



Realty Trust Group has started work on the future \$15 million, 52,000 square foot flagship medical office building (MOB) in Knoxville, Tenn., for Gastrointestinal Associates, a three-location, 13-physician medical practice.

Rendering courtesy of Realty Trust Group

RTG starts MOB in Knoxville, Tenn.

\$15 million project is being developed for area's largest gastrointestinal practice

By John B. Mugford

For several years now, the Dowell Springs Business Park on the west side of Knoxville, Tenn., has been putting together quite a collection of medical facilities, most notably the \$120 million Provision Center for Proton Therapy, which opened in 2013.

Also planned is the future 110-acre replacement hospital campus for the longstanding Physicians Regional Medical Center, which has been in the heart of the city since 1930 and is the flagship hospital for Knoxville-based Tennova Healthcare.

Healthcare real estate (HRE) firm Realty Trust Group (RTG), which has offices in Knoxville and Atlanta, will join the medical lineup in Dowell Springs, as it has started the development of a 52,000 square foot medical office building (MOB) there for Gastrointestinal Associates (GIA). The development firm calls the Knoxville-based, three-location, 13-physician practice the

“leading gastroenterology practice in East Tennessee.”

The \$15 million facility is underway on a site adjacent to the Provision Center for Proton Therapy and across the street from the site of the planned hospital. Scheduled to open in 2016, the facility is slated to include an ambulatory surgery center (ASC), a center for the treatment of Crohn's and Colitis, and a Comprehensive Weight Management Center.

GIA officials say that the new facility will replace the practice's nearby main MOB, which opened in 1986 as the country's first Medicare-certified endoscopic ASC. The center is one of three currently operated in partnership between GIA and AMSURG, one of the nation's largest surgery center management companies. GIA also will continue to operate its two other Knoxville-area locations.

“Our Dowell Springs location will serve as the premier healthcare facility in the region for endoscopic procedures like

screening colonoscopies, the diagnosis and treatment of Crohn's and colitis, and related clinical services,” noted GIA co-founder Dr. Bergein “Gene” Overholt, in a statement from the practice.

RTG, which will own the MOB in a partnership with the physicians, is providing strategic facility planning, site selection and acquisition, development, partnership syndication, financing, construction administration, and property and asset management services.

Greg Gheen, RTG's president, added that the “project is significant, not only in terms of real estate investment, local economic impact, and state-of-the-art medical technology, but also, most importantly, in terms of the enhanced healthcare services provided to our region.”

The project team includes Knoxville-based firms BarberMcMurry Architects, Design Innovation Architects, and Merit Construction. □