

Memorial Hermann Pearland Medical Office Outpatient Center

Pearland, TX



The Premier Site for the Successful Practice



PROJECT PROFILE

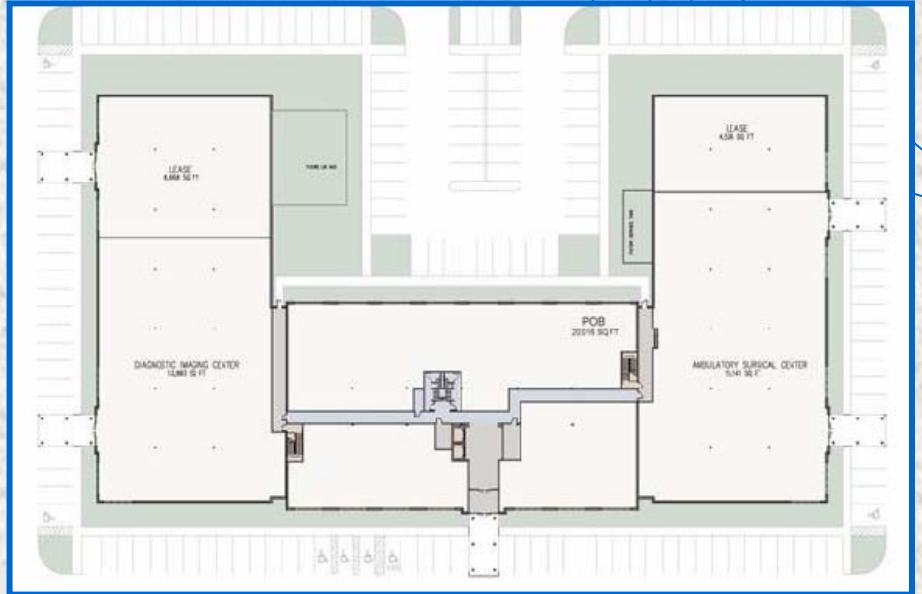
Location

This Class "A" Medical Office Building will be located at the intersection of Highway 288 and the 518 in the rapidly growing community of Pearland.

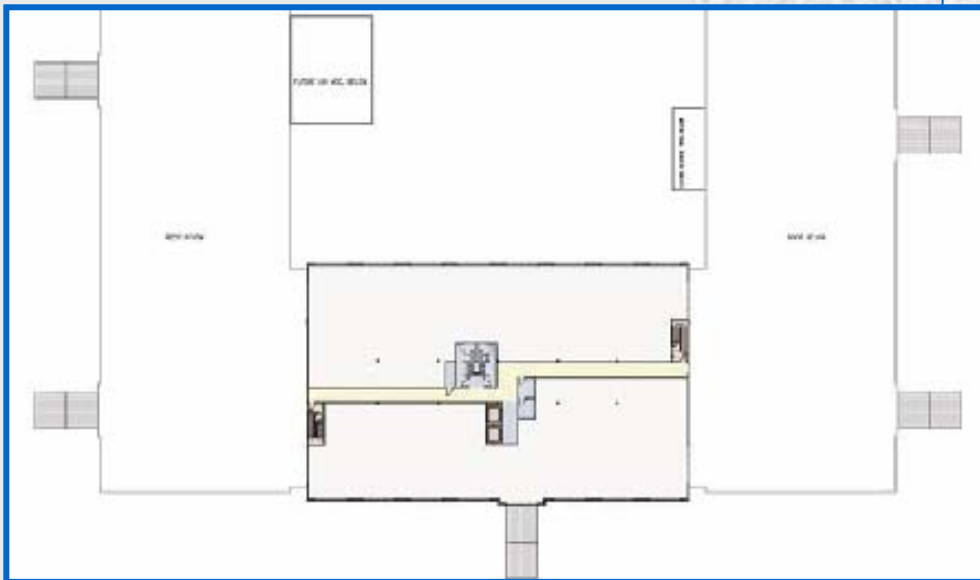
Building Size

Two (2) Stories

- 80,000 Gross Square Feet
- 78,000 Rentable Square Feet
- 67,000 Usable Square Feet



Ground Floor



Second Floor

Facility Features

- Covered patient drop-off
- Handicap accessible restrooms on each floor
- Convenient and ample surface parking

Scheduled Completion Date

Second Quarter of 2006

MEDICAL PRACTICE BENEFITS

Professional Atmosphere

The building is dedicated exclusively to the practice of medicine and related services, providing a multi-specialty medical community environment for physicians and patients. Memorial Hermann is the anchor tenant with an Ambulatory Surgery Center and a full-modality Outpatient Imaging Center.

Custom Designed Suites

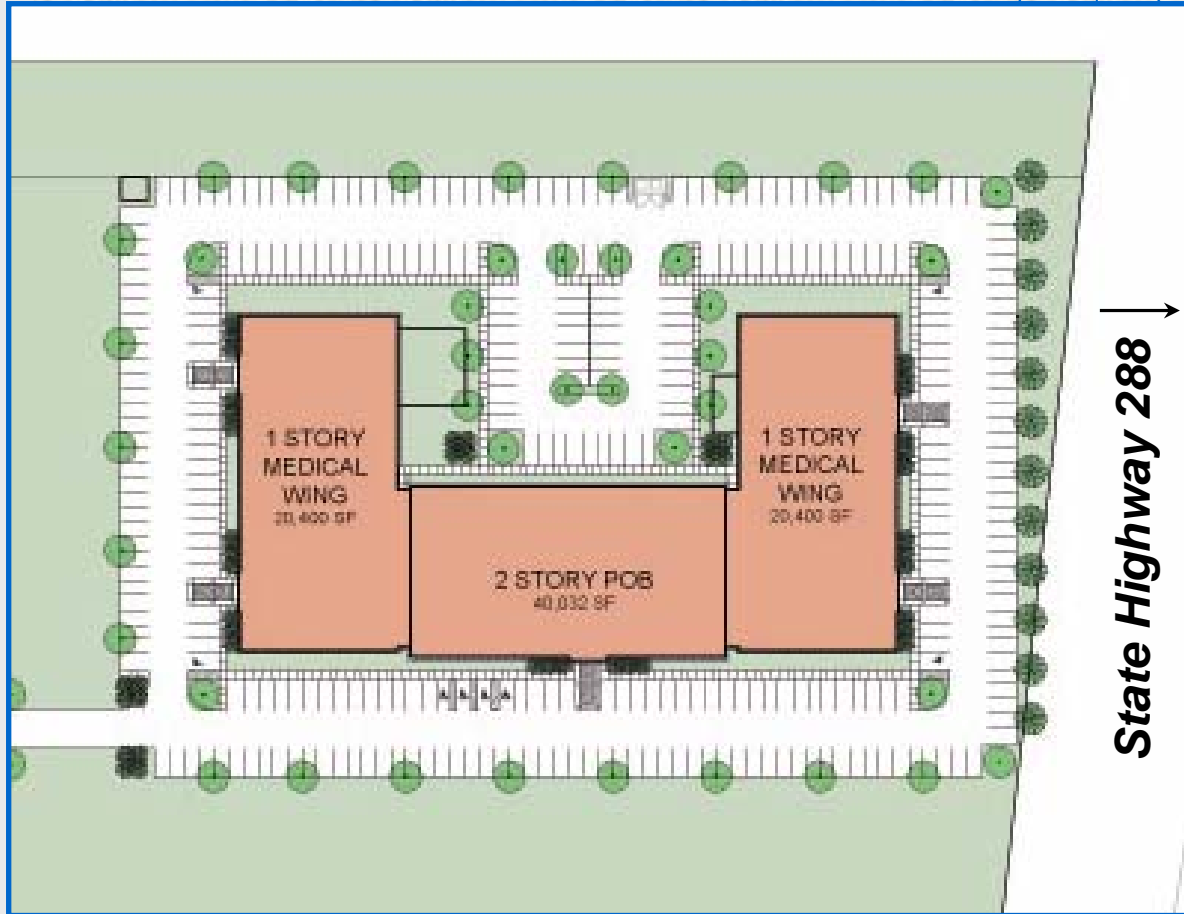
- Suite locations determined on a first-come, first-served basis
- Suite designs will be developed by a professional medical space planner, in conjunction with the tenant
- Every office will be custom designed to meet individual requirements
- Each tenant will be provided an improvement allowance (see rental terms below) towards the suite construction costs

PRE-CONSTRUCTION RENTAL TERMS

Lease Term:	10 Year	5 Year
Gross Rental Rate includes Common Area Operating Expenses; Suite Electric & Suite Janitorial	\$20.50 per RSF	\$20.50 per RSF
Annual Escalation	2.5%	3%
Base Tenant Improvement Allowance:	\$40.00 per USF	\$30.00 per USF
Additional Tenant Improvement Allowance	\$10.00 per USF	N/A
Additional Allowance Rent Premium	\$1.00 per RSF	N/A

Pearland Medical Office Outpatient Center

Building Site Plan



For more information contact:

Trevor O'Connor at (832) 200-0494 or

Heather Robison at (800) 452-8121

Founded in 1989, DASCO Companies is a full service, medical real estate development, acquisition, and management firm with a team of professionals who have developed facilities in multiple states having worked with hundreds of hospitals and thousands of physicians throughout the country. With offices in West Palm Beach, Chicago, Dallas, Denver, Jackson, Los Angeles, Nashville, Orlando, and Scottsdale, DASCO is represented by some of the top medical real estate development professionals in the country that can cater to all of your medical space needs.

This project will be developed by

