

FOR IMMEDIATE RELEASE

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Seavest and Trammell Crow Company begin development of Neighborhood Hospital for Allegheny Health Network

The firms are helping to bring expanded emergency services, cancer care and other medical services to Westmoreland County, PA.

HEMPFIELD TWP, PA., and WHITE PLAINS, N.Y., November 27, 2018 – Patients of Allegheny Health Network (AHN), a subsidiary of Highmark Health, will soon have a new convenient, state-of-the-art care option in Hempfield Township, Westmoreland County, about 30 miles southeast of Pittsburgh.

Real estate investment firm Seavest Healthcare Properties, LLC and development partner, Trammell Crow Company, are pleased to announce a new, Class A, 75,000-square-foot care facility for AHN, a leading integrated delivery care system in Western Pennsylvania.

The new Hempfield facility, consisting of an emergency department and 10-bed, small-format hospital; a full-service cancer center; and medical office space, is part of a neighborhood hospital complex the Network is building at the intersection of Route 30 (Lincoln Highway) and Agnew Road.

The small-format AHN hospital is a joint venture of AHN and Emerus, the nation's largest operator of small-format hospitals. Emerus Holdings Inc., a Texas-based company, operates more than 20 neighborhood hospitals across the country, and recently surpassed the one million patients treated milestone.

"With this neighborhood hospital and community cancer center, we are bringing to Westmoreland County an innovative, patient-centered model that will provide the best possible experience, quality and outcomes for those requiring emergency care, short hospital stays, cancer care, and other outpatient services," said Cynthia Hundorfean, AHN President and CEO. "We have taken a number of important steps over the past year to expand access to AHN physicians and programs in Westmoreland County, and this wonderful new facility will further ensure that the people who live here have exceptional choices close to home for their health care needs."

"Seavest is privileged to be a part of this project, helping to bring expanded healthcare services to Westmoreland County," explains Jonathan Winer, Senior Managing Director and Chief Investment Officer of Seavest Healthcare Properties. "Not only will the project bring expanded emergency services, cancer care and medical specialists to the area, there is the potential to add more services in the future."



Seavest Healthcare Properties and Trammell Crow Company are developing a 75,000-square-foot neighborhood facility in Hempfield Township, Pa. for Allegheny Health Network. The facility, located at the intersection of Route 30 (Lincoln Highway) and Agnew Road, offers emergency services in a small-format hospital, plus a full-service cancer center and medical office space.

Please click on the images to be linked to high-resolution versions.

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“Trammell Crow Company is honored to be a part of making this project a reality for the community,” said Davis Griffin, a Principal with Trammell Crow Company. “Speed to market is essential for this project. Relying upon our top-notch team in place and our long-standing relationship with Seavest, we will be able to accelerate our construction timeline in order for AHN to meet its goals for opening the facility.”

Construction of the Hempfield project commenced in July, with completion of the cancer center anticipated by late summer 2019 and the remainder of the building in November 2019.

About Seavest Healthcare Properties LLC

Seavest Healthcare Properties LLC is a real estate investment management firm focused on the medical office and outpatient facility sector. The firm acquires existing properties, joint ventures with established developers to build new properties, and asset manages medical office buildings, outpatient facilities and similar healthcare real estate assets. A pioneer in this sector, Seavest made its first healthcare real estate investment in the mid-1980s. Today, the firm has a significant portfolio of medical office and outpatient properties located throughout the United States. For more information, please visit www.seavestinc.com or call 914.683.8474.

About Trammell Crow Company

Trammell Crow Company (TCC), founded in 1948, is one of the nation’s leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of September 30, 2018, TCC had \$8.8 billion of projects in process and \$3.6 billion in its pipeline.

Trammell Crow Company’s teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet its clients’ needs. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development or providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world’s largest commercial real estate services and investment firm (in terms of 2017 revenue). For more information visit www.TrammellCrow.com.

About the Allegheny Health Network:

Allegheny Health Network (AHN.org), a Highmark Health company, is an integrated healthcare delivery system serving the greater Western Pennsylvania region. The Network is composed of eight hospitals, including Allegheny General Hospital, its flagship academic medical center in Pittsburgh, Allegheny Valley Hospital in Natrona Heights, Canonsburg Hospital in Canonsburg, Forbes Hospital in Monroeville, Jefferson Hospital in Jefferson Hills, Saint Vincent Hospital in Erie, West Penn Hospital in Pittsburgh and Westfield Memorial Hospital in Westfield, NY. The Network provides patients with access to a complete spectrum of advanced medical services, including nationally recognized programs for primary and emergency care, cardiovascular disease, cancer care, orthopedic surgery, neurology and neurosurgery, women’s health, diabetes and more. It also is home to a comprehensive research institute; Health + Wellness Pavilions; an employed physician organization,



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home and community based health services and a group purchasing organization. The Network employs approximately 19,000 people, has more than 2,400 physicians on its medical staff and serves as a clinical campus for Drexel University College of Medicine, Temple University School of Medicine, and the Lake Erie College of Osteopathic Medicine.

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