



THE KEITH CORPORATION

Fauquier Hospital Medical Plaza



**On the Fauquier Hospital Campus
Bordered by W. Shirley Ave., Carriage House Lane & Veterans Drive
Warrenton, VA**



- **Location:** The Fauquier Hospital Medical Plaza is located on-campus and is just a short walk to the main hospital. The property is bordered by W. Shirley Avenue, Carriage House Lane, and Veterans Drive.
- **Physician Ownership :** Physician are invited to purchase ownership shares in the project up to their prorata share of the building. In this model, the physician investors will contribute equity toward the project and will receive a preferred return on their investment. TKC will secure the loan for the project and the physician investors will not be responsible for guaranteeing the debt.
- **Custom Designed Suites:** TKC 's design team will work closely with your practice to custom fit out your space to meet the specific needs of your practice.
- **Campus services will promote cross specialty referrals.**

Contact:

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www.thekeithcorp.com

Proposed Lease Terms & Space Requirements

Location

Fauquier Hospital Medical Plaza will be located on the Fauquier Hospital campus bordered by W. Shirley Avenue, Carriage House Lane and Veterans Drive.

Developer

The Keith Corporation

Management Company

TBD

Size

39,000 Gross Square Feet
37,000 Rentable Square Feet

Exterior

Brick veneer with Steel Frame and Punched Aluminum Framed Windows

Floor to Floor Height

14' – Medical Office Floors

Term

7-15 Years

Rental Rate

Triple Net rate in the range of \$17.50/RSF with \$40 Tenant Finish Allowance
3.00% Annual Rent Escalations

Estimated Operating Expenses and Real Estate

Taxes

\$6.50-7.50/RSF

Tenant Finish Allowance

\$40.00/RSF

Equity Participation

Ownership interest available for purchase to qualified physician tenants who sign a minimum ten (10) year lease.

Parking

Five (5) spaces per 1,000 square feet of building area.

Elevators

Two (2) elevators
One elevator will be a hospital size cab

Project Description

Fauquier Hospital Medical Plaza will contain approximately 39,000 gross square feet of Class A medical office space and will house both Fauquier Health physician groups as well as independent practices. Hospital based services for the building are being discussed. Custom designed medical office suites are available from 1,500 square feet and up.

Leasing Representatives

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Future Medical Office Space Requirements

FAUQUIER HOSPITAL MEDICAL PLAZA WARRENTON, VA Future Medical Office Space Requirements

Physician/Group: _____ **Date:** _____

Specialty: _____

Space / Function	Quantity or Number	Typical SF Required Per	Total SF
Waiting Room <small>(Enter # of patient & visitors to accommodate)</small>	x 27	SF/Person	=
Business / Reception Area <small>(Enter total # of employees)</small>	x 120 60	SF/ 1 st Person SF/ ea. Add'l	=
General Storage <small>(Enter total # of physicians)</small>	x 25	SF/ Physician	=
Examination Rooms <small>(Enter total # of rooms)</small>	x 100	SF/ Typical	=
Special Procedure Rooms <small>(Enter total # of rooms)</small>	x 120	SF/ Typical	=
Physician Offices <small>(Enter total # of rooms)</small>	x 144	SF/ Typical	=
Utility Room / Staff Lounge <small>(Enter total # of rooms)</small>	x 120	SF/ Typical	=
Laboratory <small>(Enter total # of rooms)</small>	x 100	SF/ Typical	=
Nurses Station <small>(Enter total # of rooms)</small>	x 100	SF/ Typical	=
Rest Rooms <small>(Enter total # of rooms)</small>	x 60	SF/ Typical	=
IT / TeleCom <small>(Enter total # of rooms)</small>	x 20	SF/ Typical	=

Other Special Rooms	Number	Approx. Size	
Type:		x	=
Type:		x	=

(Physician's Business Card)	Sub-total Usable Square Feet	
	Circulation Factor (Walls & Corridors)	x 1.35
	Total Usable Square Feet	
	Core Factor	x TBD
	Total Rentable Square Feet	
Prepared By:		

Non-Binding Letter of Intent

_____, 20__

RE: Non-Binding Letter of Intent

This non-binding Letter of Intent between _____ and TKC Land Development II, LLC (TKC) indicates _____'s serious interest in leasing approximately _____ square feet of medical office space in the Fauquier Hospital Medical Plaza, which is being developed by TKC on the campus of Fauquier Hospital in Warrenton, Virginia.

Upon mutual acceptance of this letter, we will work with you in good faith to execute a mutually agreeable Lease Agreement in the next 60 days. If this is acceptable, please fax to the attention of Alan Jenkins at (704) 365-0733. We look forward to working with you.

Accepted and Agreed as of the ____ day of _____, 20__ :

Entity

Signature

Printed Name

Title

Kenneth R. Beuley
Authorized Manager
TKC Land Development II, LLC