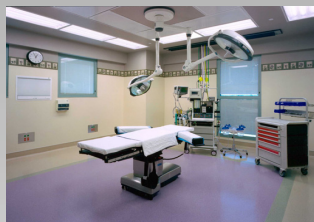




AMB DEVELOPMENT GROUP



the single best source for the development of your outpatient healthcare facilities

Ambulatory Care Centers

Medical Office Buildings

Ambulatory Surgery Centers

Group Practice Clinics



www.ambdevelopment.com

toll-free 844-806-7600

info@ambdevelopment.com

35 YEARS OF OUTPATIENT FACILITIES DEVELOPMENT NATIONWIDE

PLANNING ■ DEVELOPMENT ■ FINANCING ■ DESIGN & ENGINEERING ■ EQUIPMENT ■ PROJECT MANAGEMENT

35 YEARS OF OUTPATIENT FACILITIES DEVELOPMENT NATIONWIDE

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Palisades Medical Center
Ambulatory Care Center
North Bergen, NJ

60,285 sf facility includes:
3 OR ambulatory surgery center,
oncology center, dialysis center



Rockford Orthopedic Associates
Riverside Medical Pavilion
Rockford, IL

102,000 sf facility includes:
immediate Ortho Care, general
orthopedics, rheumatology,
spine center, works conditioning,
PT / Rehab and an MRI,
this location will centralize all
administrative functions

35 YEARS OF OUTPATIENT FACILITIES DEVELOPMENT NATIONWIDE

ABOUT US

AMB's 35 year history of working exclusively with hospitals and doctors in 45 states has earned us unrivaled qualifications and capabilities to address your medical facility needs.

The business of healthcare is more complex today than ever before. Healthcare providers struggle to deliver quality care in an environment of falling reimbursements and rising costs. A focus on achieving operational efficiencies and attracting outstanding medical staff is essential. Outpatient facilities are important tools for delivering patient focused care and efficient services and sustaining your organization's future in a changing environment.

AMB understands that a critical aspect of the development process is the creation of facilities that support the mission of our healthcare clients. Our expertise is outpatient healthcare facilities development; it is what we have done for over 35 years.

- Medical Office Buildings
- Group Practice Clinics
- Ambulatory Surgery Centers
- Specialty Diagnostic & Treatment Centers: Physical Therapy, Oncology, Pain, Dialysis, etc..

Our experience on hundreds of projects nationwide spans the full spectrum of developments:

- On Campus
- Community based
- Hospital owned
- Physician owned
- Partnerships & Joint Ventures
- Developer owned
- Condos
- Leased Spaces



Arnett Health Systems
Ambulatory Surgery Center
Lafayette, IN

40,000 sf facility includes:
8 operating rooms and
8 room endoscopy center



Northeast Health System
Beverly Hospital at Danvers-
Medical and Day Surgery Center
Danvers, MA

99,000 sf facility includes:
4 OR ambulatory surgery center,
pain management, physical therapy,
imaging, breast center, cardiology,
and Lifestyle Management Institute



OUR MISSION

Our Mission is to provide our healthcare clients with medical facilities that help them serve their communities and achieve their financial targets within an environment that is characterized by escalating costs, falling reimbursements, and increasing regulations.

Healthcare providers and administrators are under increasing pressure to achieve their strategic and operational goals:

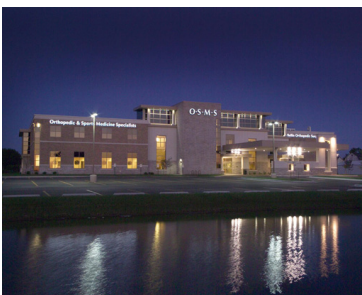
- Positive clinical outcomes
- Staff efficiency
- Market penetration
- Medical services accessibility
- Cost containment

Exceptional healthcare facilities are important tools in that effort.



The Eye Center
Columbus, OH

120,000 sf facility includes:
8 OR ambulatory surgery center
(hospital joint venture),
medical offices, optical shop,
eye bank, eye foundation,
pharmacy and delicatessen;
project developed through
partnership of 20 physicians



Orthopedic & Sports Medicine
Specialists of Green Bay
Orthopedic Center
Green Bay, WI

56,000 sf facility includes:
ambulatory surgery center, group
practice clinic and MRI; surgery
center in partnership with Bellin
Hospital; project consolidates two
recently merged orthopedic groups





EXPERIENCE



Rockford Orthopedic Associates
Group Practice Clinic -
Ambulatory Surgery Center
Rockford, IL

57,000 sf facility includes:
2 OR surgery center (hospital joint
venture), MRI, group practice clinic,
physical therapy,
rheumatology clinic, infusion center



Edward Hospital
Outpatient Clinic
Oswego, IL

16,000 sf facility includes:
CT, X-ray, laboratory, primary care
clinic, immediate care;
expandable to 20,000 sf

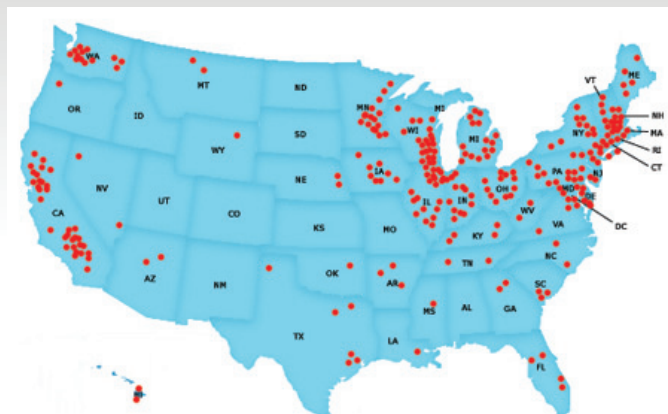
Our multi-disciplinary team of medical facility experts has completed hundreds of outpatient healthcare projects nationwide.

With each new project, we deliver an unparalleled level of expertise in every aspect of development. From planning to design to construction, our senior team has the knowledge necessary to ensure that risks associated with new facilities are completely understood and managed.

Our broad range of outpatient specific healthcare projects includes medical office buildings, group practice clinics, diagnostic & treatment facilities, and ambulatory surgery centers for virtually every medical specialty. We have structured and implemented every type of development; hospital owned, developer owned, lease back, physician owned, partnerships, and condominiums.

Creating optimal outpatient solutions for clients, whether physician groups, hospitals, or healthcare systems, is the core of our business on an exclusive basis.

Our approach, driven by the clear understanding that outpatient facilities are the cornerstones that support your organization's operational, clinical, and financial objectives, is what sets AMB apart.



the single best source for the development of your outpatient healthcare facilities



SERVICES

AMB ADVISORY SERVICES

- Strategic Visioning & Marketing
- Service Line Feasibility Analysis
- Real Estate Development
- Master Planning
- Architectural & Engineering
- Marketing & Leasing
- Medical Space Planning & Design
- Equipment Planning
- Capital Structuring & Procurement
- Project Management
- Asset Management
- Project Rescue Group

AMB BUNDLED SERVICES

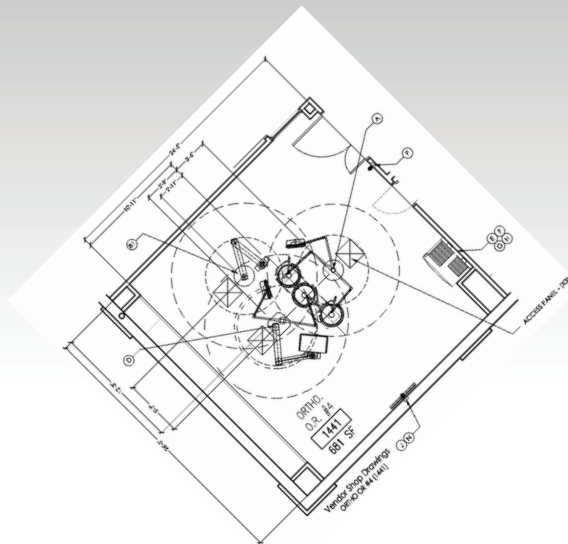
- Turnkey Development [Fee Based]
- Ownership | Development | Leaseback
- Design | Build [Fee Based]

From planning, design and project funding to leasing, construction and occupancy, AMB delivers the real estate services that today's healthcare executives demand. AMB's experience in the industry is proven with a track record of success in developing all types of ambulatory care, clinical and medical office facilities.

Every project and client is unique; at the core of AMB's approach is the ability to thoroughly understand our client's objectives and vision and to turn those into a vehicle that will enable our clients to meet their organization's operational and financial objectives.

AMB's broad range of integrated services enables us to provide cost-effective solutions – from turnkey and design build programs to selected a la carte services.

AMB will structure its service offerings to ensure your project is developed with the right approach, team, and service package.



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WHY AMB

NORTH ENTRANCE



Henry Medical Center
Ambulatory Surgery Center
Stockbridge, GA

12,500 sf multi-specialty facility



St. Peter's University Hospital
CARES Ambulatory Care Center
New Brunswick, NJ

75,000 sf facility includes:
8 OR ambulatory surgery center,
women's center, surgical training
facility, surgical training facility;
developed over new parking structure
on land locked campus

Today healthcare providers are back to basics - seeking aesthetically attractive facilities that cost less, yet are able to meet their needs, now and into the future. More than ever, healthcare developers must think about the bottom line when creating new facilities and the focus must be on delivering the right solutions designed to meet an organization's objectives.

At AMB we truly understand what matters to healthcare organizations - delivering exceptional services, retaining the finest staff, meeting financial and operational objectives, and maintaining a competitive edge. Often times outpatient facilities are an important tool to achieve these objectives - hand in hand with the right management information systems or medical equipment technology.

Without true integration of the project team, the decisions that impact the project most simply cannot be made in a timely manner. The traditional highly fragmented process simply takes too long, costs too much, and is not the best approach when developing outpatient facilities.

Our strategy-driven design process goes beyond the typical plan-design-bid-build approach by bringing all elements of the development process into one cohesive team (clinicians, planners, architects, engineers, financing specialists, equipment specialists, real estate developers, etc.) that works together to create the optimal facility.

There is true integration from the outset of the project, ensuring that healthcare managers have all the relevant data to make key decisions early and throughout the development process. With AMB you have a single point of contact regarding all project related issues; someone who is accountable, has an outstanding track record for delivering projects, and will ensure that your expectations are met.

There is simply no better solution than AMB.

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SAMPLE PROJECTS

(visit ambdevelopment.com for detailed project descriptions)



Project:
Beverly Hospital
at Danvers

Location:
Danvers, MA



Project:
The Eye Center

Location:
Columbus, OH



Project:
Bellin Orthopedic
Surgery Center

Location:
Green Bay, WI



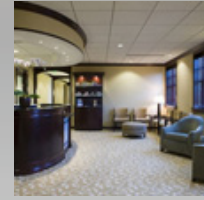
Project:
St. Peter's University
Hospital

Location:
New Brunswick, NJ



Project:
Henry Medical
Center

Location:
Stockbridge, GA



Project:
Fenner Plastic
Surgery

Location:
Kenilworth, IL



Project:
Rockford Orthopedic
Associates

Location:
Rockford, IL



Project:
Wooster Orthopaedic
& Sports Medicine
Center

Location:
Wooster, OH



Project:
The Orthopaedic
Surgery Center

Location:
Pewaukee, WI



Project:
Ephraim McDowell
Medical Center

Location:
Danville, KY



Project:
The Doctor's Clinic

Location:
Bremerton, WA



Project:
Arnett Health
Systems

Location:
Lafayette, IN

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SAMPLE PROJECTS

(visit ambdevelopment.com for detailed project descriptions)



Project:
Overlake Surgery Center

Location:
Bellevue, WA



Project:
Kendall Pointe Surgery Center

Location:
Oswego, IL



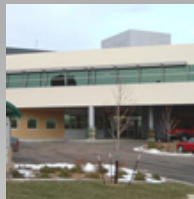
Project:
Northwest Orthopaedic Associates

Location:
Spokane, WA



Project:
Ohio Valley General Hospital

Location:
McKees Rocks, PA



Project:
Wyoming Orthopaedic & Rehabilitation Institute

Location:
Gillette, WY



Project:
Highline Community Hospital

Location:
Burien, WA



Project:
Bone & Joint Clinic

Location:
Franklin, TN



Project:
Plainfield Surgery Center

Location:
Plainfield, IL



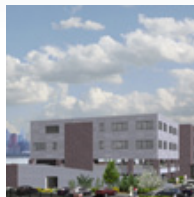
Project:
Edward Healthcare Center

Location:
Oswego, IL



Project:
Foot & Ankle Clinics of America

Location:
Chicago, IL



Project:
Palisades Medical Center

Location:
North Bergen, NJ



Project:
Rockford Medical Pavilion

Location:
Rockford, IL

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