

# CALL FOR OFFERS

## Medical Mall Repositioning & Redevelopment Opportunity

Glenwood Medical Mall | 102 Thomas Road, West Monroe, Louisiana 71291



Presented by John Rea Realty



## CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared solely for preliminary informational purposes to assist prospective purchasers in evaluating the Glenwood Medical Mall repositioning and redevelopment opportunity located at 102 Thomas Road, West Monroe, Louisiana 71291.

The information contained herein was obtained from sources believed to be reliable but has not been independently verified and is not guaranteed as to its accuracy or completeness. No representation or warranty, express or implied, is made regarding the information provided.

Prospective purchasers are responsible for conducting their own due diligence, including but not limited to verification of acreage, boundaries, zoning, access, utilities, drainage, environmental conditions, title, servitudes, development capacity, governmental approvals, and suitability for intended use.

The property is offered subject to prior sale, withdrawal, modification of terms, or seller approval without notice.

Nothing in this Offering Memorandum shall constitute an offer to sell or create any obligation on the part of the Seller. No binding agreement shall exist until a mutually acceptable purchase agreement has been fully executed by all parties.



## EXECUTIVE SUMMARY



**Property:** ±203,716 SF multi-tenant medical office building on ±18.85 acres (44 suites) at 102 Thomas Road, West Monroe, LA 71291.

**Location:** Adjacent to Glenwood Regional Medical Center within an established medical and commercial corridor.

**Zoning:** B-3 General Business.

**Access:** Thomas Road, McMillan Road, Cypress Street, and Bell Lane via Jesse S. Heard Dr.

**Opportunity:** Repositioning and redevelopment of an existing medical campus with current occupancy, vacancy upside, and expansion potential.

**Assemblage Option:** Adjacent ±5.35-acre Bell Lane parcel available separately; may be acquired independently or combined.

**Offers Due:** Wednesday, July 22, 2026.

# OCCUPANCY AND LEASING SUMMARY

38%

Current Occupancy

## Tenant Composition

- Hospital/Employed Clinics: ±12,638 SF
- Private Medical Tenants: ±46,243 SF
- Charity Use: ±636 SF (non-paying)

## Vacancy & Leasing Status

- Vacant Space: ±95,523 SF
- Month-to-month occupancy under Steward Healthcare leases
- Buyer to verify terms



# OWNERSHIP AND LEGAL FRAMEWORK



Final documentation includes healthcare-related use protections and restrictions. Use restriction language pending from Seller Counsel.  
No third-party approvals required for transfer.

## Property Ownership

Owned by MPT of West Monroe, LLC.  
Seller will sever property from existing Master Lease before closing.

## Transfer Terms

Conveyed *As-Is / Where-Is*; free of MPT/HSA agreements. No rights of first refusal required.

# PHYSICAL CONDITION AND KNOWN CONSIDERATIONS

## Property Condition Status

- Offered "As-Is, Where-Is" condition
- Deferred roof repairs/replacement needed
- Partial interior damage (~35%) from recent ice storm
- Building systems require assessment



## Pending Documentation

- Roof condition report
- Ice storm damage and remediation status
- Insurance claims status update
- HVAC and building systems summary

# FINANCIAL AND SITE INFORMATION SUMMARY



## KEY DOCUMENTS

Available upon execution of the Confidentiality Agreement (CA) and verification of funding capability

## Site & Legal Documents

- Survey
- Legal description
- Title commitment
- Easements & access agreements
- Utility information

## Financial Information

- Insurance Costs
- Real estate taxes
- Capital Expenditures
- Expenses: insurance, utilities, maintenance

# REDEVELOPMENT OPPORTUNITIES

Early investor interest areas include medical campus repositioning, multi-building reconfiguration, and retail or mixed-use integration possibilities.

Outparcel development potential and continued healthcare integration aligned with Glenwood Regional Medical Center present compelling opportunities.

## CAMPUS VISION



## MIXED-USE POTENTIAL

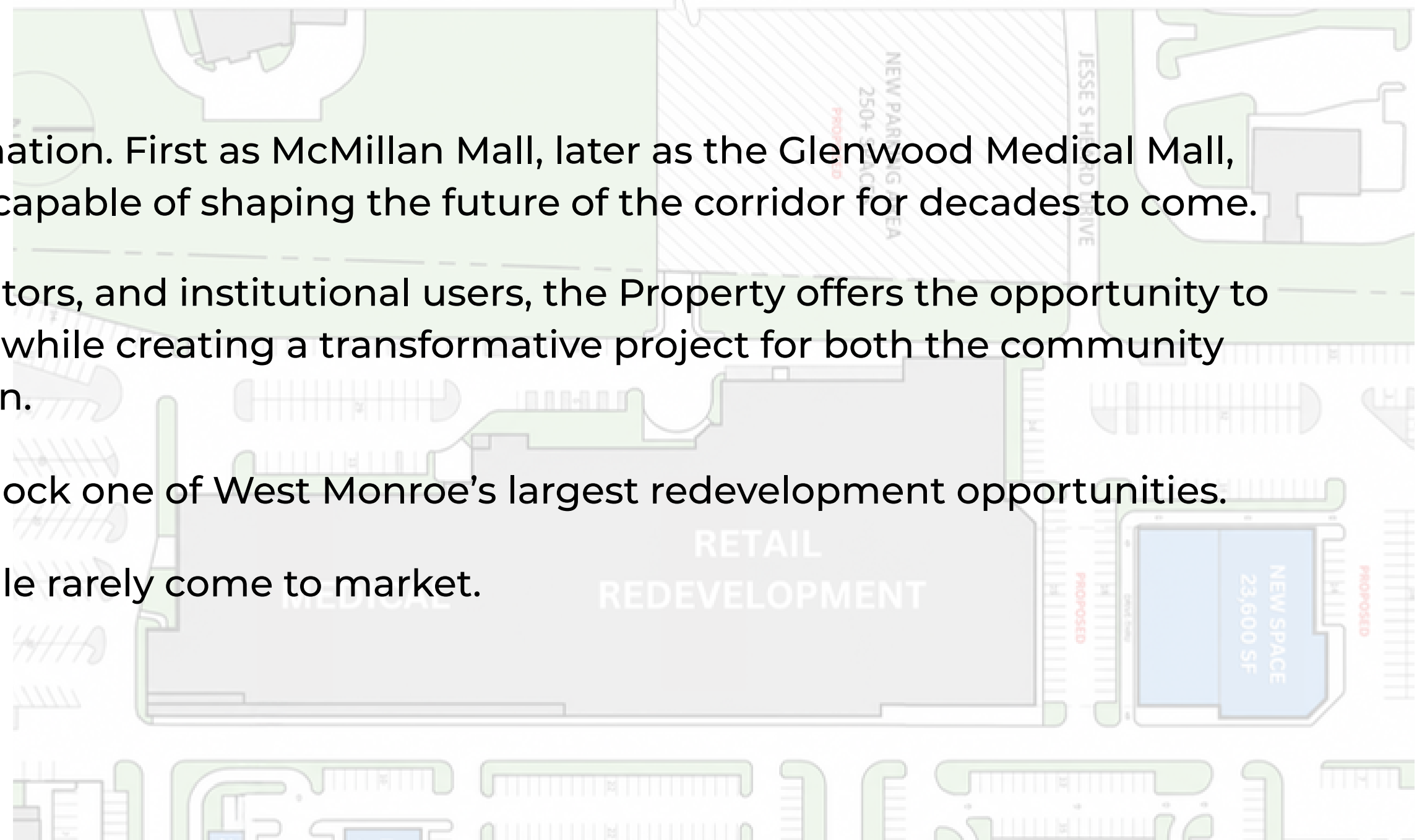
## THE NEXT CHAPTER

For generations, this site served as a destination. First as McMillan Mall, later as the Glenwood Medical Mall, and now as a redevelopment opportunity capable of shaping the future of the corridor for decades to come.

For developers, investors, healthcare operators, and institutional users, the Property offers the opportunity to bring new life to a West Monroe landmark while creating a transformative project for both the community and the broader Northeast Louisiana region.

Don't miss your chance to reshape and unlock one of West Monroe's largest redevelopment opportunities.

Opportunities of this size, location, and scale rarely come to market.





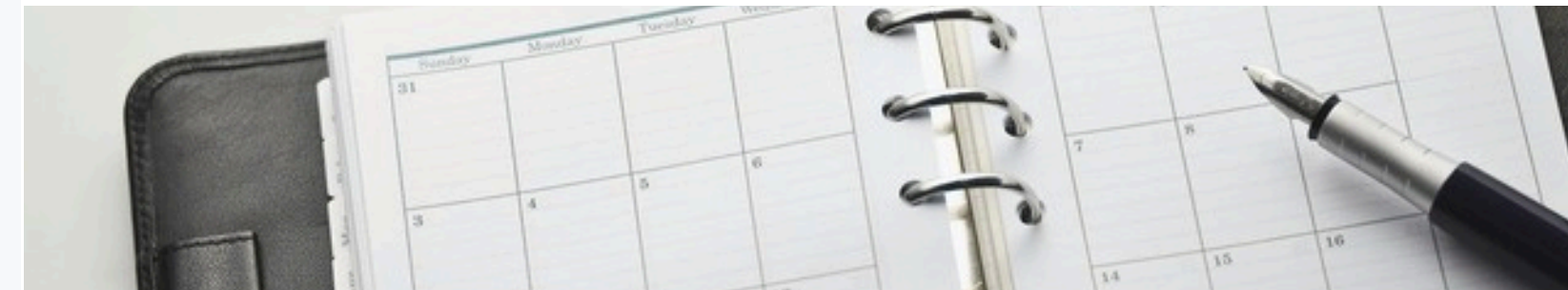
# CALL FOR OFFERS PROCESS & TIMELINE

This is a sealed bid 30-day Call-for-Offer process. Interested parties are encouraged to schedule property tours and request Data Room access to conduct thorough due diligence before submitting offers.

## Tours & Data Room

Property tours will be coordinated promptly upon request and subject to scheduling availability.

Data Room access upon execution of Confidentiality Agreement and verification of funding capability.



- Questions Deadline: Wednesday, July 8, 2026
- Seller Responses Posted: Friday, July 10, 2026
- Offers Due: Wednesday, July 22, 2026
- Seller Review / Short List: Friday, July 24, 2026
- Best & Final (If Requested): Friday, July 31, 2026

Subject to completion of Seller review procedures, including potential follow-up discussions, requests for best and final offers, redevelopment evaluations, lender review, and board/committee approvals.



# OFFER REQUIREMENTS



## Submission Checklist

- ✓ Purchase Price
- ✓ Earnest Money Deposit amount and terms
- ✓ Due Diligence Period requirements
- ✓ Proof of Funds or Financing Plan
- ✓ Buyer Qualifications and Experience
- ✓ Proposed Use and/or Redevelopment Plan
- ✓ Proposed Closing Timeline



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## READY TO MAKE AN OFFER?

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