

PROGRAM TO DEVELOP A MEDICAL CENTER



State-Of-The-Art Medical Office/Surgical Building

- Digital Radiography
- Electronic Records
- Specialty Suite Accommodated
- Procedure Rooms

The above amenities can be built into the construction costs of the building

Generic Medical Center Development Plan

- **Establish requirements for building size**
- **Determine Location;**
 - Perform site search
 - Build new buildings or renovate existing buildings
- **Base Building Specifications;**
 - First class state-of-the-art Medical Office Building
 - Brick façade with architectural enhancements
 - Atrium style lobby, granite tile, wood finishes, etc.
 - Elevator access
- **Tenant Fit-Up Assumptions;**
 - Build all costs into bricks & mortar
 - Provide adequate allowance for turn-key suite
 - Purchase equipment for electronic records
- **Significant Parking;**
 - At a minimum, 5 cars per 1000 square feet in the building
 - Patient parking situated for easy access
- **Time Line (12 to 15 Months);**
 - Pre-Lease building to 50% 1 to 3 Months
 - Base Design Period 1 to 2 Months
 - Approval period 2 to 3 Months
 - Construction period 6 to 8 Months
- **Ownership Opportunities;**
 - Developed under a Limited Liability Corporation (LLC)
 - Physician's may invest in Real Estate

Generic Medical Center

Rental Specifications

- **Base Rent Schedule;**

- Internal Medicine Space \$TBD *
- Medical Space including Urology, normal Surgical Offices, etc. \$TBD *
- Specialty Suite (such as Cat Scan, Surgical) \$TBD *

** Plus Common Area Maintenance and Taxes*

- **Base Rent Includes;**

- **Fit-up** - \$60 per square foot fit-up allowance (normal market is \$20) which will provide a complete turn-key Medical Office suite with high end finishes similar to 4 Centennial.
 - Upgraded Waiting Area
 - Wood Trimmed Reception Area
 - Laminated Cabinetry in Exams & Labs
 - Oversized procedure room
 - All Plumbing, Electrical, HVAC, Sprinkler Systems
 - Everything Required Except Furniture & Fixtures
- **Professionally Designed Suites** – Included in above allowance is the costs associated with our experienced Medical designer.
 - Fully Engineered Plans
- **Electronic Records** – System will be part of building accessed by individual suites.
- **Ancillary Services** – Ability to provide and benefit from physician owned Ancillary services within the building. Either within your suite or in separate adjacent suites, such as Lab, X-Ray, etc.