

welltower

The Heart of Alpharetta's Medical Corridor

NORTHSIDE ALPHARETTA CAMPUS

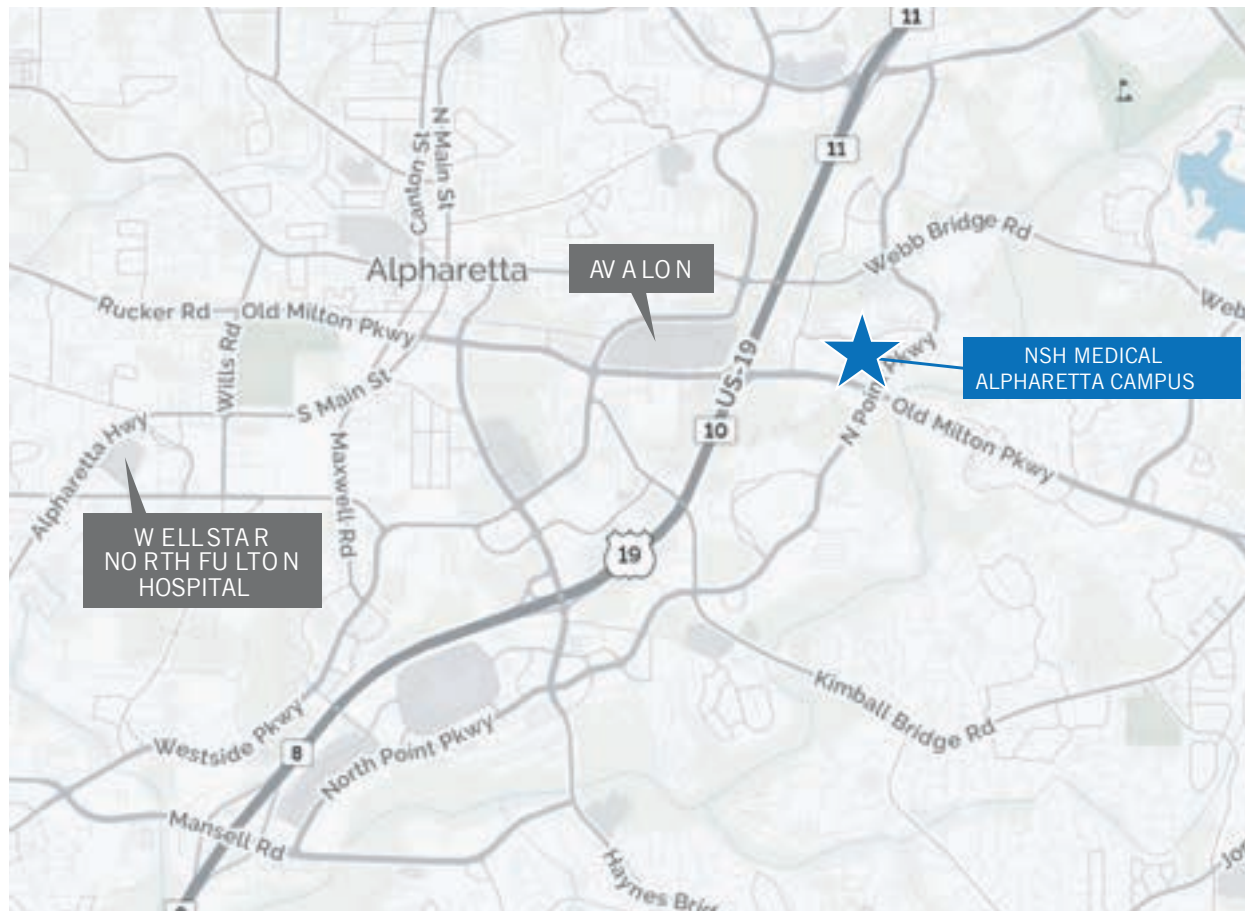
Owned & Managed by Welltower



Meadows & Ohly

EXECUTIVE SUMMARY

MEADOWS & OHLY is pleased to present Welltower's Northside Alpharetta Medical Campus. The Medical Campus is comprised of five medical buildings totaling approximately 425,000 RSF and located at the intersection of GA-400 and Old Milton Parkway, the home of healthcare for Alpharetta.



TOP 4 CAMPUS HIGHLIGHTS



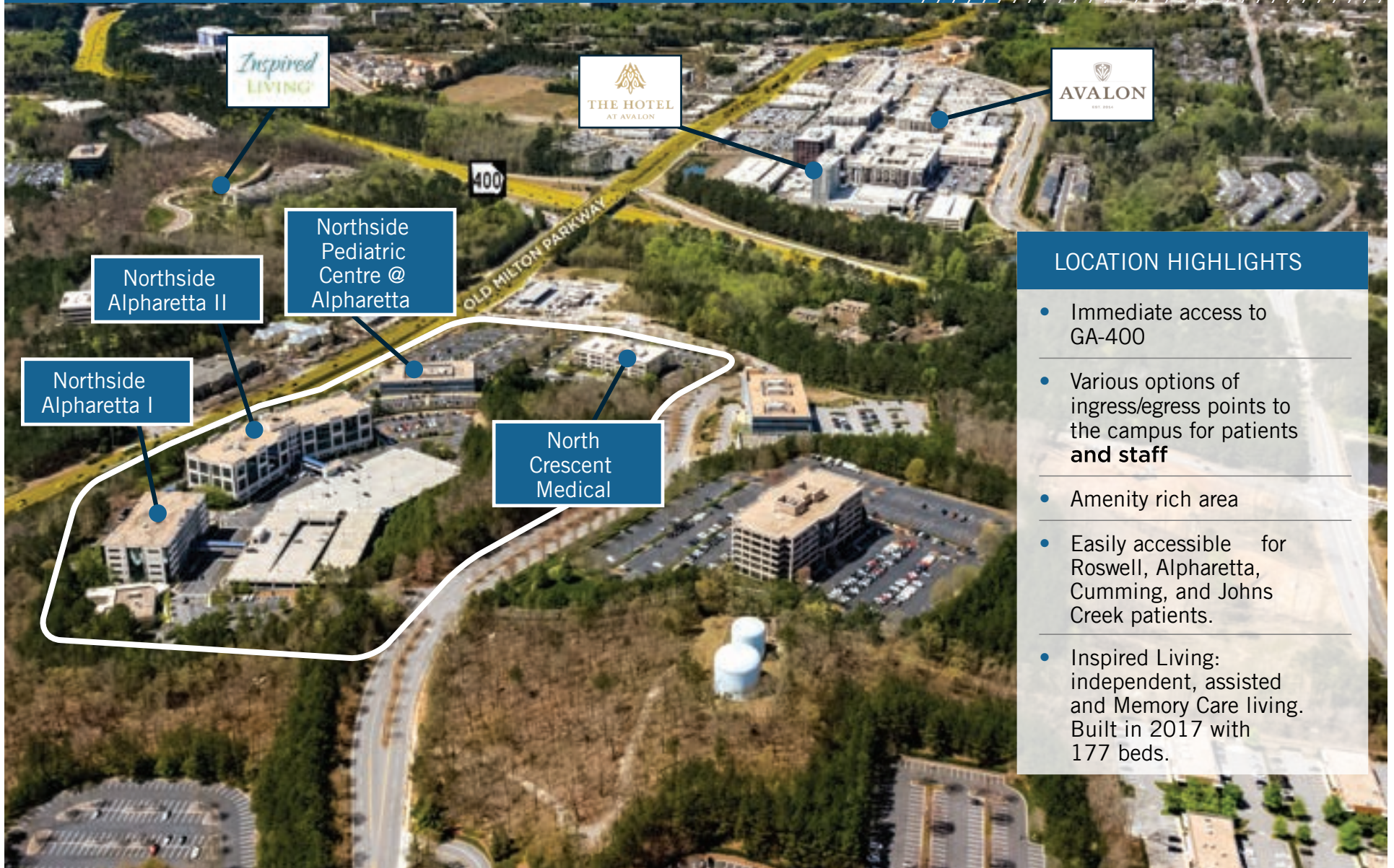
1 LOCATION
Immediate access to GA-400;
1/4 mile from Avalon; Accessible
to Roswell, Cumming, Johns Creek,
etc.

2 INTERNAL REFERRAL
Established tenant mix providing
comprehensive referral sources
and patterns

3 ON-SITE SERVICES AVAILABLE
Host of out-patient services
conveniently located on the campus

4 CLASS A MEDICAL CAMPUS
Campus is comprised of market
leading Class A medical office
buildings; Owned by Welltower, a
healthcare-centric, national REIT

CAMPUS LOCATION



LOCATION HIGHLIGHTS

- Immediate access to GA-400
- Various options of ingress/egress points to the campus for patients **and staff**
- Amenity rich area
- Easily accessible for Roswell, Alpharetta, Cumming, and Johns Creek patients.
- Inspired Living: independent, assisted and Memory Care living. Built in 2017 with 177 beds.

DEMOGRAPHICS



AREA DEMOGRAPHICS

CATEGORY	3 Miles	5 Miles	7 Miles
Total Population:	78,382	203,031	338,026
Daytime Population:	130,460	268,253	404,867
Average HH income:	\$146,838	\$150,536	\$155,323
Ages 65+:	7,211	14,663	35,831



SERVICES & SPECIALITIES

# OF OFFICES	TENANTS BY SPECIALTY
11	OB/GYN
8	Dentistry
6	Pediatrics
3	Cardiology
3	Dermatology
2	Orthopedics
1	Urology
1	General Surgery
1	Primary Care
1	Physical Therapy
1	Plastic Surgery

The Northside/Alpharetta Medical Campus offers comprehensive outpatient services on its 140-acre campus:

- Cancer Institute
- Surgical Services
- Robotic Surgery
- Bariatric Center
- Gynecology
- Maternity & Newborn Services
- Radiology (Imaging)
- Emergency Services
- Spine Care
- Neurosurgery
- Orthopedics
- Sports Medicine Network
- Heart & Vascular Institute Cardiac Catheterization & PCI
- Diabetes and Nutrition
- Urology
- Sleep Disorders
- Research/Clinical Trials
- Gastroenterology
- Neurology
- Interventional Pain Treatment
- Rehabilitation Services
- Stroke Center
- Critical Care
- Urodiagnostics
- Behavioral Health

THE CAMPUS STORY

NORTHSIDE HOSPITAL

Northside Hospital opened in 1970 as a 245-bed acute care hospital, located approximately 15 miles north of Downtown Atlanta and boasted 80 physicians and 400 employees. Today, Northside is one of Georgia's largest and most respected healthcare delivery systems, with five, full-service hospitals in Atlanta, Cherokee County, Duluth County, Forsyth County and Gwinnett County with more than 240 outpatient service locations across the state.

NORTHSIDE MEDICAL MILESTONES

Northside is a leader in providing high quality, compassionate care, across the Atlanta Region and the United States.

- Nearly 3,500 physicians on staff and more than 21,000 employees
- Delivers more babies than any other single hospital (Atlanta campus only) in the U.S.
- Diagnoses and treats the most new cancer cases in Georgia, among the top 5 programs in the U.S.
- Performs the most robotic surgeries among all Georgia hospitals (Atlanta campus)
- Has among the best survival rates in the country for bone marrow transplants
- Performs more same-day joint replacements (Forsyth campus only) than any other Georgia hospital

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Founded in 1970, Welltower was started as the first healthcare focused REIT. Since then, it has grown to become one of the largest Healthcare REITs owning over 1,600 Medical Office Buildings and Senior Housing properties throughout the US, Canada, and the UK. WellTower does over \$3.775 Billion in revenue.

- 2019 Welltower named one of the World's Most Admired Companies by FORTUNE Magazine
- Welltower named to 2018 Dow Jones Sustainability World Index
- Welltower's experienced team offers unique insights that lead to superior operating strategies.
- Largest commercial owner of medical office real estate in the country, approaching 30 million square feet (according to Globe St article 11/12/19)
- Welltower has been actively seeking to grow its portfolio nationwide. Earlier this year, Welltower bought a \$1.3 billion portfolio of 55 medical office buildings from CNL Healthcare Properties.



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