

OVERLOOK AT LAKEWAY

TIMESHARE PROPOSAL

3011 FLINTROCK ROAD
LAKEWAY, TX 78738

An OGH *Premier* Medical Development



INTRODUCTION_

The **Overlook at Lakeway** is located in the prestigious Lakeway community of Austin, adjacent to the new Baylor Scott & White Medical Center. The site is well situated atop a hill with spectacular views of the Texas Hill Country in one of the fastest growing corridors in the Austin area. This highly coveted site, with easy access to RM620 & SH71, is a prime location to grow your practice.



CONCEPT & VISION_

OGH MedSuites is the smart way to start or scale your medical practice. Eliminate the high costs and risks of traditional medical office leasing and discover the many benefits of medical office sharing. If you are searching for clinic timeshare space, medical coworking space, shared medical office space or subleasing medical space, you have found the future of medical officing solutions. Our shared medical office suites and services are ideal for most medical practices, including general practitioners, surgeons, medical specialists, naturopaths, physician assistants, nurse practitioners, MedSpa uses & more.

WHO WE SERVE.

OGH MedSuites provides a perfect medical office solution for medical, health and wellness practitioners who require limited space to meet clients but seek access to shared medical office resources that would typically be available only in larger facilities. Our flexible workspace allows you enjoy the benefits of various shared resources such as conference rooms, waiting areas, and administrative support.

PROFESSIONAL_

Elevate your patients' experience by offering prestigious and high-quality medical suite that you can proudly call your office.

AFFORDABLE_

OGH MedSuites provides a cost-effective solution for businesses by offering a "walk-in ready" space that can accommodate your clients, and customized scheduling options tailored to your specific needs. This eliminates the need for a full-time lease and the associated high rent costs.

 SURGEONS (Pre/Post Op)	 PRIMARY CARE/ FAMILY PRACTICE	 ALLERGY / IMMUNOLOGISTS	 DERMATOLOGISTS	 PODIATRISTS	 OPHTHAMOLOGISTS
 MEDICAL AESTHETICS	 NURSE PRACTITIONERS	 CHIROPRACTICS	 ACUPUNCTURISTS	 PHYSICAL THERAPY	 CLINICAL STUDIES
 NEUROLOGISTS	 MENTAL HEALTH	 OBCYN	 HAIR LOSS/ RESTORATION	 MEDICAL WEIGHT LOSS	 STEM CELL THERAPY
 FUNCTIONAL MEDICINE	 SPORTS MEDICINE	 ENT PHYSICIANS	 CARDIOLOGISTS	 ORTHOPEDICS	 PAIN MANAGEMENT

STARTING OR GROWING YOUR PRACTICE?

GROW EFFECTIVELY WITH OGH MEDSUITES

OGH MedSuites offers an optimal solution for medical workspace. Whether you're launching a new practice or looking to expand intelligently by opening a satellite location, our MedSuites provide the perfect solution to help you accomplish your goals without overextending yourself financially. Start with just a few days per week and gradually increase your usage as your practice grows. Our suites offer flexibility that allows you to stay agile and adapt to your changing business needs.

SCALING DOWN OR SIMPLIFYING?

LET US HELP YOU DO IT EFFECTIVELY

OGH MedSuites caters to practitioners seeking to grow their practice, as well as to experienced professionals who seek to simplify and scale down or establish a satellite location to support their existing locations.



PROPERTY HIGHLIGHTS

- 42,403 total contiguous RSF
- 5/1000 parking ratio
- 24 hr building access and security monitoring
- ADA compliant with elevator access from surface & covered parking areas
- Attractive Class A finishes
- Easy access to RR 620, RR 2222, HWY 71, & Bee Cave Rd.
- Near abundant retail, restaurants & hotels



GEOGRAPHICS

3011 FLINT ROCK RD LAKEWAY, TX 78738

Overlook at Lakeway is a Class A medical office building situated in the medical district adjacent to Baylor Scott & White. The campus-style development includes a Marriott Hotel and immediate retail, connective trails, ponds, and outdoor sitting areas.

Conveniently located off of RR 620 in the premier Lakeway medical pocket, the location offers strong synergy and referral opportunities in a growing community. Overlook at Lakeway is the destination to serve the Lakeway community.

Over the past 10 years, the population growth rate in Lakeway has an annual average of 4.09%. By contrast, the average rate at the same time was 1.63% for the entire state, and 0.69% nationally*.

Throughout the same ten-year term, the rate of increase for the total population in Lakeway was 36.84%, compared to 14.70% for the state, and 6.23% nationally, making this an ideal submarket to grow your practice.

*Based on latest data from the US Census Bureau



WHAT'S INCLUDED?_

EXAM ROOMS (3).

Each private exam/consulting room comes fully furnished and decorated and includes:

- A sink, countertop and cabinetry
- A working desk and chair
- 2 patient chairs
- An exam table
- Printer
- Basic medical supplies

We will work hard to accommodate your needs. If alternative furniture and/ or equipment is needed, please contact us.

DO YOU GIVE EXCLUSIVITY TO ANY TYPE OF PRACTITIONER?_

Our MedSuites are open to any practice that is a good fit for our space. We welcome practices of all types and sizes, recognizing that each one has its unique characteristics. However, we do not offer exclusivity to any practice, as we believe in fostering a diverse and dynamic community of medical professionals.



SUITE AMENITIES_

WHATS INCLUDED?_

In addition to your use of private exam rooms, you will also have use of the following common areas:

- Fully furnished & decorated patient waiting room
- Patient consultation office
- Lab area
- Business/ administrative area with PC & printer
- Restrooms
- Break room area
- Onsite private lockable storage

WHAT SERVICES ARE INCLUDED?_

Your lease agreement includes several services at no additional cost to you. Unlike a direct lease or sublease, our medical professionals are not subject to additional fees or expenses, such as:

- Building CAM (common area maintenance)
- Real Estate taxes & utilities
- Sharps & medical waste disposal + Janitorial Services
- Use of facility furniture and equipment
- Basic medical supplies stocked in the rooms

NOTE: Images are representative and may not reflect actual suite finishes



PRICING

Suite availability is on a **weekly recurring time block** with morning, afternoon, and daily scheduling options offered Monday thru Thursday. In addition, morning and afternoon blocks are available Friday-Sunday, for any additional time needed*. We divide each day into two blocks shown below.

Morning

8:00 AM to 12:00 PM | 4 hours

Afternoon

1:00 PM to 5:00 PM | 4 hours

Price is per suite and includes use of all common areas, CAMs, Utilities, Janitorial, Taxes and WiFi Internet.

Additional hours and/or modifications to the two, half-day time blocks (including full time/ exclusive use) may be available upon request and are subject to availability.

*subject to availability

SUITE RENTAL PRICING

MON - THURS, HALF DAY	\$500.00
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MON - THURS, ALL DAY	\$1,000.00
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FRI - SUN, HALF DAY*	\$500.00
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FRI - SUN, ALL DAY*	\$1,000.00
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FREQUENTLY
ASKED QUESTIONS.

ARE YOU HIPAA COMPLIANT?

To facilitate the multi-practice sharing environment of our medical office space, we do not provide or allow for paper filing of patient records. Each practitioner is responsible for storing patient records electronically or off-site. Please note that different practice types may be subject to various regulations concerning patient confidentiality, and it is your responsibility to comply with any applicable regulations. Additionally, for added privacy and security, the door from the patient waiting room to the exam room area is always locked from the outside, and practitioners must personally let patients through.

DO YOU TAKE A PERCENTAGE OF MY BILLINGS?

Absolutely not! At OGH MedSuites, you keep 100% of your billings, and we are here solely to help you build your practice. As a real estate services company, we do not operate medical, health or wellness practices and, therefore, do not participate in your billings or revenue.

WHAT TERM LENGTH DO I NEED TO COMMIT TO?

We offer minimum 6-month lease term options.

What if I only need the space on an irregular basis?

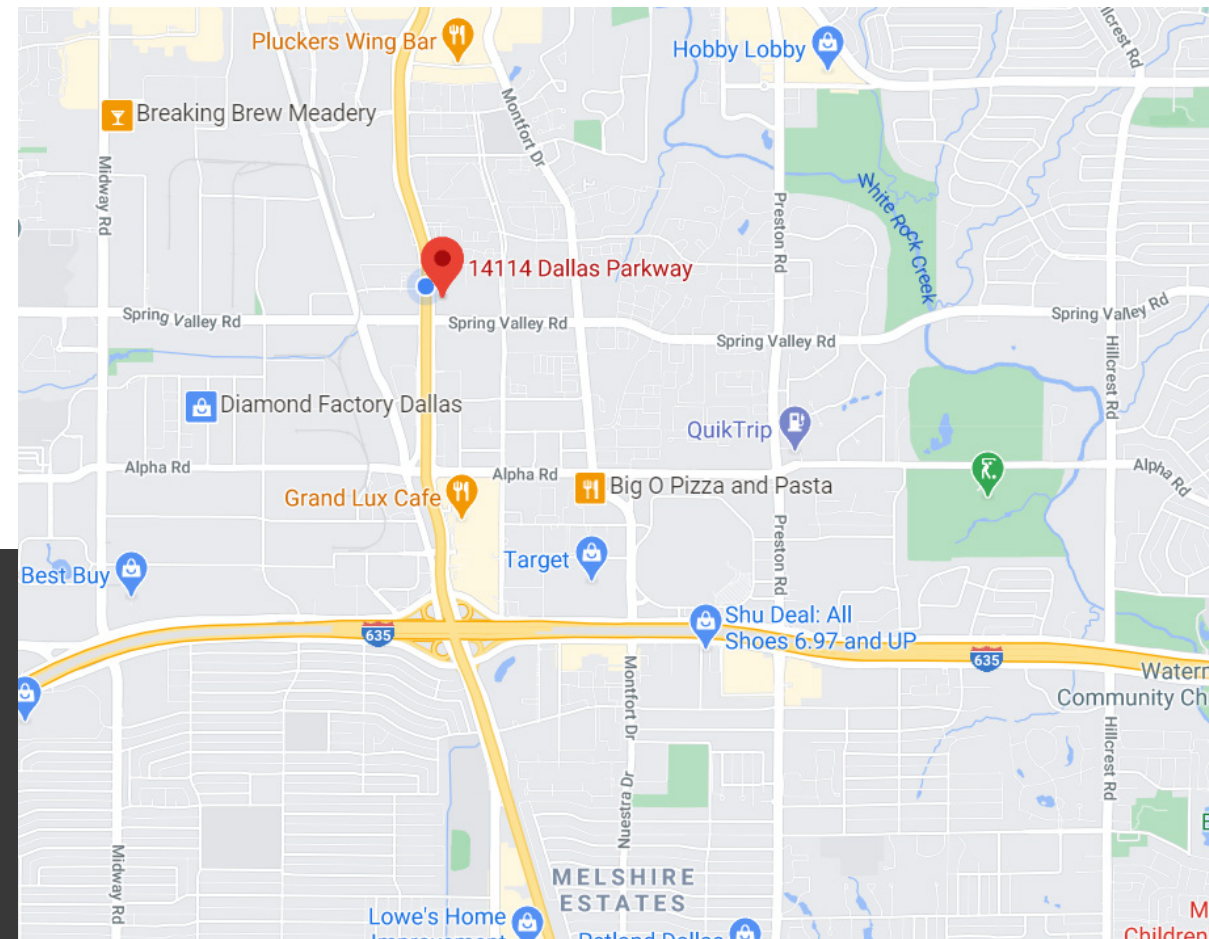
Our leasing agreement provides half or full-day suite rental from Monday to Thursday,. This flexible arrangement is ideal for those who do not require the standard 8 hours a day, 5 days a week rental. Moreover, we also offer half and full-day time blocks Friday-Sunday for added convenience.

ADDITIONAL QUESTIONS NOT ADDRESSED?

Please, don't hesitate to reach out. Special requests for specialized equipment or furniture. Let us know. OGH MedSuites will do their best to accommodate your requests.

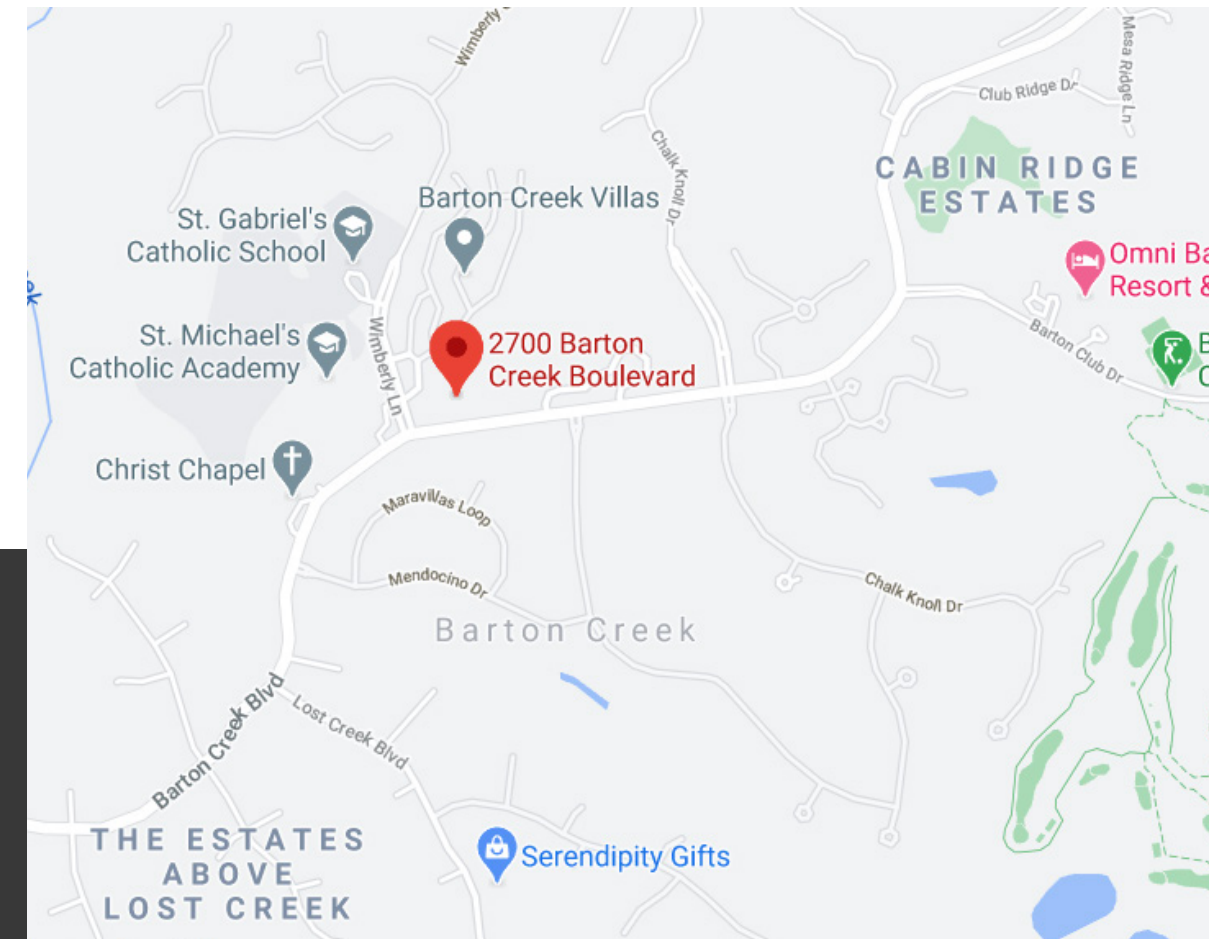


**FOR ADDITIONAL INFORMATION,
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