United States has been subdued during the past 12 months ending September 2025. Just over 1,000 properties traded at values above \$2.5 million, according to new data from Revista, reflecting a muted pace relative to the sector's historical averages.

**GlobeSt** 

## **Healthcare Real Estate: Responding to Shifting Patient Demands**

To compete in a changing landscape, healthcare organizations must turn their real estate from a cost center into a competitive advantage.

**Healthcare Facilities Today** 

#### **FINANCE & OPERATIONS**

## Rehab Hospital Deals Reflect Shift in Post-Acute Strategy

A recent uptick in the number of health systems formalizing post-acute partnerships with rehabilitation hospitals may reflect a shift toward a proactive approach to managing an aging patient population and navigating increased federal scrutiny of care transitions.

**Becker's Hospital Review** 

## **House Passes 5-Year Hospital-at-Home Extension**

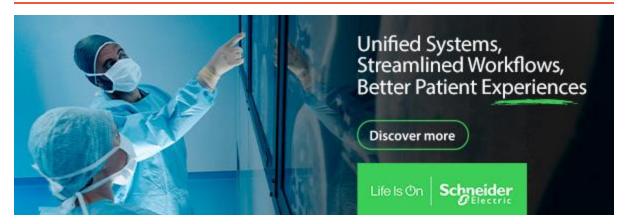
The U.S. House of Representatives passed a bill Dec. 1 that would extend the CMS waiver to allow patients to receive inpatient-level care in their homes through in-person and virtual visits with clinicians. The Hospital Inpatient Services Modernization Act would continue the waiver, which is currently set to expire Jan. 30, until Sept. 30, 2030.

Becker's Health IT

## **Nemours Children's Rapidly Scales Pediatric Hospital-At-Home Program**

Nemours Children's Health has launched a hospital-at-home program for pediatric patients, the first in the country designed by a freestanding children's hospital. In a 30-day pilot period, the athome care model averted 27 readmissions, prevented 91 ER visits and returned 177 hospital

#### **Fierce Healthcare**



Advertisement

#### **TECHNOLOGY & INNOVATION**

## **ECU Health Introduces Smart Hospital Technology**

ECU Health has collaborated with Artisight to implement Smart Hospital technology across eastern North Carolina, beginning with five hospitals. The automation platform is set to enhance telehealth services, enabling specialists from ECU Health Medical Center to offer expanded care to patients in local facilities and improve care team and patient experiences.

**Hospital Management** 

## **Duke Health Delivers AEDs by Drone**

Intro Durham, N.C.-based Duke Health has started delivering automated external defibrillators by drone during real 911 calls as part of a clinical study. When Clemmons, N.C., gets a call for cardiac arrest, the Forsyth County Sheriff's Office immediately dispatches a drone with an AED and lowers it to the bystander while first responders are en route.

**Becker's Hospital Review** 

#### **ENERGY & SUSTAINABILITY**

## **Health Systems Go Electric for Sustainability and Resiliency**

New hospitals are being designed and built with anticipated energy needs — and possible future regulation — in mind.

**Health Facilities Management** 

# IU Health Prepares for Increase in Energy Use with \$4.3B Indianapolis Hospital

A typical academic health care center has a capacity to use 5.5 watts to 7 watts per square foot — but Indianapolis-based Indiana University Health is building systems at its new \$4.3 billion to handle up to 10.5 watts per square foot to accommodate future needs such as artificial intelligence.

**Indiana Economic Digest** 

## 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 Hospitals | Clinics | ASCs | MOBs | Tele, Home & Mobile Health | Non-Clinical | Academic & Research Facilities

### **BUILDING, BUYING, SELLING**

#### JUMP TO A REGION OF INTEREST:

NATIONAL FLORIDA
NORTHEAST MIDWEST
SOUTHEAST SOUTHWEST
CAROLINAS WEST

#### NATIONAL

#### CHS Sells Lab Assets to "Focus on Core Services"

Intro Franklin, Tenn.-based Community Health Systems has completed the sale of select ambulatory outreach laboratory assets to Labcorp for \$194 million in cash. The deal includes certain assets of CHS-affiliated hospitals' lab services in 13 states. CHS will retain and continue operating its inpatient and emergency department laboratories.

Becker's Hospital Review, Fierce Healthcare

# **Cleveland Clinic's Sale of 24 Properties Will Bring Tax Revenue to Local Communities**

The Cleveland Clinic has sold 24 properties in Ohio and Florida to a for-profit company in an arrangement that will generate cash for the health system and new property taxes for cities, while allowing it to stay in those buildings. The sale-leaseback agreement will reduce maintenance costs and result in funds that can be used to update medical facilities and improve patient care.

Cleveland.com

#### NORTHEAST

## **Design Phase Set to Begin for Hospital Annex at SUNY Upstate Medical**

Governor Kathy Hochul announced the design phase is set to begin for the \$450 million hospital annex at the State University of New York Upstate Medical. The design will feature a new, expanded emergency department and burn unit to serve the Central New York Region.

**Healthcare Facilities Today** 

## **Prime OK'd to Acquire Maine Health System**

Ontario, Calif.-based Prime Healthcare's nonprofit public charity, Prime Healthcare Foundation, has received state approval to acquire Lewiston-based Central Maine Healthcare. Central Maine Healthcare comprises three hospitals, a cancer center, a heart and vascular institute and physician practices across the state. The foundation also committed to investing \$150 million in the facilities over a five-year period.

**Becker's Hospital Review** 

## **MCB Wraps Up Philly Medical Facility**

MCB Science + Health has completed Drexeline Medical Office Building, a 60,000-square-foot facility in Drexel Hill, Pa. The property is already fully leased. The \$100 million project is the redevelopment of the outdated Drexeline Shopping Center.

Commercial Property Executive, Maryland Daily Record, CityBiz

#### **Beebe Healthcare Breaks Ground on Delaware ASC**

Lewes, Del.-based Beebe Healthcare broke ground on a medical office building that will include a surgery center. The 60,000-square-foot building's surgery center is in partnership with Lewes Surgery Center and will have four operating rooms.

**Becker's ASC Review** 

## **Another Amherst Medical Office Building Sold in \$14.7M Deal**

Fengate Asset Management's \$14.7 million purchase of an Amherst medical office building is the Toronto company's second nine-figure deal in Western New York this month.

**Buffalo Business First** 

#### **NewYork-Presbyterian Launches Hospital at Home**

New York City-based NewYork-Presbyterian has started a hospital-at-home program to treat acute care patients from two of its campuses at their homes. The health system is one of the first to launch the care model since CMS resumed reimbursing for hospital at home with the end of the 43-day government shutdown.

**Becker's Health IT** 

#### SOUTHEAST

## Why ASCs are Booming in the South

Bernadette Purser, senior administrator at VCU Health in Richmond, Va., told Becker's that ASCs are an important tool in expanding patients' access to surgical services in the region. Policy shifts are also shaping ASC growth in southern states.

**Becker's ASC Review** 

## **WVU Health System to Acquire Independence Health System**

West Virginia University Health System will invest \$800M over five years to modernize the 5 Independence hospitals. This includes Butler Memorial, Clarion, Frick, Latrobe and Westmoreland hospitals – along with affiliated physician groups.

Healthcare Finance, Integrated Healthcare Executive, Butler Eagle, Fierce Healthcare, Healthcare Dive, Becker's Hospital Review

## AW Property Pays \$171M for Richmond MOB Portfolio

AW Property Co. has acquired the Bon Secours Medical Campus Collection, a six-asset medical office building portfolio totaling 405,945 square feet in Richmond, Va. Healthcare Realty Trust Inc. sold the assets for a combined \$171 million or \$421.2 per square foot. CBRE represented the seller and secured acquisition financing through Capital One Commercial Banking.

Commercial Property Executive, Healthcare Real Estate Insights

# **Huntsville Hospital Reaches Construction Milestone on Madison Street Tower**

Huntsville Hospital in Huntsville, Ala., held a topping-out ceremony to mark the placement of the final vertical steel support beam for its new patient tower. The \$150 million, 154,000-square-foot addition will house 120 patient rooms, a neuro intensive care unit for neurological and stroke patients, cardiothoracic intensive care unit, three floors of acute medical space, and an updated emergency department entrance.

265today.com, Healthcare Design Magazine, Axios Huntsville, Fox 54

# **Emory University Acquires Former Children's Hospital on School's Atlanta Campus**

Children's Healthcare of Atlanta sells former Egleston Hospital complex for \$57.5 million.

## Georgia Health System to Open Outpatient Clinic

Atlanta-based Grady Health System will open its ninth community-based outpatient clinic Dec. 3 in DeKalb County, Ga., to expand care access in underserved areas of metro Atlanta. The new clinic will offer cardiology, nephrology, obstetrics and social work services, as well as pharmacy and imaging services.

Becker's ASC Review, WSB-TV

#### CAROLINAS

## **Atrium Health Targets Fort Mill for \$450M Hospital Campus**

Atrium Health is planning to invest \$450 million to build a 200,000-square-foot, four-story hospital at a site in Fort Mill, N.C.

Atrium Health, Becker's Hospital Review, Queen City News

## **New Medical Campus Breaks Ground in Greenville County**

A new medical campus has broken ground in Greenville County, S.C. Construction for the Bon Secours Powdersville Medical Center started on Nov. 21. The center will be 40,000 square feet. Philanthropy News Digest, Greenville Business Magazine, Independent Mail, Fox Carolina

**Columbus Regional Healthcare System Breaks Ground on Advanced Care** 

## **Facility**

Columbus Regional Healthcare System has broken ground on Advanced Care Leland, a 68,000-square-foot medical office building in designed to expand access to outpatient care for the growing Leland, N.C., community.

ABC 3

#### FLORIDA

## **SMH Breaks Ground on \$507M Full-Service Hospital in North Port**

The \$507 million development will rise on a 32-acre parcel along North Sumter Boulevard. Scheduled to open in 2028, the new Sarasota Memorial Hospital–North Port will start with 100 inpatient beds and has been designed with flexibility to expand to more than 400 beds over time. Three upper floors will initially be built as shell space, enabling the facility to nearly double its capacity in future phases without structural overhaul.

**DOTmed, Herald-Tribune** 

## **Construction Continues at HCA Florida Gainesville Hospital**

Construction continues at HCA Florida Gainesville Hospital on Nov. 21, 2025, in Gainesville. The emergency room has been up and running while construction of the 90-bed hospital connected to the ER is completed. The \$231 million project is expected to be finished by May 2026.

The Gainesville Sun

## Florida Coast Medical Center Takes Inspiration from Nature

A ribbon-cutting ceremony marked the opening of Tenet Healthcare's \$120-million Florida Coast Medical Center in Port St. Lucie, Florida. The 185,000-square-foot, 54-bed acute care hospital is part of a 26.5-acre campus that will include three planned buildings.

**Medical Construction & Design** 

## Medical Companies Lease Full Floor at Miami Tower

Princeton Longevity Center and LifeSpan Medicine, a pair of concierge and preventative medical care providers that operate under LifeSpanMD, have leased an entire floor at downtown's Miami Tower.

CoStar

#### MIDWEST

## **U of Michigan Health Opens \$920M Hospital**

University of Michigan Health opened the D. Dan and Betty Kahn Health Care Pavilion, a \$920 million hospital in Ann Arbor. The 12-story, 690,000-square-foot hospital includes 264 private inpatient rooms, 20 operating rooms and three interventional radiology suites.

**Becker's Hospital Review** 

Ascension Saint Thomas Commits over \$500M to Expand Hospital Infrastructure in Tennessee

Ascension Saint Thomas is investing more than \$537 million in a multicounty effort to expand and modernize its healthcare facilities across Middle Tennessee. The Nashville-based health system is focusing its capital plan on Davidson, Rutherford, and Montgomery counties, with projects that range from hospital expansions to the development of entirely new facilities.

DOTmed, Healthcare Finance, Clarksville Now

## Sanford Health Receives \$300M Gift for Black Hills Medical Center Campus

Sanford Health announced today a gift of \$300 million to establish the Sanford Black Hills Medical Center campus in Rapid City, S.D. The proposed 480,000-square-foot medical center campus will expand access to specialty care. Construction is scheduled to begin in 2027 with completion expected by 2030.

Healthcare Facilities Today, Becker's Hospital Review, Sioux Falls Business, South Dakota News Watch, South Dakota Searchlight, Sanford Health

## **MetroHealth Nears Completion of \$224M Outpatient Center**

Even as MetroHealth has faced stiff financial headwinds in 2025, the health system is pushing forward with its new \$224.3 million outpatient center in Cleveland, slated for completion in 2026. Crain's Cleveland Business

## St Croix to Receive \$105M for Hospital Facility Construction

St Croix Regional Medical Center is set to receive \$105 million from the US Department of Agriculture Rural Development to build a new 130,000-square-foot critical access hospital in St Croix Falls, Wis.

Hospital Management, WisPolitics, Hospital Management

## **USDA Invests \$73.8M to Aid in Livingston Hospital Expansion**

U.S. Department of Agriculture Rural Development Kentucky State Director Travis T. Burton and U.S. Congressman James Comer today announced USDA is investing \$73.8 million to help Livingston Hospital expand. Livingston Hospital will use the loan to modernize and construct a 56,000-square-foot addition to the hospital.

**Healthcare Facilities Today** 

## **Bremner Healthcare Real Estate Opens \$65M Medical Office Building**

Bremner Healthcare Real Estate has opened of a 50,000-square-foot medical office building on the Hendricks Regional Health Brownsburg Hospital campus. The completion of this multispecialty outpatient facility marks a significant milestone in expanding high-quality, accessible healthcare services for residents on the growing northwest side of the Indianapolis metropolitan area.

Town of Brownsburg, Healthcare Real Estate Insights, Current Publishing

## **Lake Regional Health Opens \$18M ASC in Missouri**

Osage Beach, Mo.-based Lake Regional Health has opened the Lake Regional Surgery Center in Lebanon, Mo. The new ASC will span 21,000-square-feet. The \$18 million ASC will offer orthopedics and robotic-assisted total joint replacements.

Becker's ASC Review

## **OhioHealth Plans to Acquire 17th Hospital**

Columbus, Ohio-based OhioHealth is moving forward with plans to acquire Lancaster, Ohio-based Fairfield Medical Center, which would be its 17th acute-care hospital. The two organizations signed a nonbinding agreement in fall 2024 to begin discussions about a formal partnership.

**Becker's Hospital Review** 

## **Barnes-Jewish Hospital New Patient Care Tower Welcomes First Patients**

Plaza West Tower, the new 16-story patient care tower at Barnes-Jewish Hospital in St. Louis, Missouri, has opened. The tower offers 224 private inpatient rooms and 56 private intensive care unit rooms, advanced imaging and the latest in surgical preparation and recovery.

Medical Construction & Design

#### SOUTHWEST

## **UnitedHealth Group Buys Medical Office Building in Henderson, Nevada**

UnitedHealth Group purchased a newly constructed 79,143-square-foot medical office building in Henderson, Nevada, for \$46.11 million from Sheq Properties.

CoStar, Becker's Payer Issues, Las Vegas Review-Journal

## Medical Office Development in Dallas-Fort Worth Marches on in the Suburbs

Medical office development in Dallas-Fort Worth continues to expand in response to strong population growth, particularly in fast-growing suburban areas. Roughly 930,000 square feet is under construction through the third quarter, equal to 1.8% of existing medical office stock. Collin County accounts for 55% of the medical office pipeline

CoStar

#### Merger Creates Unified Healthcare Network in Southwest Oklahoma

The Comanche County Memorial Hospital and the Southwestern Medical Center in Lawton, Okla., now go by one name: the Memorial Health System of Southwest Oklahoma.

ABC 7, Becker's Hospital Review

## Checking the Pulse of the AZ Healthcare Real Estate Market

In Arizona, two themes dominate the conversation in 2025: the shift toward outpatient and community-based care, and the mounting financial and logistical hurdles that come with developing new facilities.

**AZBigMedia** 

### WEST

#### **Sutter Health Announces Plans for New Santa Clara Medical Center**

Sutter Health announced plans to build a new medical center on a 13.63-acre site in Santa Clara, Calif. The proposed project would include the construction of both a new 302-bed hospital

and off-site parking garage. The combined investment will reach approximately \$2.8 billion, making it the largest singular capital investment in the organization's history.

SF Yimby, Healthcare Facilities Today, Hospital Management, The Mercury News, Becker's Hospital Review

## **Update on Tacoma Psychiatric Hospital Proposed on Lot That's Sat Vacant**

A new 105-bed mental health hospital has been proposed for Tacoma by Signature Healthcare. The location is a few blocks west of the Wellfound Behavioral Health Hospital in Tacoma, Wash., recently opened by MultiCare and CHI Franciscan.

The News Tribune

#### **Estes Park Health Joins UCHealth**

Estes Park (Colo.) Health officially joined Aurora, Colo.-based UCHealth Dec. 1 as UCHealth Estes Valley Medical Center. UCHealth will dedicate at least \$20 million for routine maintenance and capital projects at EVMC over the next 10 years and assume \$10 million of the facility's long-term debt.

**Becker's Hospital Review** 

## California Hospital Seeks Financial Partner, Citing Cyberattack Costs

Watsonville (Calif.) Community Hospital is looking for a health system partner, with a recent cyberattack contributing to its financial challenges. The 106-bed hospital has been talking to organizations including Chicago-based CommonSpirit Health, Sacramento, Calif.-based Sutter Health and San Francisco-based UCSF Health.

**Becker's Health IT, Lookout Santa Cruz** 



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- **Christopher Dougherty**, who had been on a leave of absence as president and CEO of Brattleboro (Vt.) Memorial Hospital, will not return to the role.
- **Don King** was appointed CEO of Ascension St. Vincent in Indiana, part of St. Louis-based Ascension. He has served as CEO of Ascension Florida since 2022.
- **Thomas Kruse** has stepped down as chief strategy officer of Tacoma, Wash.-based Virginia Mason Franciscan Health.
- **Julie Manas** was appointed region president of Chicago-based CommonSpirit Health's Northwest Region, effective Jan. 2. Manas will oversee growth, performance, innovation and strategic direction for 12 hospitals, 284 outpatient centers and other care sites across Washington and Oregon.
- **Amy Mays**, IIDA, LEED AP, EDAC, has been promoted to director of interiors for HDR's global health design practice, a new position emphasizing the influence interior environments have on health, healing and well-being.
- **Mike McKay**, AIA, ACHE, EDAC, LEED AP, NCARB, has returned to ERDMAN as healthcare market sector leader. McKay previously served as director of planning, design, construction and real estate at UW Health in Madison, Wis.
- **Krista Nelson** has been named CEO of Optum Health, the care delivery arm of UnitedHealth Group.
- Albany (N.Y.) Med Health System's board has named **Daniel Pickett III** as president and CEO, replacing Dennis McKenna, MD, effective immediately.
- **Chris Powers** has joined Wold Architects & Engineers as healthcare practice leader in the company's Brentwood, Tenn., office.
- Portland-based Oregon Health & Science University has named **Tarek Salaway** as the
  next executive vice president and CEO of the health system. Salaway joins OHSU from
  Kaiser Permanente. He succeeds Tim Goldfarb, president of The Foundation for Medical
  Excellence, who has served as interim CEO since January.
- **Travis Tyson**, AIA, ACHA, NCARB, has joined DesignGroup as principal and healthcare market leader. Tyson previously served as director of the Healthcare Design Studio for Cleveland Clinic.
- **Matthew Zuino** will serve as the next president and CEO of Jacksonville, Fla.-based Baptist Health, effective Jan. 17, 2026. Zuino, who has served as COO of Baptist Health since 2020, succeeds **Michael Mayo**.

Do you have a newsworthy item to share? **SUBMIT HERE** 

#### **MORE TO EXPLORE**

- Pandemic Readiness is Designed into New Replacement Facility Health Facilities
   Management
- Building Hospital Resilience in an Era of Extreme Weather Healthcare Facilities Today
- Cost-Saving Methods All ASCs Can Implement **Becker's ASC Review**

2026 Hospital, Outpatient Facilities & Medical Office Buildings Summits

## What's Next for Healthcare Facilities

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

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#### **CALENDAR OF EVENTS**

## **2026 IFHE World Congress offers front row seat for global exchange of healthcare** facilities next-generation solutions

Since 2010, Darryl Pitcher, a high-ranking healthcare executive in Australia, has had a front-row seat to opportunities the **International Federation of Healthcare Engineering (IFHE) World Congress** affords its host country. Through participation in events in Argentina and the Netherlands, and as a host of the 2018 World Congress in Australia, the IFHE past president has seen that "despite differences in voltage and water quality and temperature and climate and other factors, there's a lot of commonalities across healthcare, regardless of where care is being delivered."

Innovative ideas and best practices are not confined by borders, according to Pitcher. By attending the 2026 IFHE World Congress in New Orleans, U.S. healthcare professionals have an unparalleled opportunity to gain "insight on a range of issues including environmental sustainability, safety, quality, emerging technologies and global trends" from peers already putting next-generation solutions in place in countries around the world.

#### **FMLink**

#### **Tours of the RWJBH Melchiorre Cancer Center**

Organized by AMFP North Central New Jersey December, 18, 2025 – Livingston, N.J.

## **JHU Policies & Practices Toward Improving Campus Sustainability**

Organized by AMFP DC/Baltimore December 18, 2025 – Washington, D.C.

#### **Healthcare Capital Planning in the Big Bill Era**

Organized by AMFP North Texas January 22, 2026 - Dallas

#### **Power Breakfast: Mass Timber in Healthcare**

Organized by AMFP Central Ohio January 27, 2026 - TBD

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

Organized by SquareFootage.net and AMFP Feb. 19, 2026 – Tampa

#### **PDC Summit**

Organized by the American Hospital Association March 8-11, 2026 - Houston

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

Organized by SquareFootage.net and AMFP April 16, 2026 – New York City

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

Organized by SquareFootage.net and AMFP May 07, 2026 – Plano

#### 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

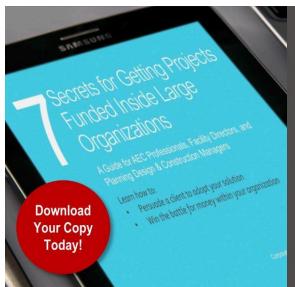
Organized by SquareFootage.net and AMFP June 04, 2026 – Houston

#### **2026 IFHE World Congress**

Organized by The International Federation of Healthcare Engineering and AMFP Oct. 17-20, 2026 – New Orleans

## **Healthcare Design Conference**

Organized by Emerald Expo and sponsored by AMFP Oct. 17-20, 2026 – New Orleans



## It's a Battle for Money

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