



RENAISSANCE MEDICAL CENTRE

BOUNTIFUL, UT

Property Description

Located in the Salt Lake City suburb of Bountiful, Utah, Renaissance Medical Centre consists of approximately 112,000 square feet of gross leaseable area. Completed in 2004, Renaissance Medical Centre was built to provide an alternative to hospital surgery in order to reduce costs and also retain patients that had previously traveled to Salt Lake County for services. The property is part of the larger Renaissance Towne Centre mixed-use development, which has plans to combine retail, entertainment, office, residential and healthcare properties in one area.

Renaissance Medical Centre is approximately 88 percent leased, and is anchored by MountainWest Surgical Center, which leases approximately 30,000 square feet of the building.

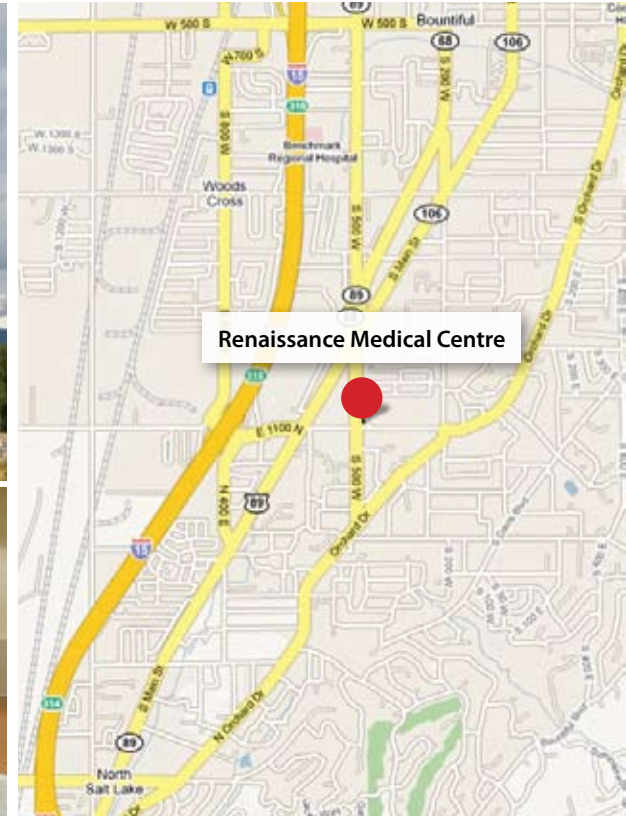
Renaissance Medical Centre is easily accessible by Interstate 15 and Highway 89, as well as the newly developed FrontRunner Commuter station, Woods Cross. Tenants and patients have access to a public parking facility offering 496 parking spaces in the adjacent parking structure east of the property, as well as 21 parking spaces on the west side of the property.



PROPERTY AT A GLANCE

Address	1551 South Renaissance Towne Drive Bountiful, UT 84010
Built	2004
Gross Leaseable Area	112,000 Square Feet
% Leased	88%
Acquisition Date	June 2008

Renaissance Medical Centre



Location Information

Bountiful is a suburb of Salt Lake City, Utah. With an estimated population of nearly 179,000, Salt Lake City is the capital and most populous city in the state. Nicknamed the Crossroads of the West, it is located in the northeast corner of the Salt Lake Valley and surrounded by the Great Salt Lake to the northwest, and the steep Wasatch and Oquirrh mountain ranges on the eastern and western borders, respectively. The region was originally populated by the Shoshone, Ute, and Paiute Indians who dwelled in the valley for thousands of years. Today, Salt Lake City's major industries are government, trade, transportation, utilities, and professional and business services. Major employers include: the University of Utah, Sinclair Oil Corporation, AlphaGraphics, Zions Bancorporation, and Smith's Food and Drug. Unemployment is very low, 2.9 percent as of April 2008, significantly less than the national average of 5.5 percent.

Sources: United States Department of Labor, Bureau of Labor Statistics
United States Census Bureau
http://www.fdic.gov/regulations/examinations/supervisory/insights/sisum04/industrial_loans.html