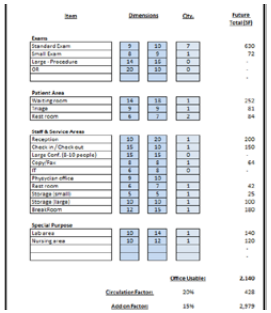
RGRE
RG REAL ESTATE

EVOLUTION OF THE MEDICAL OFFICE

1. How much space:

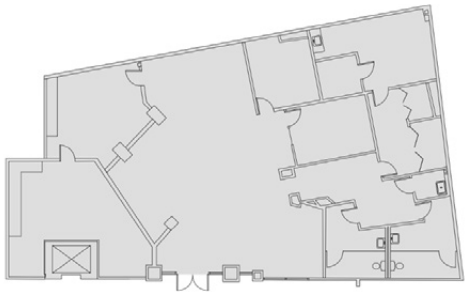
Early on especially in a new practice there may be uncertainty in the amount of space is needed to operate efficiently. Often, we can help on the front end to target the space need for the search.



Item	Dimensions		Qty.	Future Total (SF)
Exams				
Standard Exam	9	10	7	630
Small Exam	8	9	1	72
Large - Procedure	14	16	0	-
OB	10	13	0	-
				-
Patient Area				
Waiting room	14	18	1	252
Triage	9	9	1	81
Rest room	6	7	2	84
Staff & Service Areas				
Reception	10	20	1	200
Check in / Check out	15	10	1	150
Large Conf. (8-10 people)	16	16	0	-
Copy/Fax	8	8	1	64
IT	4	3	0	-
Physician office	8	13	-	-
Rest room	6	7	1	42
Storage (small)	5	5	1	25
Storage (large)	10	10	1	100
Breakroom	12	15	1	180
Special Purpose				
Lab area	10	14	1	140
Nursing area	10	12	1	120
				-
				-
			Office Usable:	2,140
		Circulation factor:	20%	428
		Add on factor:	15%	2,979

2. Existing space plan:

In assessing the best potential locations some potential spaces not currently built out for medical. We help to bring clarity to assess if the space can be adapted.

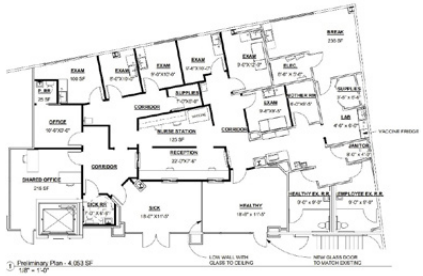


3. Lease negotiation:

A key component in setting up a sustainable practice is arranging advantageous lease terms. We bring both market knowledge and negotiation expertise to help reduce costs as well minimize potential risks and responsibilities.

4. Floor plan development:

In order to arrive at the optimal space layout we will help engage a knowledgeable planner to draw up the floor plan with dimensions. Initially, we typically can get the Landlord to cover the conceptual work to assess viability.



5. Construction:

In many cases owners will have preferred contractors however, we can help foster relationships with skilled contractors to provide quality work while maximizing the construction dollars allocated.

6. Occupying the space:

We look forward to the final product and the opportunity to celebrate your success. Along the way can offer introductions with appropriate vendors to ensure success in the set up including design, furnishings equipment, insurance and IT / telecommunications.