

# Medical Space Is One of Your Biggest Financial Decisions

*Efficiency, square footage & clinical flow matter more than ever.*

## PROBLEM

**(Inefficient space = hidden financial loss)**

- Too much or too little space can impact the practice
- Poor layouts reduce patient flow and productivity
- High rents + inefficiency = lower EBITDA and practice value

## OPPORTUNITY

**(Better space = better performance)**

- Improve workflow and staff efficiency
- Reduce occupancy costs
- Design space aligned with long-term growth
- Resize space and negotiate terms to increase flexibility

## RESULTS

**(Examples from medical clients)**

- 7.2% lease cost reduction
- 15% unused SF removed, saving \$100K+
- \$70/SF turnkey build-out secured
- 19% return through JV ownership structure

## Square footage isn't just a number

*The right space strengthens your operations, finances, and long-term practice value.*

**RGRE**  
RG REAL ESTATE

*Providing advisory  
and expertise in  
healthcare real estate.*

*Supporting your  
long-term objectives.*

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**If your practice is  
growing, outgrowing,  
or rethinking its  
footprint, let's talk..**

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