

ST. VINCENT'S EAST MEDICAL OFFICE BUILDINGS

46, 48, & 52 Medical Park
Drive East, Birmingham, AL

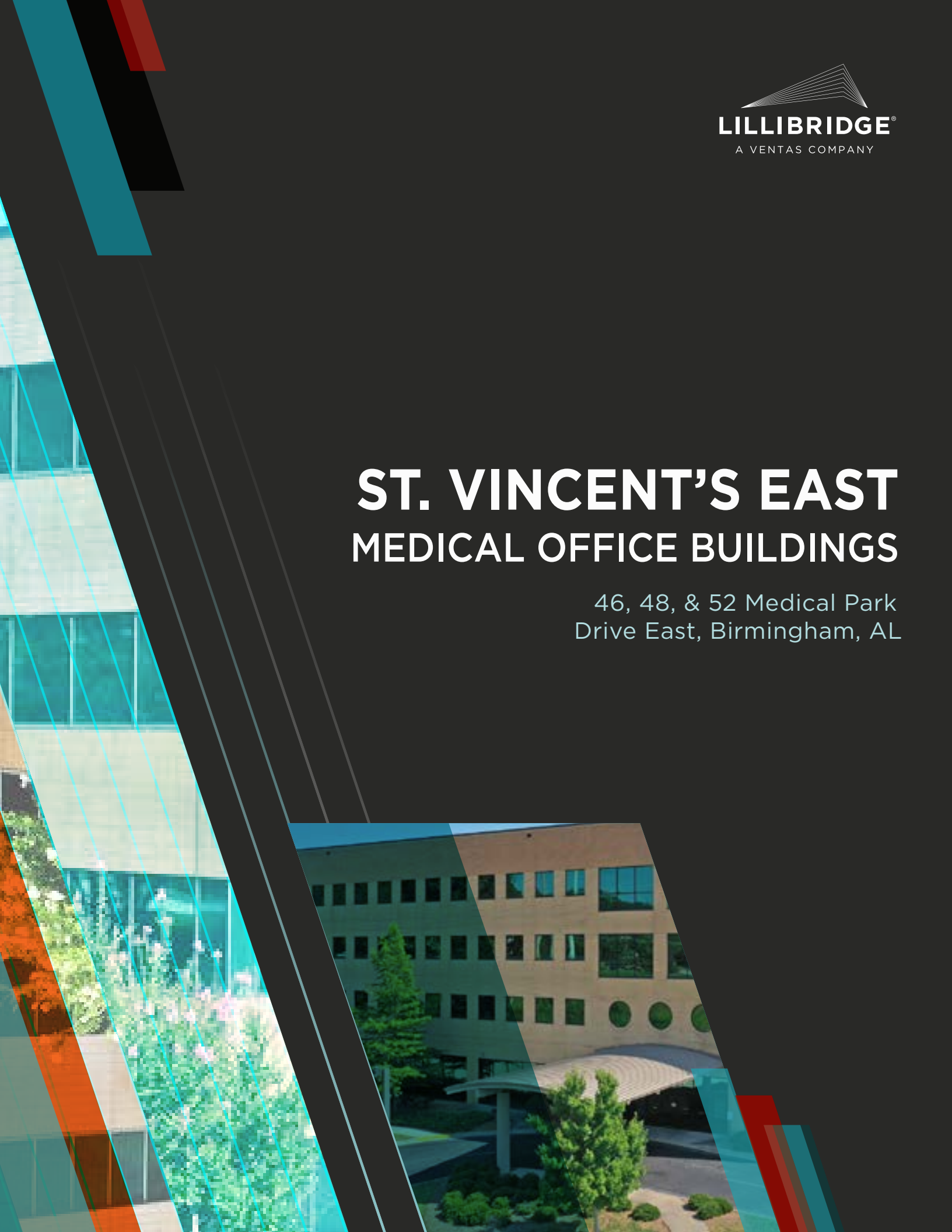


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Redefining Exceptional

Lillibridge’s three-building portfolio of Medical Office Buildings (MOBs) are the sole medical office buildings on Ascension St. Vincent’s East Hospital campus. Building 46, 48, and 52 are situated on the northeast edge of Birmingham and border Trussville, which Niche names one of Alabama’s best neighborhoods to live.

St. Vincent’s East MOBs have provided exceptional care to the Greater Birmingham community for over 30 years and will continue their legacy as they undergo an \$8 million redevelopment project. The properties’ transformation will focus on quality, sustainability, and modernization. The first phase of renovations completed in 2021 earned St. Vincent’s East MOBs 4 Stars on The CoStar Building Rating System.

This achievement signifies top quality buildings that maintain market leadership from initial construction, to sustained maintenance, to ongoing interest from investors. Lillibridge will continue to raise the bar of Building 46, 48, and 52 in the second development phase projected to be complete in early 2023.

Tenants will enjoy fresh, well-designed, cutting edge features as well as access to Ascension’s recently approved freestanding Emergency Department just ten minutes from St. Vincent’s East MOBs.

\$8M
REDEVELOPMENT





St. Vincent's East Medical Office Buildings Upgrades

In partnership with Hendon + Huckestein Architects and Wyatt General Contractor, Lillibridge Healthcare Services will transform St. Vincent's East Medical Office Buildings with sleek, modern, and state-of-the-art facilities. The renovation is all-encompassing with a design touching on every segment of the three buildings.

- Remodeling of building entrances, outdoor seating, and amenity spaces.
- Refitting mechanical and plumbing infrastructure to high-end standards.
- Installing air units for temperature regulation and comfort control.
- Renovating all common areas such as corridors, lobbies, elevators, restrooms, and suite entries with modern finishes.
- Pressure washing of facades and exterior tiles.
- Enhancing lighting with new energy-efficient LED fixtures.
- Integrating new wayfinding, signage, and digital directories for a thoroughly intuitive design

ADDITIONAL HIGHLIGHTS

MODERN DESIGN MEETS FUNCTIONALITY

The interior design of the St. Vincent's East Medical Office Buildings is modern, versatile, and representative of the exceptional care provided to the greater Birmingham community.

Clean geometry, subtle motifs, and upgraded finishes reflect the properties' commitment to top quality care.

Each element is sustainable, surpasses standards, and strategically sows a seamless experience while practical signage, color-coding, and digital displays improve patient orientation.

PROPERTY INFORMATION:

Building Type: **Medical Office**

Number of Buildings: **3**

Years Built: **1989 and 2005**

Building Height: **4 and 5 Stories**

Building Size: **98,500 - 205,625 SF**

Typical Floor Size: **24,625 - 41,125 SF**

Unfinished Ceiling Height: **10' - 12'**

Parking: **Surface Parking Available**



LOCATION HIGHLIGHTS

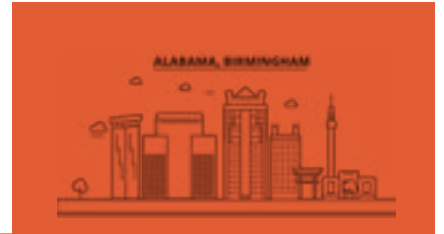
Aerial Map



St. Vincent's East Medical Office Buildings

Medical Park Drive East, Birmingham, AL

Located on the border of Birmingham and Trussville, AL, St. Vincent's East MOB's are within a 10-minute drive of countless restaurants, retail shops, overnight accommodations, entertainment plazas, and the planned Ascension Emergency Department. Physicians and patients alike can easily access the MOB's from nearby highways U.S. 11, I-459, and I-59.



TRANSPORTATION

 HIGHWAY		
U.S-11	2 min drive	1.0 mi
I-459	5 min drive	2.3 mi
I-59	7 min drive	2.9 mi
 AIRPORT		
Birmingham-Shuttlesworth International Airport	15 min drive	8.0 mi



DEMOGRAPHICS

ST. VINCENT'S EAST MEDICAL OFFICE BUILDINGS



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	3,759	100,139
2027 Total Population	3,640	99,192
Population Growth 2022-2027	-3.17%	-0.95%
Average Age	39.50	38.50
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	1,527	38,358
2027 Total Households	1,476	37,971
Population Growth 2022-2027	-3.34%	-1.01%
Average Household Size	2.40	2.60
Median Home Value	\$126,276	\$142,070
Median Year Built	1968	1973

AVAILABLE SPACE

600 - 18,000 SF OFFICE SPACE

- Located at Ascension St. Vincent's East Hospital campus
- Interconnected via campus walkways
- Renovated building finishes and common areas
- Ample parking spaces with reserved areas for physician parking
- Seven miles (10-minute drive) from the planned freestanding Ascension Emergency Department
- Full space available for lease
- Flexible to accommodate separately demised premises
- Easy access to U.S. 11, I-459, and I-59
- Generous TIA package
- Medical and non-medical spaces available
- Variety of suite types from shell space to fully-built-out
- Onsite management by Lillibridge, the leader in healthcare real estate operations



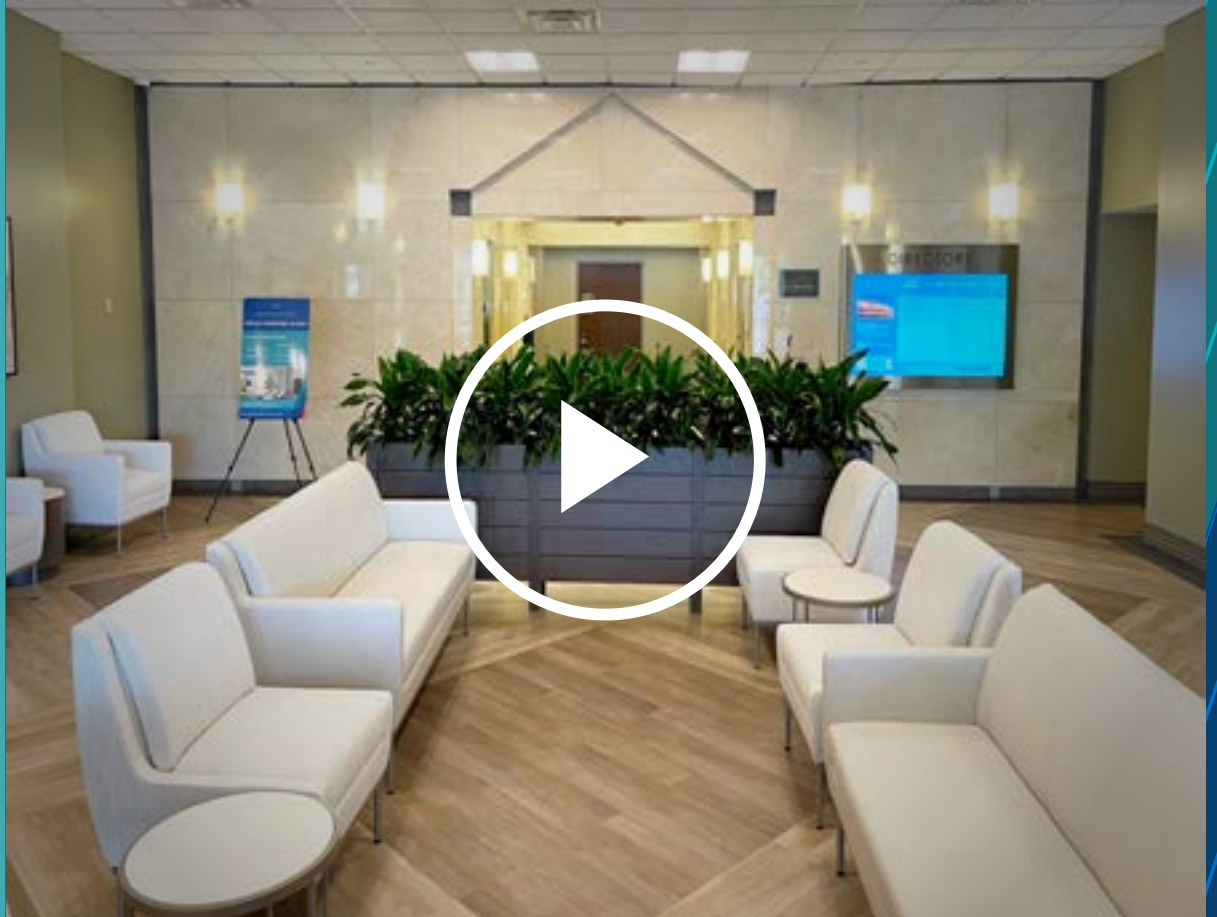
For Leasing Information

Contact Regional Leasing Director
Carla Cabral at (917) 653-0722
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VIRTUAL TOUR

Click on the image below to experience a virtual tour of the new St. Vincent's East Medical Office Buildings

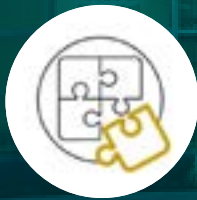


ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

We devise real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION



TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S

ESG ACHIEVEMENTS

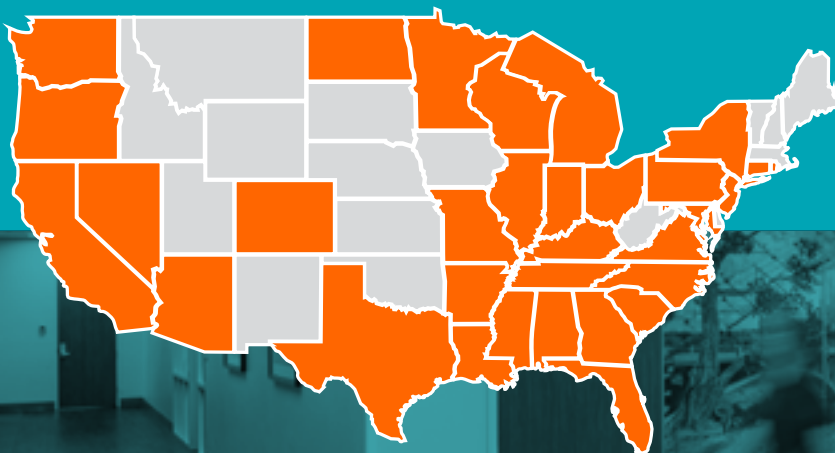


2021 TOP ENERGY STAR CERTIFIED OWNER/OPERATOR OF MEDICAL OFFICE BUILDINGS

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.





ST. VINCENT'S EAST MEDICAL OFFICE BUILDING

Regional Leasing Director:

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