



## MEDICAL PORTFOLIO 2

O'FALLON AND ST. LOUIS, MO  
KELLER AND WICHITA FALLS, TX

### Property Description

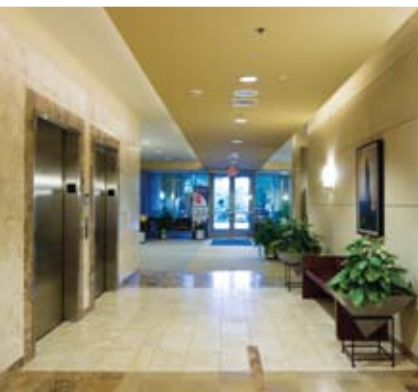
Medical Portfolio 2 is comprised of five medical buildings located in Missouri and Texas. Constructed between 1978 and 2001, the three Missouri properties consist of an approximately 61,000-square-foot Class A medical building, a two-story, approximately 69,000-square-foot medical building, and a single-story, approximately 6,500-square-foot medical clinic. Tenants include St. Luke's Episcopal-Presbyterian Hospitals, BJC Healthcare and BarnesCare Downtown.

The Texas properties are located in Keller and Wichita Falls. Constructed in 2006, The Keller property is an approximately 11,000-square-foot single-story surgery center, solely leased to Lonestar Endoscopy. The Wichita Falls property was constructed in 1957, renovated in 1989 and expanded in 2003. It is an approximately 25,000-square-foot, two-story neurosurgery and imagery building, solely leased to North Texas Neurology Associates.

### PROPERTY AT A GLANCE

Address	5551 WingHaven Boulevard O'Fallon, MO 63368
	909 North 14th Street St. Louis, MO 63106
	969 North Mason Road St. Louis, MO 63141
	180 Bear Creek Parkway Keller, TX 76248
	1722 Ninth Street Wichita Falls, TX 76301
Built	1957 - 2006
Gross Leasable Area	173,000 Square Feet
% Leased	96%
Acquisition Date	June 2008

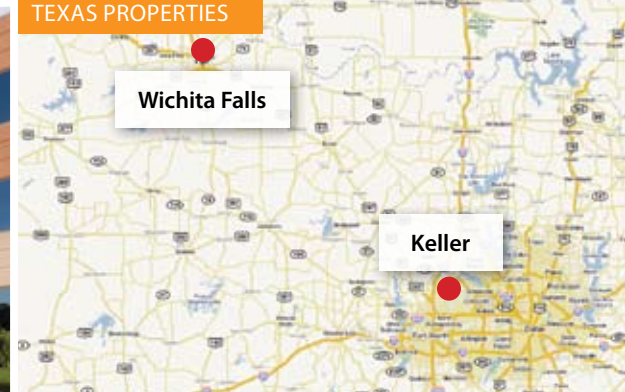
# Medical Portfolio 2



## MISSOURI PROPERTIES



## TEXAS PROPERTIES



## Location Information

The portfolio is comprised of three buildings in the Greater St. Louis area and two buildings in Texas.

### Greater St. Louis Overview

Situated along the Mississippi River below its confluence with the Missouri River, St. Louis has transformed from a manufacturing and industrial economy into a globally-known focus for research in medicine, biotechnology, and other sciences. In March 2002, Fortune magazine recognized St. Louis as "among the regional hubs in the United States for both agricultural and health care biotechnology."

### Texas Overview

With an area of nearly 269,000 square miles and a growing population of 24 million, Texas is the second largest U.S. state in both area and population. The state is economically diversified, with a growing base in high technology that includes industries such as energy, aeronautics, defense and computer science. Texas is home to three of the world's elite research medical centers: the renowned Texas Medical Center in Houston, University of Texas Southwestern Medical Center in Dallas, and the South Texas Medical Center in San Antonio. With a gross state product of \$1.09 trillion, Texas has the second-largest economy in the nation, and is home to the headquarters of more Fortune 500 companies than any other U.S. state.

Sources: Fortune magazine, March 2002  
[www.stlouis.missouri.org](http://www.stlouis.missouri.org)  
[www.cwftx.net/](http://www.cwftx.net/)  
U.S. Department of Labor, Bureau of Statistics