



Medical City Denton

Professional Building II

New Class A 60,000 SF medical office development



Professional Building II

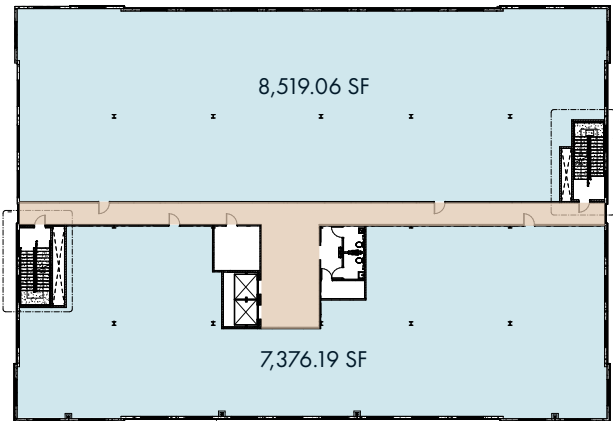
Project overview

Medical office building facts

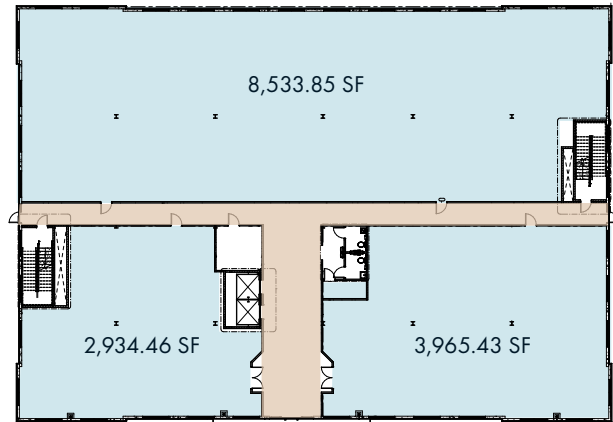
- 3 floors
- 60,000 SF medical office building
- New Class A construction
- On-campus at Medical City Denton
- Full floors available
- Limited covered physician parking
- Unobstructed visibility from I-35E
- Ample tenant improvement allowance
- 5/1000 parking ratio
- Estimated delivery Q4 2024



Floor plates



Floors 2 & 3 | ±16,000 SF



Floor 1 | ±16,000 SF

Professional Building II

Nearby amenities

Healthcare

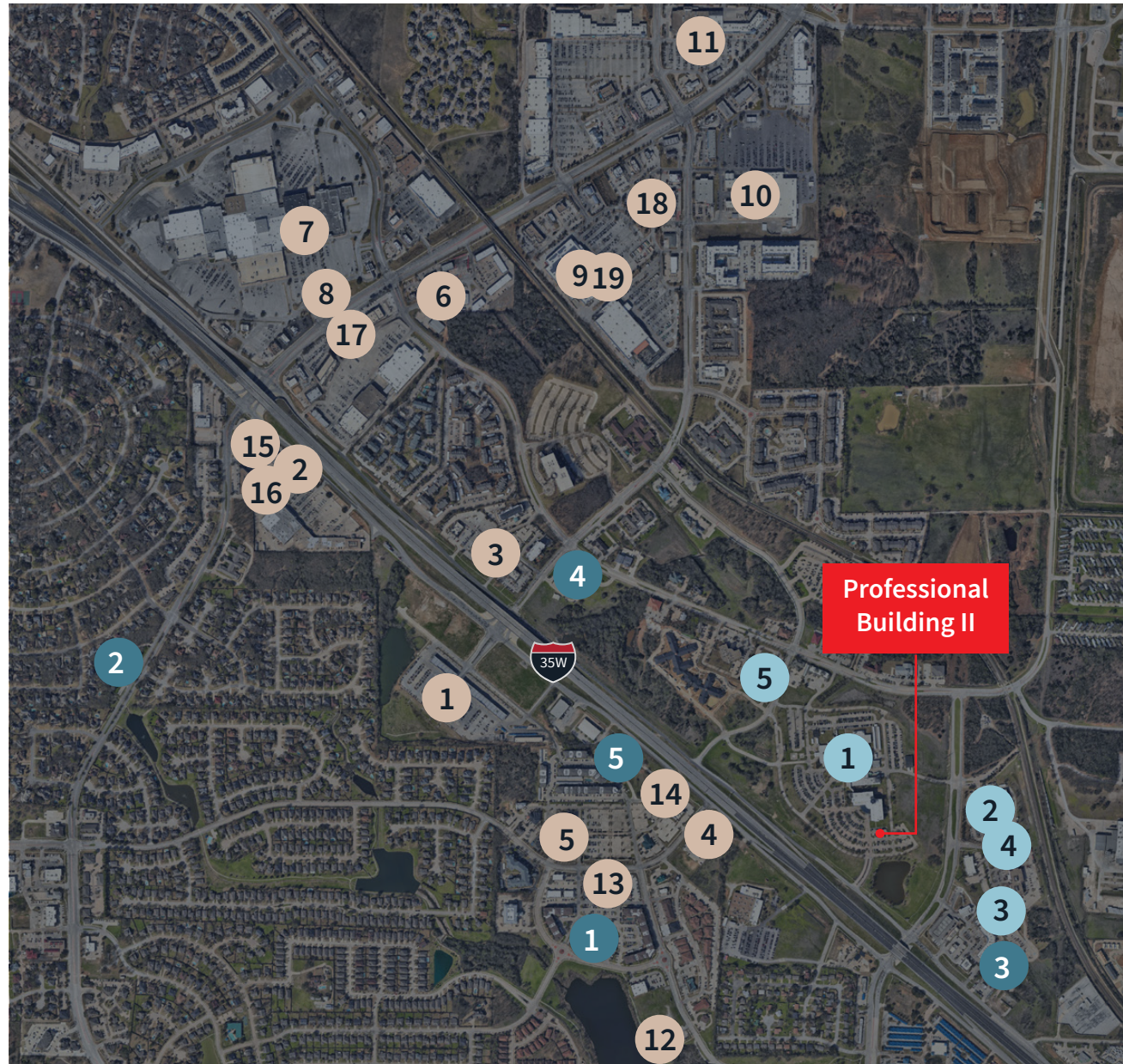
1. Medical City Denton
2. Baylor Scott & White The Heart Hospital - Denton
3. Horizon Medical Center of Denton
4. Mayhill Hospital
5. Medical City Denton ASC

Restaurants / retail

- | | |
|---------------------------|---------------------------------|
| 1. Buc-ee's | 12. The Dive Bar & Restaurant |
| 2. Oldwest Cafe Of Denton | 13. Sidewalk Cafe |
| 3. Texas Roadhouse | 14. BJ's Restaurant & Brewhouse |
| 4. Chuy's | 15. Chili's Grill & Bar |
| 5. Cinemark Denton 14 | 16. RG Burgers and Grill |
| 6. Seven Mile Cafe | 17. Bubble Well |
| 7. Barnes & Noble | 18. Crumbl Cookies - Denton |
| 8. Hawaiian Bros | 19. CVS |
| 9. Island Grill | |
| 9. Target | |
| 10. Walmart Supercenter | |
| 11. Kroger | |

Hotel

1. Homewood Suites by Hilton Denton
2. The Wildwood Inn
3. Residence Inn by Marriott Denton
4. Hilton Garden Inn Denton
5. Holiday Inn Express & Suites Denton South, an IHG Hotel



Professional Building II

Medical City Denton



Medical City Denton is a 208-bed, acute care hospital with more than 1,000 employees and 500 physicians. Serving the people of North Texas, the high-quality hospital is a Level II Trauma Center, a Primary Stroke Center and an accredited Chest Pain Center offering advanced open heart surgery.



Medical City Denton is committed to advancing medical knowledge and participating in clinical research to deliver the latest treatment options and advancements in healthcare to its patients.



The hospital has 24/7 emergency department staffed by specialized physicians and nurses who provide emergency medical care.



Fast facts*

10,732

Annual admissions

34,905

Outpatient visits

53,153

Annual ER visits

Economic impact*

23.3M

In charity
and unreimbursed

\$4.5M

In local
property & sales taxes

\$315M

In economic impact

*Annual totals for 2022

Medical City Denton



Key services

- Level II Trauma Center
- Bariatric/metabolic care
- Cardiac rehabilitation
- Cardiovascular care
- Emergency services
- General surgery
- GME teaching hospital
- Imaging
- Interventional stroke
- Neurosurgery
- Oncology
- Orthopedics
- Robotic surgery
- Solis Mammography
- Therapy - Occupational & Physical
- Urology

Awards and accreditations

- The Leapfrog Group® Hospital Safety Score – A
- Healthgrades Top 250 Best Hospitals
- American Heart Association Mission: Lifeline® accreditation
- American Nurses Credentialing Center Magnet Recognition Program®
- Society of Cardiovascular Patient Care – Cycle VI Chest Pain Center
- Texas Department of State Health Services – Level II Trauma Center
- The Joint Commission Disease-Specific Care Certification for Sepsis
- The Joint Commission Certification for Hip and Knee Replacement



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