

A photograph of the Baylor Scott & White Medical Pavilion, a multi-story medical office building with a tan facade and large blue-tinted windows. The building is set against a blue sky with white clouds. The image is framed by large, white, geometric triangular shapes that create a modern, architectural feel. The text "Baylor Scott & White" and "MEDICAL PAVILION" is visible on the upper part of the building. The address "3900 JUNIUS" is visible on the lower part of the building. A small tree and some landscaping are in the foreground.

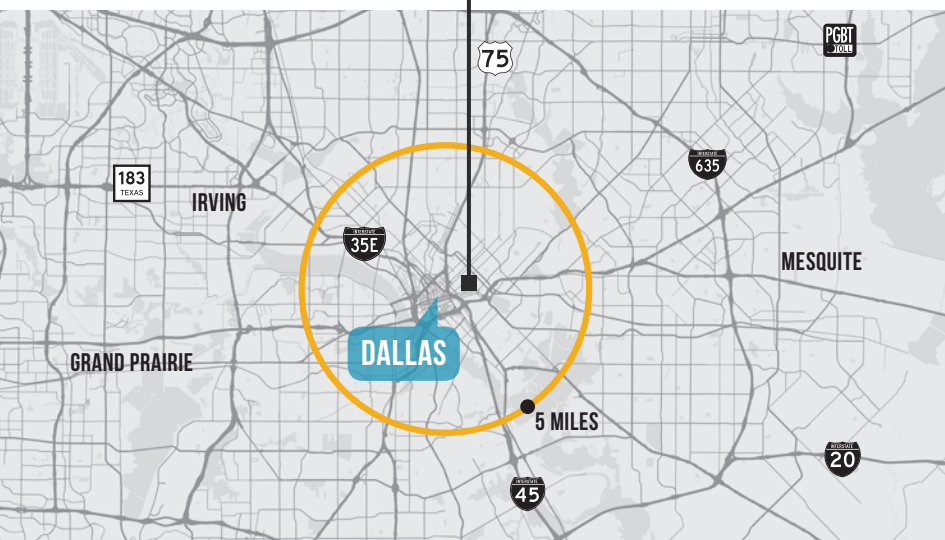
MEDICAL OFFICE SPACE | FOR LEASE

On-Campus at Baylor University Medical Center

AT THE CENTER OF IT ALL

CAMPUS FEATURES

- › Six world-class medical office buildings
- › Convenient access to the six main hospitals on campus
- › Over 100 specialists, surgeons and general practitioners
- › Responsive on-site owner management and maintenance staff
- › 24-hour campus security
- › Valet parking available
- › Covered patient drop-off and pick-up areas
- › Covered parking for physicians and patients
- › After hours key card and intercom system
- › Short walk to DART rail station
- › Full service lease with no Base Year pass throughs



DEMOGRAPHICS

5 Mile Radius

KEY FACTS



722,944
Population



33.8
Median Age



2.5
Average Household Size



+131,821
Daytime Population Increase

POPULATION



24%
172,784
Age 0-17



64%
464,130
Age 18-64 (64%)



12%
86,030
Age 65+ (12%)

WEALTH



\$98,140
Average Income



22%
Households Earning
\$100,000+



\$72,764
Average Disposable
Income



\$2,083
Annual Medical
Spending

EMPLOYMENT

3.9%
Unemployment Rate



63%
White Collar Employees



16%
Blue Collar Employees



15%
Service Employees



HOUSING STATS

321,685
Housing Units



\$314,062
Median Home Value



22,000+
Units Built by 2026



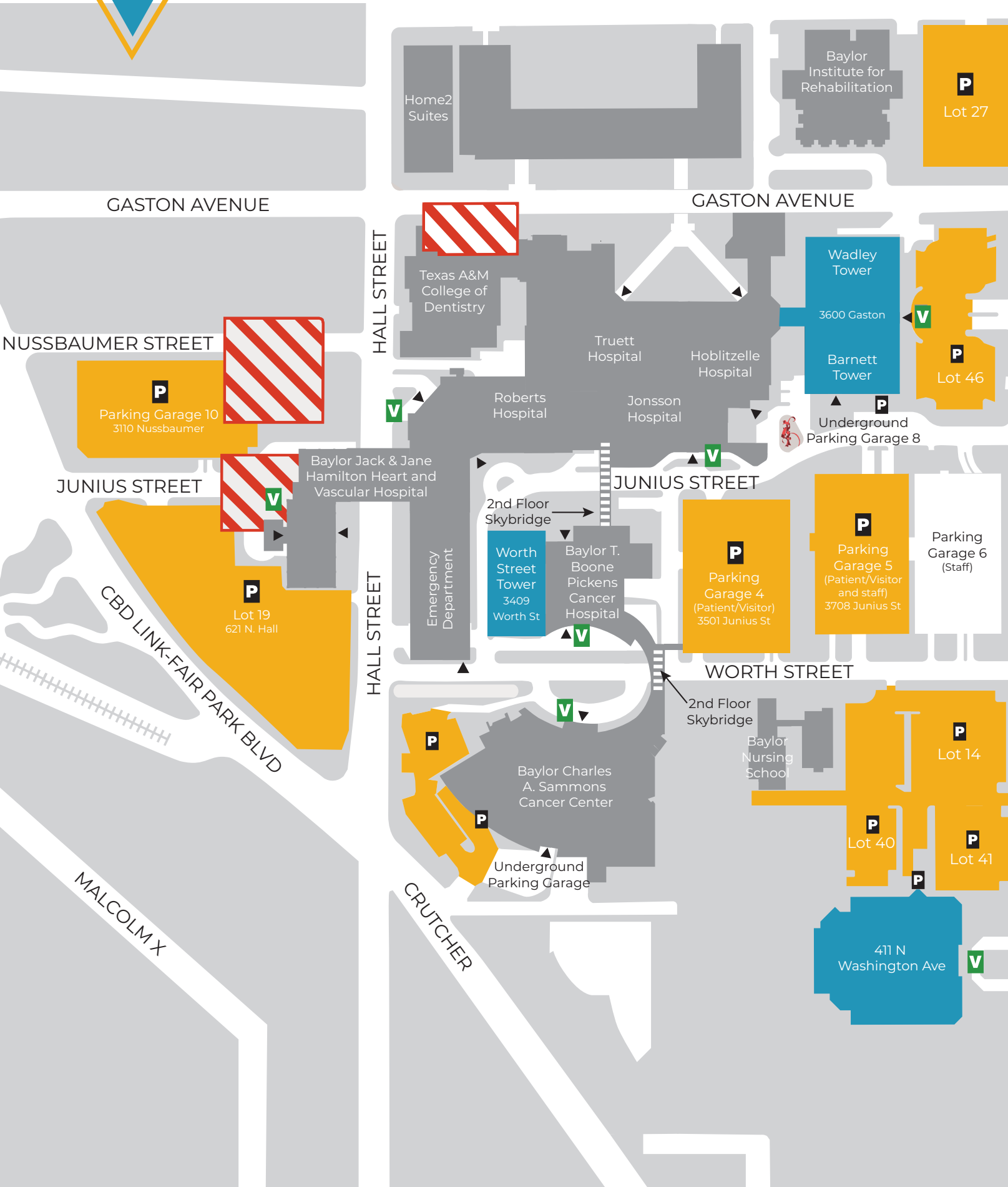
PATIENT DEMAND FORECAST

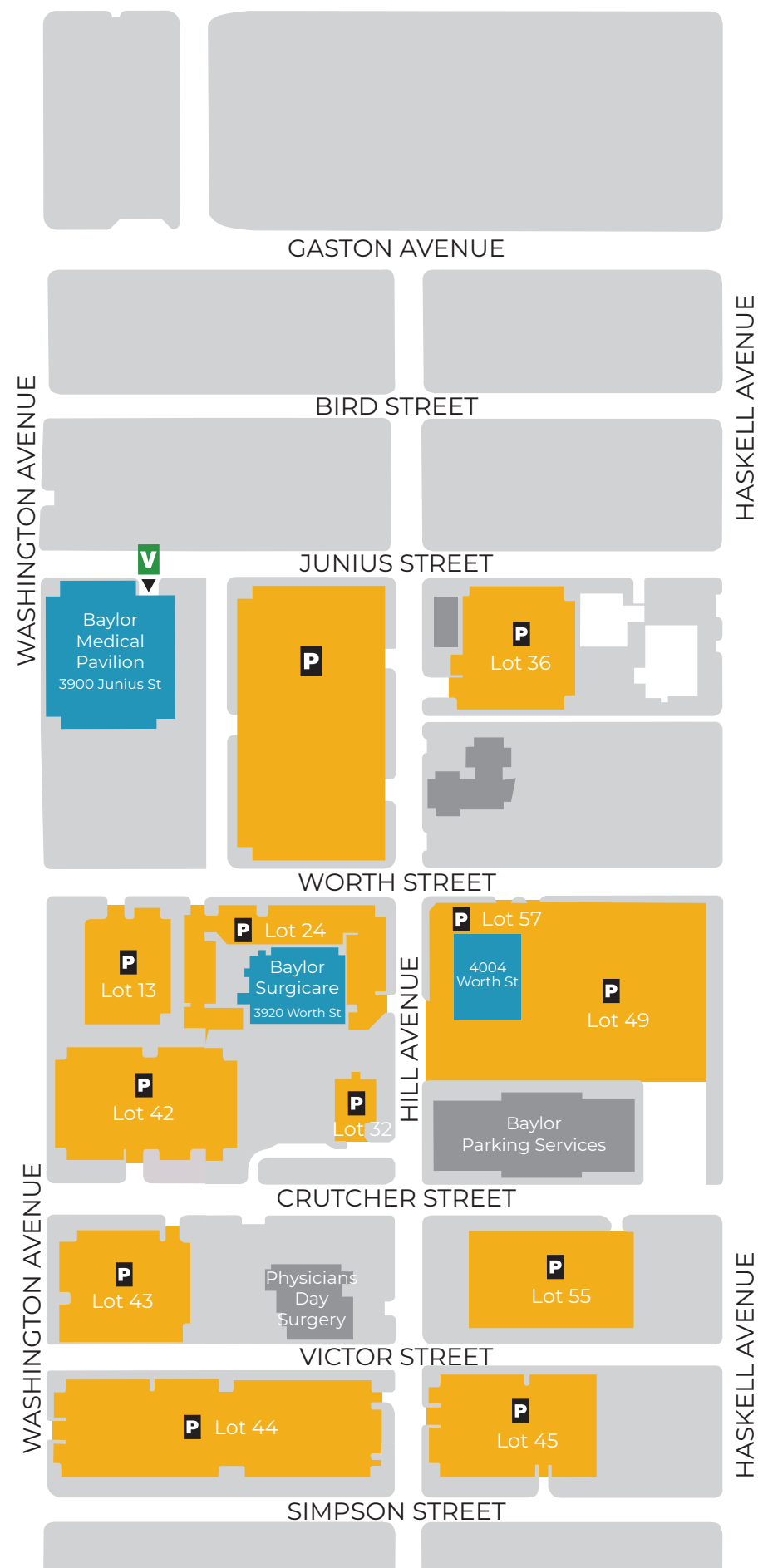







The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of the zip codes that surround the Baylor University Medical Center campus – which include **75204, 75206, 75214, 75223, 75226 and 75246**. For more information on the Advisory Board, please visit www.advisory.com.

SERVICE LINES	TODAY'S VOLUME	2022		2027	
		5-Year VOLUME	↑	10-Year VOLUME	↑
Cardiology	1,692,350	2,002,824	18.3%	2,288,275	35.2%
Cosmetic Procedures	159,438	201,740	26.5%	233,710	46.6%
Dermatology	1,073,806	1,290,046	20.1%	1,495,543	39.3%
Endocrinology	14,862	20,959	41.0%	25,049	68.5%
ENT	710,115	832,016	17.2%	927,842	30.7%
Evaluation & Management	21,125,406	24,681,899	16.8%	27,407,401	29.7%
Gastroenterology	490,334	606,679	23.7%	724,809	47.8%
General Surgery	153,770	184,346	19.9%	210,940	37.2%
Gynecology	254,566	273,660	7.5%	290,595	14.2%
Lab	7,507,124	9,134,848	21.7%	10,889,529	45.1%
Miscellaneous Services	4,035,814	4,940,054	22.4%	5,699,187	41.2%
Nephrology	148,952	181,869	22.1%	215,285	44.5%
Neurology	305,420	405,734	32.8%	471,334	54.3%
Neurosurgery	17,823	21,246	19.2%	23,771	33.4%
Obstetrics	127,154	142,345	11.9%	148,360	16.7%
Oncology	36,020	40,722	13.1%	46,015	27.7%
Ophthalmology	1,484,400	1,832,496	23.5%	2,172,887	46.4%
Orthopedics	765,119	978,577	27.9%	1,129,968	47.7%
Pain Management	190,294	240,186	26.2%	283,003	48.7%
Physical Therapy/Rehab	5,023,529	5,759,888	14.7%	6,489,643	29.2%
Podiatry	257,269	336,213	30.7%	429,850	67.1%
Psychiatry	2,846,434	3,160,598	11.0%	3,344,530	17.5%
Pulmonology	553,951	671,470	21.2%	786,728	42.0%
Radiology	5,872,174	6,467,617	10.1%	7,208,023	22.7%
Spine	25,129	31,619	25.8%	38,435	53.0%
Thoracic Surgery	4,233	5,949	40.6%	7,707	82.1%
Trauma	210,867	237,068	12.4%	266,003	26.1%
Urology	271,848	362,236	33.2%	445,420	63.8%
Vascular	219,234	274,247	25.1%	331,015	51.0%

CAMPUS BUILDINGS & PARKING





-  Available Buildings
-  Parking Garages & Lots
-  Non-Baylor Lots
-  Valet Parking
-  Self Parking

CAMPUS SERVICES

- Post Office
- Pharmacy
- Multiple Gift Shops
- Cath Lab
- Labor & Delivery
- NICU
- Dialysis Center
- Meditation Room
- Chapel
- Lung Care Center
- Radiology
- Diagnostic Imaging & Laboratory Services
- Diabetes Center
- Hyperbaric Medicine
- Nuclear Medicine

AREA AIRPORTS

LOVE FIELD AIRPORT

Drivetime Average: 20 minutes
Distance: 10.8 Miles

DFW INTERNATIONAL AIRPORT

Drivetime Average: 30 minutes
Distance: 21.3 Miles



BAYLOR MEDICAL PLAZA
BARNETT TOWER

FOR LEASING INFORMATION:

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