WEEKLY HOSPITAL REAL ESTATE BRIEFING: MOB CAP RATES REMAIN STABLE | $1.1B PHILANTHROPIC DONATION TO PROVIDENCE ST. VINCENT | KU ACQUIRING ST. FRANCIS IN TOPEKA

1. According to Revista, MOB cap rates remained stable at 6.7% through the first half of 2026, while average prices increased to $387 per square foot in 2Q26.
2. Phil and Penny Knight have pledged $1.1B over 10 years to Providence St. Vincent Medical Center and the Providence Heart Institute. The historic donation will fund the construction of Oregon's first dedicated women's hospital on the St. Vincent campus and support the expansion of advanced cardiovascular care and research.
3. A recent analysis broke down the ongoing fight over North Carolina's CON law, where a full repeal has been stuck in the NC House of Representatives for over a year. The ongoing dispute has delayed development of more than 1,100 approved hospital beds since 2020.
4. Piedmont Healthcare plans to invest nearly $600M to relocate Piedmont Newton Hospital to a new site in Newton County, GA. The move will replace the existing facility in Covington, which is land-constrained and has suffered from expensive infrastructure upkeep.
5. Sarasota Memorial Health Care System will purchase 120 acres in Manatee County, FL, for nearly $60M. The land is intended for a phased future medical campus, beginning with a freestanding emergency department and potentially expanding to physician offices, specialty care, imaging and lab.
6. EvergreenHealth (Kirkland, WA) received a $100M gift from the estate of Dean Weidner, the largest philanthropic donation in the health system's history. The health system plans to use the funding for a future patient-care tower and to expand capacity to meet growing regional demand.
7. A report highlighted nine recent cross-state health system expansions taking the form of acquisitions, affiliations or new facilities. The article highlights expansion efforts by CaroMont (SC), Prisma (TN), Sutter (MN and WI), UPMC (OH), MultiCare (OR), Sanford (MN), Northwell (PA), Freeman (AR) and Prime (ME and IL).
8. A recent report noted that eight states enacted or implemented new laws in 2026 increasing oversight of private equity involvement in health care transactions and operations. Affected states include ME, WA, IL, CT, VT, DE, CA and OR. The measures include transaction review requirements, ownership disclosures, restrictions on sale-leasebacks and limits on corporate control of clinical decision-making.
9. Additionally, a group of Democratic House and Senate lawmakers introduced federal legislation that would prohibit private equity firms, insurance companies and other for-profit corporations from owning or controlling physician practices. The proposed Stop Corporate Takeovers of Physicians Act aims to limit corporate influence over clinical decision-making and close perceived loopholes involving management services organizations.
10. The University of Kansas Health System will acquire full ownership of the St. Francis Campus in Topeka, ending a nearly decade-long joint venture with Ardent Health. The transition, expected to be completed by the end of 2026, follows stabilization and expansion of the hospital after it faced possible closure in 2017.

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