



Saint Alphonus

022205

Eagle Health Plaza



Class 'A' Medical Office Space for Lease



Saint Alphonus

Eagle Health Plaza

- ▶ Saint Alphonus Eagle Health Plaza is a health care and outpatient surgery center located in Eagle River, the finest mixed-use development in Idaho. The Eagle Health Plaza caters to community members seeking wellness, diagnosis, treatment, and rehabilitation in a convenient and accessible environment.
- ▶ Location: SEC Eagle Road and State Street (Highway 44), in beautiful Eagle River development
- ▶ Size: 70,000 square feet
- ▶ Development: 36,000 SF Medical Office Building and 35,000 SF Ambulatory Care Center
- ▶ Space Available: 36,000 SF
- ▶ Lease Rate: \$18.00 per square foot, N.N.N.
- ▶ Tenant Improvement Allowance: \$40.00 per usable SF
- ▶ Targeted Opening: Autumn, 2005
- ▶ Services:
 - Outpatient Surgery and Procedure Center**
 - Primary Care Physicians**
 - Radiology and Medical Imaging**
 - Rehabilitation Services**
 - Laboratory**
 - Pharmacy**
 - Community Education Center**

Eagle River

IDAHO'S PREMIER BUSINESS ADDRESS



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Saint Alphonsus

Eagle Health Plaza

at Eagle River

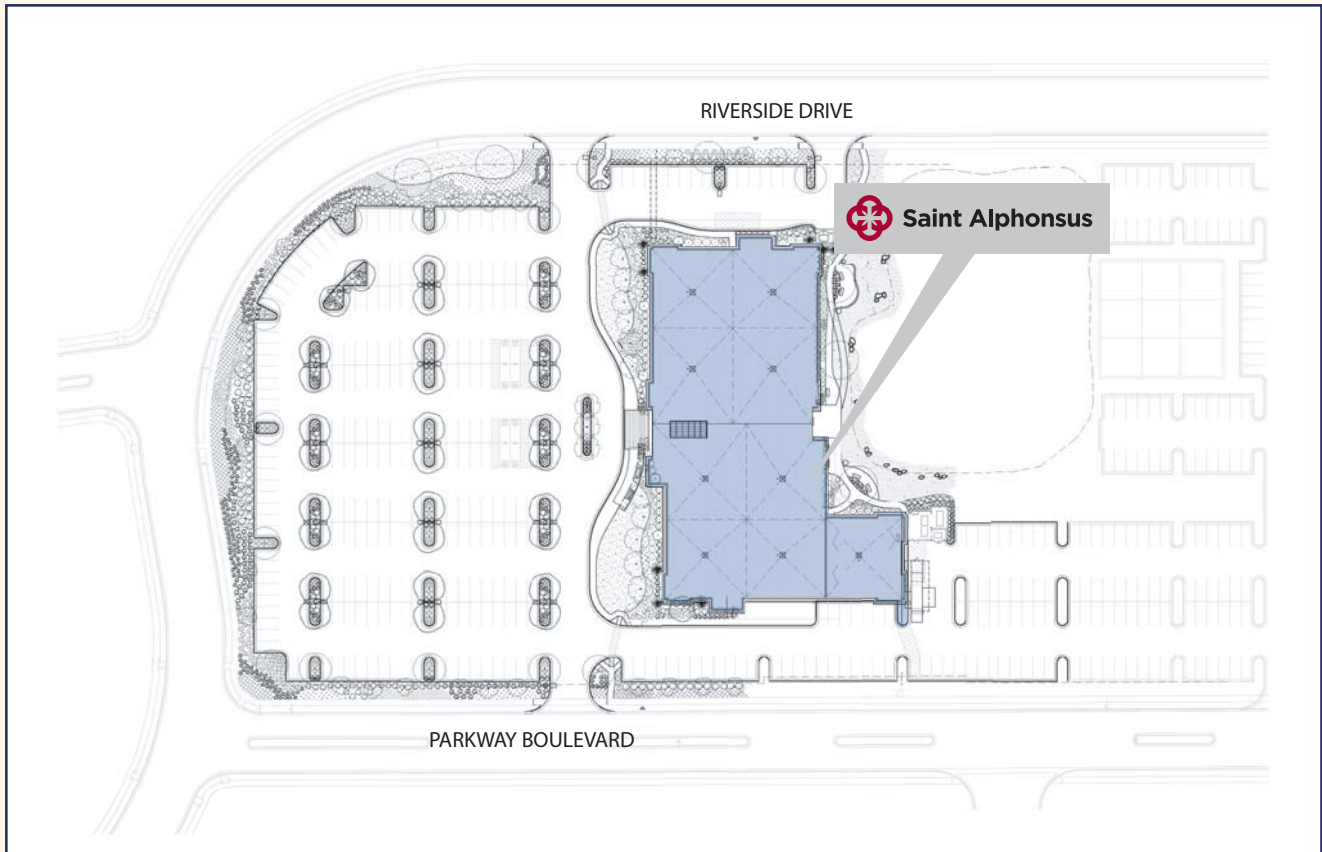


Eagle River

IDAHO'S PREMIER BUSINESS ADDRESS

PROJECT PROFILE

- Treasure Valley's premier business address
- Mixed-use development including a Hilton Hotel, offices, retail shops, banks, and restaurants
- 90 Acre development located at the SEC of Eagle Road and Hwy. 44 (Eagle Bypass) on the Boise River
- High visibility intersection with traffic counts of 50,000 (ADT) automobiles per day
- Excellent ingress and egress to and from the property and access to all areas
- Amenities include a high quality environment with dramatic entries, water features, community park, access to Boise River
- Surrounding area has one of the highest income levels in the Treasure Valley
- Experienced, capable, quality developer with ability to tailor opportunity to the needs of the user
- Saint Alphonsus Ambulatory Care Facility to be built in the center of the project



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Eagle Health Plaza

Now, more than ever, patients are desiring care in more convenient medical settings. Saint Alphonus Eagle Health Plaza offers families, in this rapidly growing community, diverse services such as outpatient surgery, lab, diagnostic, and rehabilitation services, and primary and specialized physician care – all in one convenient and accessible location.

PHYSICIAN BENEFITS

Outpatient visits are expected to rise dramatically because:

- ▶ New communication vehicles have been designed to deliver advanced medical care to more remote settings
- ▶ Technology innovations have made many surgical procedures less invasive and available in low-risk outpatient settings
- ▶ Patients typically benefit from these less invasive techniques by feeling less pain and discomfort after surgery, and healing more quickly
- ▶ Large baby boomer population is aging and is expected to be the largest group to qualify for this type of health services in the near future

CONSUMER BENEFITS

Saint Alphonus Eagle Health Plaza will accommodate health care consumers who desire medical services in a more convenient and accessible location.

The Health Plaza will deliver comprehensive care, allowing patients with varying degrees of illness access to advanced technologies and the care of medical and surgical specialists, all in a familiar setting.

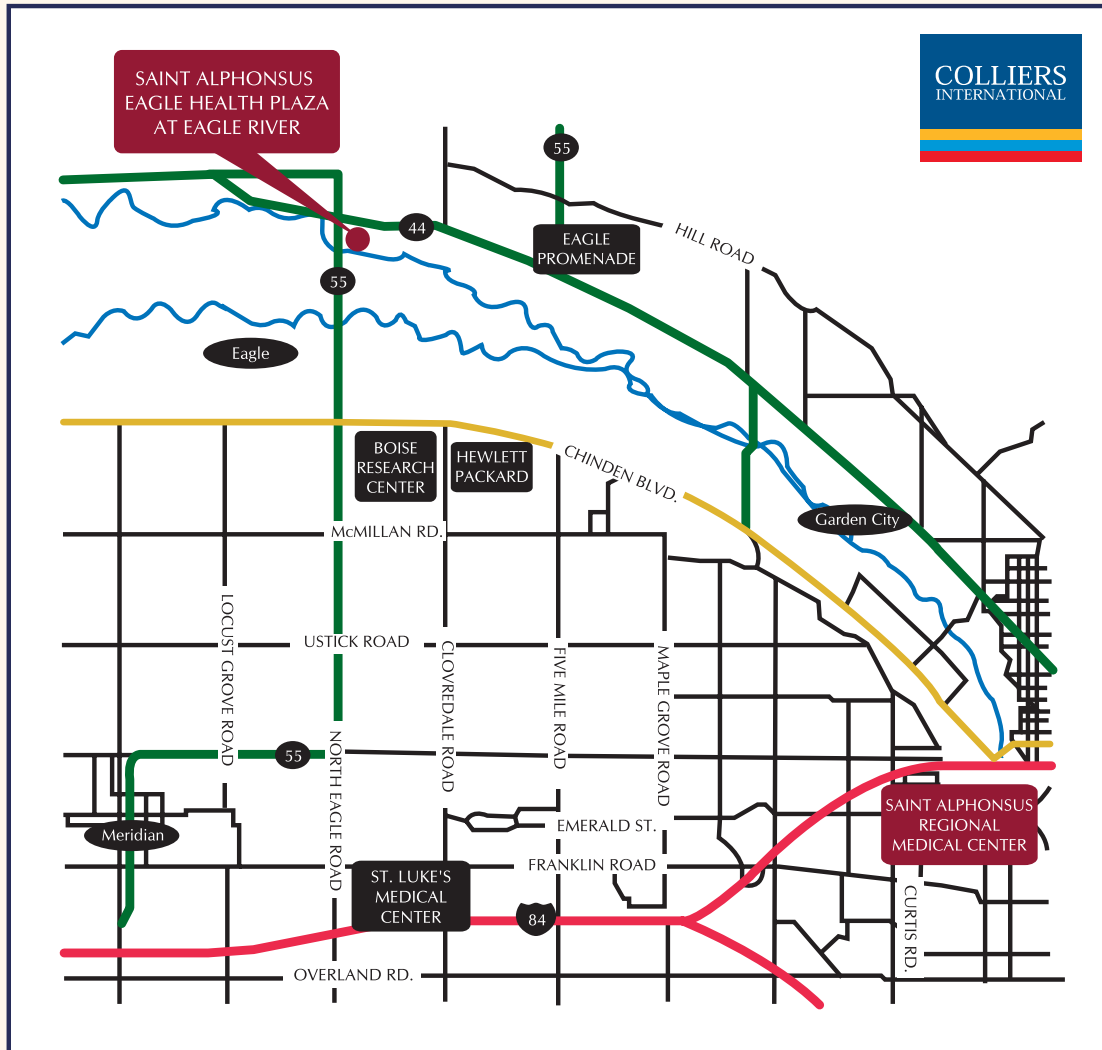
The Health Plaza will bring valuable wellness information, education, and support to improve the health of these growing communities.



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Eagle Health Plaza

at Eagle River



MARKETING / LEASING

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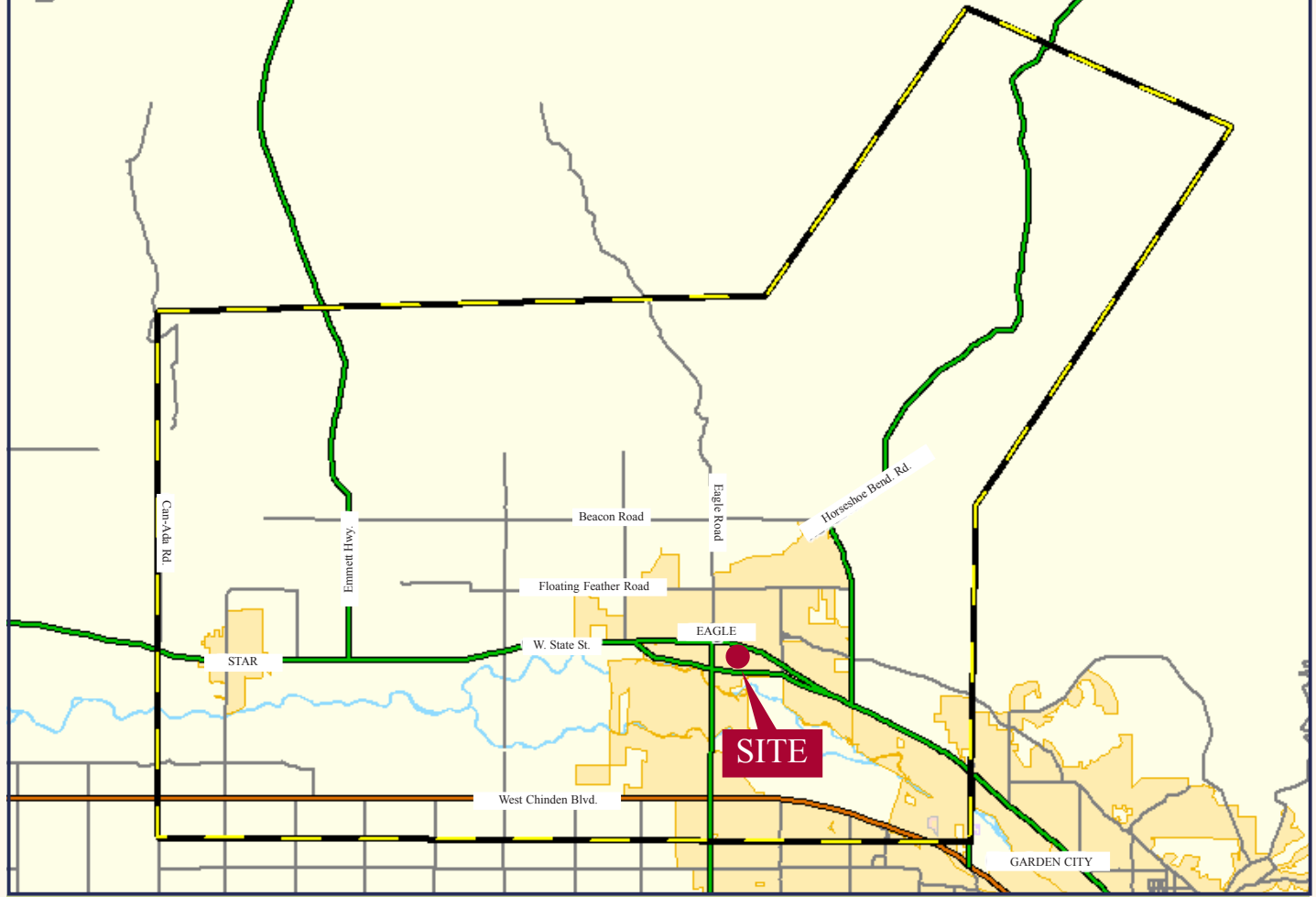
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DESIGN TEAM/CONSULTANTS

CSHQ
BOISE, IDAHO
TRINITY DESIGN
FARMINGTON HILLS, MICHIGAN

OWNER/DEVELOPER TEAM

CAMERON INVESTMENTS and
SAINT ALPHONSUS REGIONAL
MEDICAL CENTER
BOISE, IDAHO



EAGLE AREA DEMOGRAPHICS

Population Growth

- ▶ Eagle is one of Idaho's fastest growing cities, which has experienced a 7.2 percent CAGR from 1990 through 2002.
- ▶ Total population in Eagle's Trade Area is currently at 34,851, with estimates to grow to 44,462 by 2014.

from reliable sources but is not guaranteed.

The information contained herein has been obtained from reliable sources but is not guaranteed.

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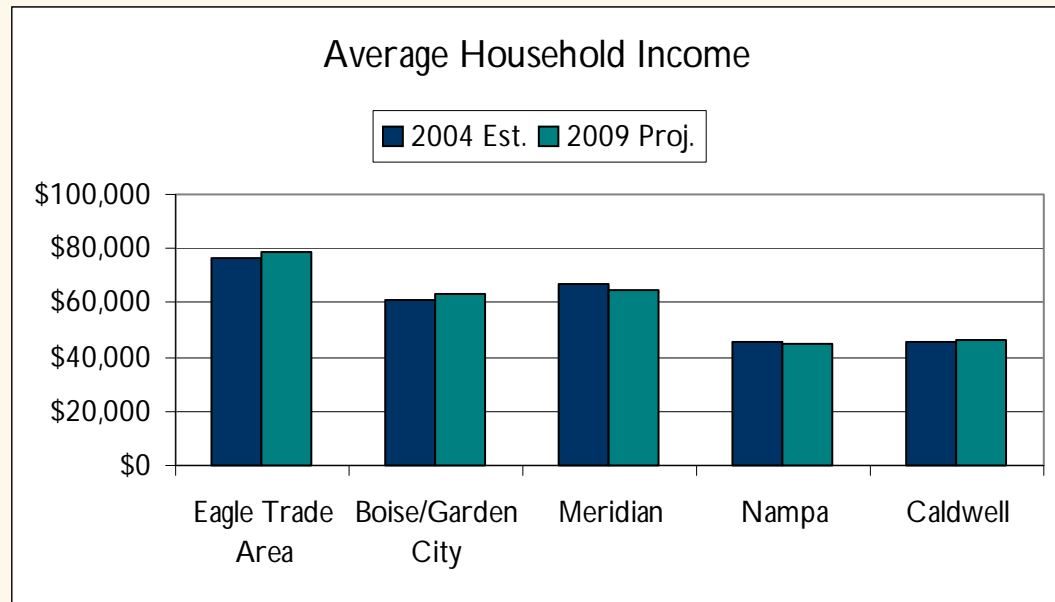
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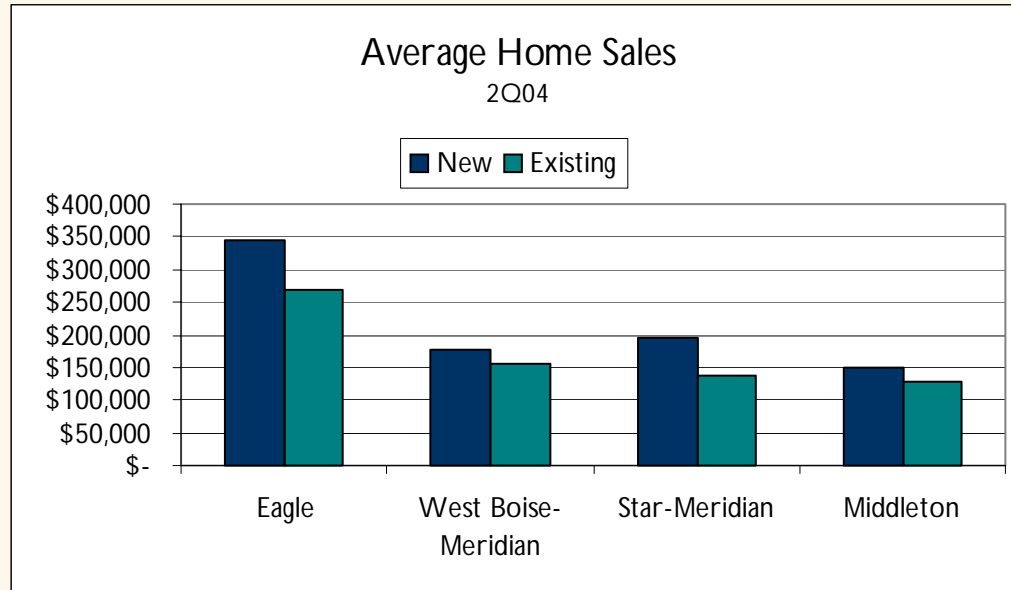
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	2002	CAGR (%)
7,787	189,847	3.5%
912	32,851	7.2%
919	39,067	12.4%
867	60,259	6.5%
967	29,466	4.0%

Treasure Valley.



Source: REGIS / Applied Geographic Solutions, 10/04



Source: Langston & Associates, 10/04

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Housing Starts	Occupied
27	596
178	1,479
53	272
50	257

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