

THE REHOBOTH MEDICAL ARTS BUILDING



THE OPPORTUNITY:

The Rehoboth Medical Arts Building is an 80,000 square foot, 3-story office building located on the Beebe Health Campus, Route 24 in Rehoboth Beach, Delaware. The building's focus is dedicated to medical-related clinical, surgical, diagnostic and physician services and practices.

The beautiful building, opened in late 2006, is exclusively medical and physicians have the rare opportunity to lease or lease-purchase space in the building. The building provides a variety of medical related services including:

- Oncology Related Services
 - Tunnell Cancer Center
 - Support Services – Wellness Community Delaware
- Sleep Disorders & Pulmonary Center
- Bariatric Surgery & Post-Surgical Care Center
- Family Medicine & Pediatrics
- Adult Psychiatry
- General Dentistry & Periodontics
- Endocrinology
- Audiology / Hearing Testing Center
- Clinical Training Center / Therapeutic Massage
- Orthodontics

Units are available on both the 2nd and 3rd floors in the "shell" form. Physicians have the option to design their new space and control the "fit-out" or interior construction of new practices in the medical building. Rehoboth Medical recommends the use of GG+A Construction for interior fit-out of new offices as they have completed the majority of the interior construction.

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PROJECT OVERVIEW & BENEFITS:

- Building Size: 3 Floors – 80,000 Square Feet of Exclusively Medical Space
 - 1st Floor - 100% Occupied
 - 2nd Floor – 44% Occupied
 - 13,800 square feet available for new construction
 - 3rd Floor – 72% Occupied
 - 7,000 square feet available for new construction
 - Synergy of Services & Campus Referral Network
- **Location, Location, Location**
 - Ideally situated on the Beebe Health Campus
 - Strategically located on Route 24 proximate to Route 1 – Coastal Highway
 - Convenient to both Route 1 communities (Lewes/Rehoboth) and Route 24 communities (Angola, Long Neck, Millsboro, Milton)
- **Abundant Parking – 60% above county code**
- Beautifully Landscaped Campus; Healing Garden wraps around the building
- Convenient Covered Patient Drop-Off Area
- Two (2) Elevators with Elevator “B” large enough to accommodate a stretcher
- Commercial HVAC system – VAV Zones inside office suites
- Commercial Plumbing
- Honeywell Lobby Keycard Access & Computerized Lock/Unlock System
- Handicapped Accessible Automatic Doors in Lobby
- Every Unit is Custom Designed and Built to Meet Individual Practice Needs
 - Suites Ranging in Size from 1,000 – 7,000 Square Feet
- Full Service Leases provide convenience for physicians/practices
 - Rental Rates include CAM fees and property management fees
 - Increase your focus on medical services and practice growth

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OPTIONS:

Full Service Leases Net of Tenant Sub-Metered Electric and Voice & Data
Lease with Option to Purchase
Fit-Out Allowances Provided by Landlord
Immediate Condo Purchase Options

Common Area Maintenance (or CAM Fees) Include:

Common Area Maintenance Expense

- Snow & Ice Removal
- Parking Lot/Grounds Expense
- Landscaping & Irrigation
- Signage
- Common Area Cleaning
- Elevator Maintenance
- Other

Property Management/Operating Costs

- Fire Alarm & Sprinkler Systems
- Annual Inspections
- Property/Building Insurance
- Property Taxes

Proportionate Share - Ground Rent Cost

Water/Sewer