

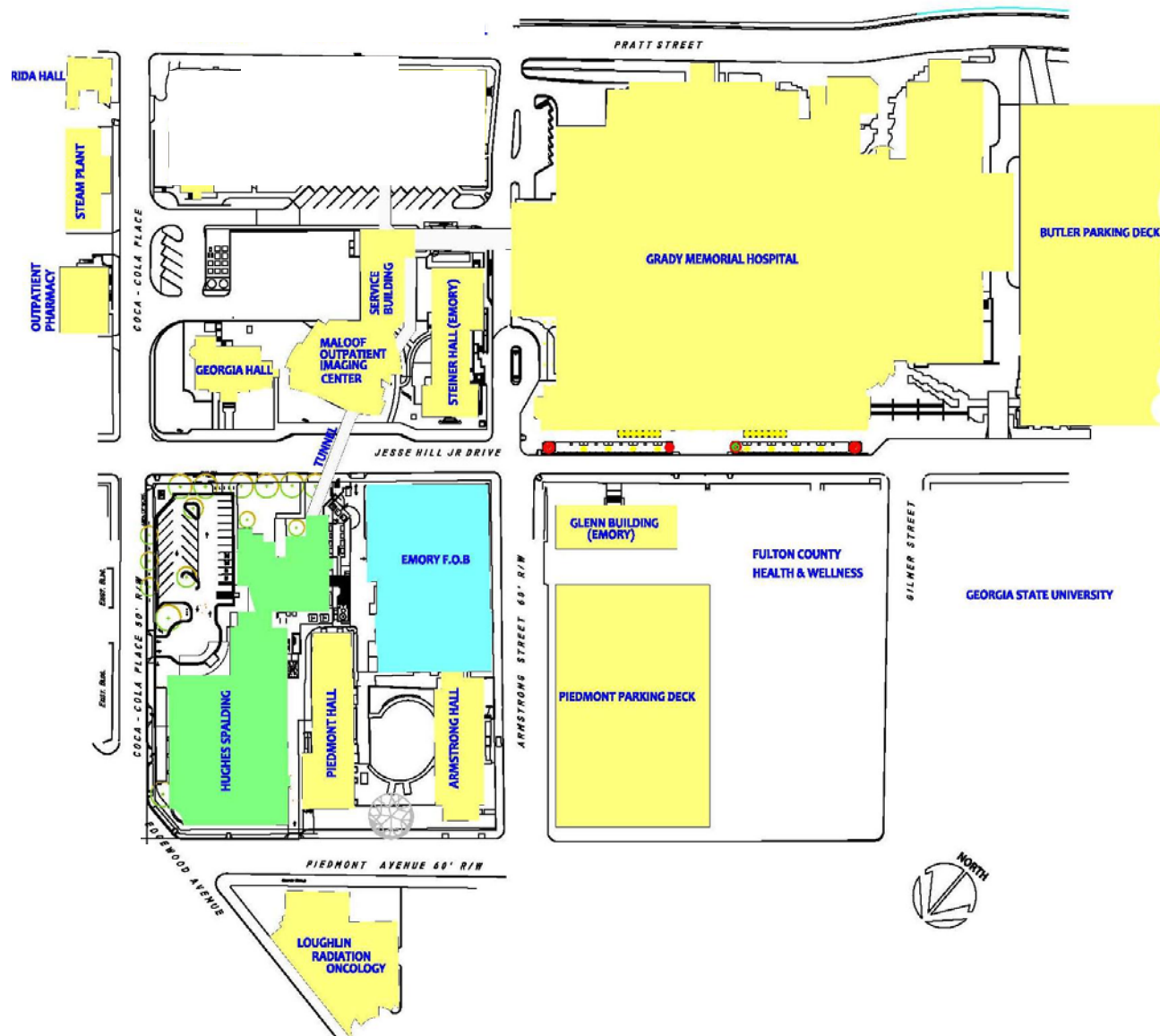
GRADY HEALTH SYSTEM

REAL ESTATE HOLDINGS

January, 2013



MAIN CAMPUS



GRADY MEMORIAL HOSPITAL

- FDHA Owned
- 1,825,000 s.f
- Inpatient Units
- Emergency Care Center
- Diagnostic & Treatment
- Administrative
- Pharmacies
- Clinics
- ORs
- ICUs
- LDRs



80 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303

- 22 Floor Hospital (including Basement, Ground Floor & Mechanical Penthouses)
- 10 Floor Clinic Building (including Basement, Ground Floor & Mechanical Penthouse)
- Completed 1958 / Major Additions & Clinic – 1990-95

GEORGIA HALL

- FDHA Owned
- 14,755 s.f.
- Human Resources Department
- Original Grady Memorial Hospital



36 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 4 Floors (including Basement)
- Completed 1892 / Renovated 1992
- Listed on the National Registry of Historic Buildings

MANUEL J. MALOOF IMAGING CENTER / WALK-IN CENTER

- FDHA Owned
- 12,680 s.f.
- 2 MRI
- CT
- Physician Offices
- Exam Rooms
- Collections Lab



56 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

SERVICE BUILDING

- FDHA Owned
- 11,500 s.f.
- Walk-in Center
- Receiving Dock



56 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

STEINER BUILDING

- FDHA Owned
- 21,000 s.f.
- Emory Medical Staff Offices
- Auditorium

68 Armstrong Street, SE, Atlanta, Georgia 30303

- 4 Floors (including Basement)
- Completed 1923 / Remodeled 1961 / Auditorium added ca. 1975
- Leased to, and maintained by, Emory University School of Medicine through 2013
- “Historic Building” designation by the Atlanta Urban Design Commission



48-50 COCA-COLA PLACE

- FDHA Owned
- 8,450 s.f.
- Main Outpatient Pharmacy
- Outpatient Behavioral Health Intake



48-50 Coca-Cola Place SE, Atlanta, Georgia 30303

- 2 Floors
- Former Fulton County Medical Examiner's Building
- Constructed 1974 / Purchased by FDHA 2002 / Pharmacy Remodeling 2010

STEAM PLANT

- FDHA Owned
- 5,300 s.f.
- Steam production for GHS Main Campus



52 Coca-Cola Place, SE, Atlanta, Georgia 30303

- 2 Floors (including Mezzanine)
- Completed 1953

FLORIDA HALL

- FDHA Owned
- 12,575 s.f.
- Vacant
- 2006 Facility Condition Needs Index indicates major renovations required to re-occupy



60 Coca-Cola Place, SE, Atlanta, Georgia 30303

- 3 Floors (including Basement)
- Completed ca. 1922

ARMSTRONG HALL

- FDHA Owned
- 67,186 s.f.
- Administrative Offices
- Dormitory
- 2006 Facility Conditions Need Index indicates major renovations required for continued use



48 Armstrong Street, SE, Atlanta, Georgia 30303

- 6 Floors (including Basement)
- Completed 1961, as Nursing Dormitory

PIEDMONT HALL

- FDHA Owned
- 45,983 s.f.
- Morehouse S.o.M. Offices
- Radiology School
- Auditorium
- 2006 Facility Conditions Need Index indicates major renovations required for continued use



22 Piedmont Avenue, SE, Atlanta, Georgia 30303

- 6 Floors (including Basement)
- Completed 1937 as Nursing Dormitory

EDWARD C. LOUGHLIN, MD, RADIATION ONCOLOGY CENTER

- FDHA Owned
- 24,230 s.f.
- Oncology / Radiation Therapy
- Laboratories
- Physician & Administrative Offices



145 Edgewood Avenue, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

GLENN BUILDING

- FDHA Owned
- 32,081 s.f.
- Emory School of Medicine Faculty Offices
- Medical Library



69 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303

- 5 Floors (including Basement)
- Completed 1953
- Occupied and maintained by Emory School of Medicine

PIEDMONT PARKING DECK

- FDHA Owned
- 496,390 s.f.
- 1,430 Staff Parking Spaces



80 Piedmont Avenue SE, Atlanta, Georgia 30303

- 10 Floors
- Completed 1989

BUTLER PARKING DECK

- FDHA Owned
- 556,334 s.f.
- 1,850 Parking Spaces
(895 Visitor Spaces /
955 Staff Spaces)



80 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303

- 4 Floors
- Completed 1972 / Modified ca. 1991

HUGHES SPALDING CHILDREN'S HOSPITAL

- FDHA Owned
- 99,147 s.f.
- Pediatric Emergency Department
- Inpatient Care
- Pediatric Primary Care
- Diagnostic Imaging
- Pharmacy
- Lab



35 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 5 Floor Pediatric Hospital (including Basement)
- 4 Floor Clinic Building (including Basement)
- New Building & Renovation to 1983 Clinic Addition Completed 2010
- Operating management provided by CHOA – February 1, 2006

HURT BUILDING

- 28,740 s.f. Leased space on 4 Floors
- Finance Offices – 9,716 s.f. / Third Floor
- Finance Offices – Billing – 9,318 s.f. / Fifth Floor
- Georgia Poison Center – 6,745 s.f. / Sixth Floor
- Fulton DeKalb Hospital Authority Offices – 2,960 s.f. / Eighth Floor



50 Hurt Plaza SE, Atlanta, Georgia 30303

- 4 Floors (3rd, 5th, 6th, and 8th)

10 PARK PLACE

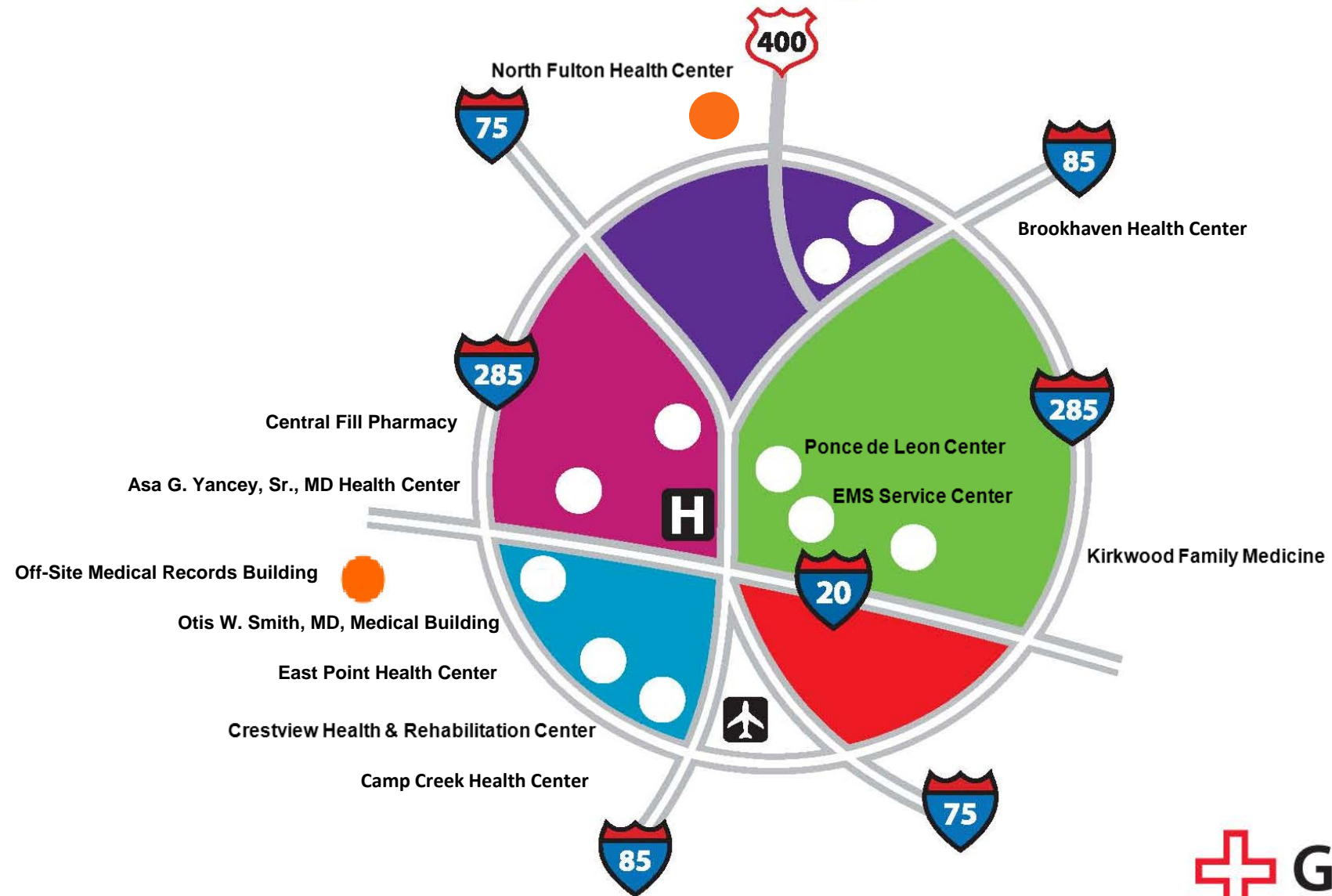
- Leased to FDHA
- 32,575 s.f.
- Outpatient Behavioral Health Programs



10 Park Place, Atlanta

- Two Floors
- Offices & Group Rooms

OFF CAMPUS BUILDINGS



CRESTVIEW HEALTH & REHABILITATION CENTER

- FDHA Owned
- 123,109 s.f.
- Rehabilitation Center
- Long Term Nursing Care



2800 Springdale Road Atlanta, Georgia 30315

- 3 Floors / 5-Wings on 7 Acres
- Constructed ca. 1958
- Purchased from Fulton County in 1991

PONCE de LEON CENTER

- FDHA Owned
- 94,945 s.f.
- Infectious Disease Program
- Administrative Offices
- Pharmacies
- Lab



341 Ponce de Leon Avenue Atlanta, Georgia 30308

- 7 Floors (including Basement), on 6.92 Acres
- 17,000 s.f. “Shell” Space on Floors 5 & 6
- Constructed ca. 1965 / Renovated 1993

NORTH FULTON HEALTH CENTER

- Fulton County Owned
- 3,506 s.f.
Occupied by GHS
- Exam Rooms
- Lab



7741 Roswell Road, Atlanta, Georgia 30350

- 2 Floors – GHS Health Center on First Floor
- Constructed ca: 1976 / Renovated by Fulton County 2010

BROOKHAVEN HEALTH CENTER

- Leased to FDHA
- 21,000 s.f. leased
- Outpatient Health Center
- Pharmacy
- Lab



2695 Buford Highway, Atlanta, Georgia

- 2 Floors
- Constructed ca. 1976 / Renovated 2004

ASA G. YANCEY, SR, MD

HEALTH CENTER

- FDHA Owned
- 13,648 s.f.
- Outpatient Health Center
- Radiology
- Pharmacy
- Lab



1247 Hollowell Parkway Atlanta, Georgia 30318

- 1 Floor on 2.12 Acres
- Constructed 1997

OTIS W. SMITH, MD, MEDICAL BUILDING

- FDHA Owned
- Outpatient Health Center
- 29,424 s.f.
- Central Scheduling
- Leased suites for:
 - Physician Practices – 5,735 s.f.
 - Retail Pharmacy – 1,450 s.f.
 - HEALing Community Program – 7,240 s.f.



2600 MLK, Jr., Drive Atlanta, Georgia 30311

- 3 Floors on 1.72 Acres
- Constructed ca. 1965

GRADY HEALTH CENTER EAST POINT

- FDHA Owned
- 20,750 s.f.
- Outpatient Health Center
- Imaging
- Pharmacy
- Lab



1595 West Cleveland Avenue, East Point, Georgia 30334

- 1 Floor on 1.3 Acres
- Constructed 1998

KIRKWOOD FAMILY MEDICINE

- Leased Facility
- 12,126 s.f.
- Adult Medicine
- Women's Health
- Pediatric & Adolescent Medicine
- Eye Care
- Lab
- Imaging
- Pharmacy



1863 Memorial Drive, Atlanta, Georgia 30335

- 1 Floor
- Opened May, 2011
- ca. 1960's / Renovated 2011
- Relocated from DeKalb County Warren Street facility

CENTRAL FILL PHARMACY

- Leased Facility
- 8,000 s.f.
- Automated Prescription Fill & Distribution
- Pharmacy Call Center
- Pharmacy Billing



1575 Northside Drive, Atlanta, Georgia 30335
400 Technology Center / Suite 450

- 1 Floor
- ca. 1980's / Renovated 2010

EMS SERVICE CENTER

- Leased Facility
- 32,945 s.f.
- Administration
- Operations
- Maintenance
- Logistics
- Training



275 Memorial Drive, Atlanta, Georgia

- 1 Floor with Storage Mezzanines in Shop Areas
- Renovated 2011
- Consolidates fragmented operations

EMS LOGISTICS CENTER

- Leased Facility
- 10,087 s.f.
- Administration
- Logistics Receiving



235 Estoria Drive, Atlanta, Georgia

- 1 Floor
- Renovated 2012

OFF-SITE MEDICAL RECORDS STORAGE

- Leased Facility
- 29,948 s.f.
- Administration
- Medical & Other Record Document Storage



750 Great Southwest Parkway / Suites B & C

- 1 Floor
- ca. 1970's / Renovated 2010-2011