



Complex Challenges, Smart Solutions
For Healthcare Real Estate



UNIVERSITY OF TENNESSEE MEDICAL CENTER



CASE STUDY

UNIVERSITY HEALTH SYSTEM KNOXVILLE, TN

HIGHLIGHTS

Facility Size
650,000 square feet

Project Type
Property Management
& Leasing Services

Client Reference

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University Health System (UHS) operates the University of Tennessee Medical Center (UTMC), the leading regional medical center, Level I Trauma Center, and teaching hospital located in Knoxville, TN, which serves a surrounding 21-county area across East Tennessee. For more than 20 years, UHS has partnered with Realty Trust Group (RTG) on various strategic and operational real estate matters, ranging from campus master planning, ambulatory network planning, medical office development, fair market value rent studies, leasing, and property management.

RTG Provides Smart Solutions to Complex Challenges

RTG currently provides full-service property management, leasing, and lease administration services for UHS's on-campus and off-campus medical office buildings, totaling over 850,000 square feet. RTG maintains an on-site presence on the main UT Medical Center campus and oversees day-to-day operations spanning leasing, accounting, vendor contracts, and maintenance and engineering support.

RTG partnered with UHS and OrthoTennessee to develop a 91,000-square-foot Orthopaedic Institute that offers clinical, imaging, and ambulatory surgical services. The new facility is located in the UT Research Park at Cherokee Farm adjacent to the UTMC campus. RTG coordinated all aspects of planning and development, including ground lease negotiation, project financing, hospital-physician joint venture ownership, and construction administration. Despite beginning construction during the COVID-19 global pandemic, the project was completed on schedule and within budget.