GRADY HEALTH SYSTEM

REAL ESTATE HOLDINGS

January, 2013
GRADY MEMORIAL HOSPITAL

- FDHA Owned
- 1,825,000 s.f
- Inpatient Units
- Emergency Care Center
- Diagnostic & Treatment
- Administrative
- Pharmacies
- Clinics
- ORs
  - 22 Floor Hospital (including Basement, Ground Floor & Mechanical Penthouses)
- ICUs
  - 10 Floor Clinic Building (including Basement, Ground Floor & Mechanical Penthouse)
- LDRs
  - Completed 1958 / Major Additions & Clinic – 1990-95

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

- North Fulton Health Center
- Brookhaven Health Center
- Central Fill Pharmacy
- Asa G. Yancey, Sr., MD Health Center
- Off-Site Medical Records Building
- Otis W. Smith, MD, Medical Building
- East Point Health Center
- Crestview Health & Rehabilitation Center
- Camp Creek Health Center

Grady
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