

WEEKLY HOSPITAL REAL ESTATE BRIEFING: MAYO CLINIC TO INVEST \$1.9B IN PHOENIX CAMPUS | DEVELOPER PROPOSES NEW CHICAGO BEARS STADIUM | WEBINAR ON HOSPITAL GROUND LEASES

1. Mayo Clinic (AZ) **announced** a nearly \$1.9 billion expansion of its Phoenix, Arizona campus. The expansion includes 1.2 million square feet of space, featuring a new procedure building, an expansion of a specialty building, new patient units, and a new welcome area for patients.
2. Farpoint Development, the owner of the former Michael Reese Hospital campus in Chicago, Illinois, **released** conceptual renderings illustrating how a new Chicago Bears stadium could be situated on the 48-acre site. Farpoint's proposal is an independent concept from the developer without any input from the Chicago Bears, but it has received significant media attention.
3. PeaceHealth (OR) **announced plans** to list its University District campus in Eugene, Oregon, for sale. PeaceHealth closed its Sacred Heart Medical Center on the campus at the end of 2023.
4. A Kentucky legislative bill allowing freestanding birthing centers **passed** a House committee earlier this month. If approved, it will permit freestanding birthing centers to open without a certificate of need (CON). Kentucky has made headlines in recent years as legislators have debated CON reform.
5. UHS, **in a recent earnings call**, discussed plans to expand outpatient behavioral health services in freestanding outpatient facilities. Historically, UHS has provided outpatient care on its inpatient hospital campuses, but the company noted that some patients are uncomfortable receiving outpatient care in an inpatient setting. UHS operates 331 behavioral health care facilities.
6. Want to learn about on-campus ground leases? Hall Render will be hosting a webinar titled: "The Life Cycle of On-Campus Hospital Ground Leases: Tips for Valuing, Negotiating, and Managing Long-Term Leasing Arrangements," on March 27 at 1:00 PM Eastern Time. Hear from attorney Andrew Dick, Mark Yegerlener from Medxcel, and Justin Butler from Colliers on this topic. [Register here!](#)
7. Orlando Health (FL) and Watson Clinic **announced** a collaboration in Polk County, Florida. The partnership will take effect in June 2026 with the opening of Orlando Health Watson Clinic Lakeland Highlands Hospital. The hospital will include 300 inpatient beds and will be one of the largest capital investments made by Orlando Health.
8. HCA Healthcare **has acquired** Lehigh Regional Medical Center in Lee County, Florida. HCA plans to invest \$134 million in Lee County, including the hospital acquisition, the construction of a new freestanding ER, and enhancements to two existing freestanding ERs.
9. MultiCare (WA) and Kootenai Health (ID) **announced** plans to develop a 30-acre medical campus in Post Falls, Idaho. The project includes a micro hospital and a medical outpatient building, with plans for future campus expansion.
10. Tampa General (FL) **announced** plans to convert one of its medical group locations into a primary care clinic exclusively serving veterans, reservists, and National Guard members.

For questions or additional information, please contact:

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