



## MEDICAL PORTFOLIO 4

ARIZONA, OHIO AND TEXAS

### Property Description

Medical Portfolio 4 is a geographically diverse group of five medical office buildings located in Phoenix, Arizona; Parma, Ohio; and various suburbs of Dallas, Texas. Totalling approximately 226,000 square feet of gross leasable area, the buildings range from an approximately 25,000-square-foot single-story building to an approximately 81,000-square-foot five-story building. The Parma, Ohio location was built in 1977, and the Phoenix, Arizona location was built in 1972 with renovations in 1980 and 2006. The three facilities located in Texas were built in 2006 or 2007. The five properties comprising Medical Portfolio 4 are each situated on, or within close proximity to, a medical campus. The portfolio is currently 82 percent leased.

### PROPERTY AT A GLANCE

<b>Address</b>	6789 Ridge Road Parma, OH 44129
	6036 North 19th Avenue Phoenix, AZ 85015
	1305 West Jefferson Street Waxahachie, TX 75165
	950 East Belt Line Road Cedar Hill, TX 75104
	4501 Joe Ramsey Boulevard Greenville, TX 75401
<b>Built</b>	1972-2007
<b>Gross Leasable Area</b>	226,000 Square Feet
<b>% Leased</b>	82%
<b>Acquisition Date</b>	August 2008

# Medical Portfolio 4



## ARIZONA PROPERTY

Phoenix, AZ



## OHIO PROPERTY

Parma, OH

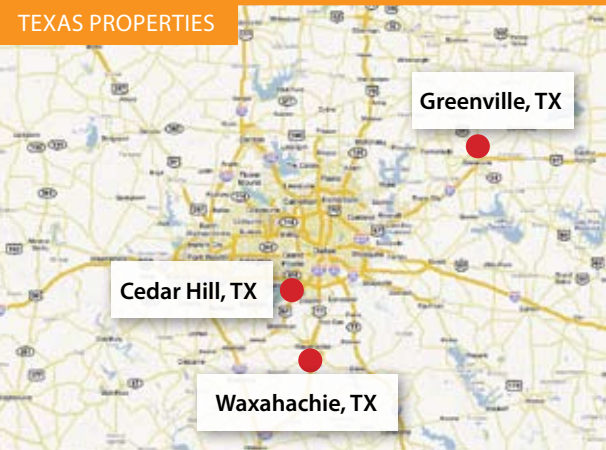


## TEXAS PROPERTIES

Greenville, TX

Cedar Hill, TX

Waxahachie, TX



## Location Information

Medical Portfolio 4 has properties located in, or within suburbs of Phoenix, Arizona; Dallas, Texas; and Cleveland, Ohio. Phoenix, Arizona is in the heart of one of the fastest growing regions in the country, serving all of the major markets in the Western United States. In the last two decades, the economy has diversified as rapidly as the population has grown. Many residents in the area are employed by the government, as well as Arizona State University, which has enhanced the area's population through education and its growing research capabilities. Numerous high-tech and telecommunications companies have recently relocated to the area.

Dallas is the third-largest city in the state of Texas and the ninth-largest in the nation. The city's economy is highly diversified, and well known for its role in telecommunications, computer technology, banking, transportation and the petroleum industry. Nicknamed the "Silicon Prairie," Dallas is among the country's largest employment centers for high technology.

Cleveland, Ohio, located on the Cuyahoga River and Lake Erie, has a diversified economy that includes services such as manufacturing, insurance and healthcare. Many major corporate headquarters are located there, including American Greetings, Sherwin-Williams Company, KeyCorp, Progressive Auto Insurance and Jones Day, one of the largest law firms in the world. Additionally, NASA's Glenn Research Center maintains a facility in Cleveland.

Sources: <http://www.phoenixchamber.com>, <http://www.phoenix.gov>, <http://www.cleveland.oh.us>, <http://www.britannica.com>