



FOREST MEDICAL PLAZA

COMPLETED APRIL 2009
95,000 SF MEDICAL OFFICE SPACE

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Henrico Doctors' Hospital ("HDH"), located in Richmond, Virginia, required assistance with the development of a campus-based medical office building for its expansion of healthcare services, including the development of a joint-ventured ambulatory surgery center. Further, it required additional space on the hospital campus to accommodate physicians' growing medical practices.

Working with the hospital's executives, Trammell Crow Company ("TCC") outlined the hospital-based programs that would require space in the new building and then assessed unmet physician office space requirements in the immediate vicinity. To accommodate this growing demand for first-class outpatient medical care in Richmond, HDH partnered with TCC to develop Forest Medical Plaza. Market analyses conducted identified sufficient demand for a 95,000 square foot, on campus building. The building is four stories, with an ambulatory surgery center occupying the top floor. As anticipated, the surgery center pre-leased nearly 20,000 square feet of space; meanwhile, a premier cardiology group committed to more than 19,000 square feet and a women's health practice committed to over 17,000 square feet.

This medical office building offers an opportunity for physicians to expand their practices and move into brand new office space designed specifically for physician tenants. Convenient access to outpatient and diagnostic services and the facility's affiliation with Henrico Doctors' Hospital is attractive to patients looking for the highest quality medical care. Ample free surface parking will be available for patients, physicians and staff. The new surface parking lot contains 500 parking spaces. The building was completed in April 2009 and is leased.