



# HEALTHCARE

Real Estate Services

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PROPERTIES

985-898-2022 [StirlingProp.com](http://StirlingProp.com)



The healthcare delivery system is rapidly evolving—speed, convenience, and cost efficiency are driving the evolution. It's about getting the product to the consumer in the shortest amount of time possible, while increasing patient entry portals into each respective healthcare system.

At Stirling Properties, we understand this changing environment. As the demand for new medical services increases, so are our service lines to meet those local needs. With more than 40 years of experience, our translatable skillset adds value for our healthcare clients in all aspects of commercial real estate services.

- **Development & Redevelopment**
- **Site Selection**
- **Master Planning**
- **Entitlements**
- **Financing**
- **Design & Construction Management**
- **Brokerage & Lease Negotiation**
- **Asset & Property Management**

Stirling Properties has a deep, diverse understanding of retail, office, mixed-use, and hospitality components of a project that is important to serving patients, their families, and visitors.

Our approach to each healthcare project is that it takes a collaborative effort to make a successful venture. In addition to the Stirling Properties team, we engage all necessary resources from the healthcare provider, including consultants, and contractors.

To learn more about our services, projects, and healthcare portfolio, visit:

[www.StirlingProp.com](http://www.StirlingProp.com)

# HEALTHCARE Real Estate Services



Laplace, Louisiana

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# Redevelopment

**Project:**

Post-Acute Care Hospital  
(Former Louisiana Heart Hospital)

**Location:**

Lacombe, Louisiana

**Tenants:**

St. Tammany Parish Hospital,  
Slidell Memorial Hospital, and  
Ochsner Clinic Foundation

**Acquisition Cost:**

\$23 Million

**Site Size:**

25 Acres

**Building Size:**

205,000 SF

**Anticipated Reopening Date:**

1<sup>st</sup> Quarter 2018

**Project Description:**

This asset was acquired out of bankruptcy and leased to a major regional healthcare provider to bring it back into commerce. The facility will be redeveloped and repurposed as a Post-Acute Care Hospital offering a variety of services including long-term acute care, skilled nursing, and inpatient & outpatient rehabilitation in one central, easily-accessible location.

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# Development

**Project:**

Medical Office Building & Ambulatory  
Surgery Center

**Location:**

Baton Rouge, Louisiana

**Expected Project Cost:**

\$105 Million

**Site Size:**

25 Acres

**Building Size:**

215,000 SF

**Expected Completion Date:**

1<sup>st</sup> Quarter 2019

**Project Description:**

Stirling Properties is serving as the developer of this new medical facility at The Grove in Baton Rouge, Louisiana, planned near the Mall of Louisiana fronting Interstate 10. The project includes a five-story medical office building and an ambulatory surgery center among other uses. Stirling Properties was responsible for site selection, due diligence, state and local permitting coordination, and construction of \$17 million of on site and off site infrastructure improvements.

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# New Construction

**Project:**

Freestanding Emergency Department & Imaging Services Center

**Location:**

LaPlace, Louisiana

**Tenant:**

Ochsner Medical Complex - River Parishes

**Total Project Cost:**

\$12 Million

**Site Size:**

3.5 Acres

**Building Size:**

19,463 SF

**Completion Date:**

August 2017

**Project Description:**

Stirling Properties developed this mixed-use medical facility in LaPlace, Louisiana. Phase I of the development included the lease to a major healthcare provider and the ground-up construction of an innovative micro-hospital concept (open 24 hours) and imaging center. The project had aspects of a design-build development and now proudly stands as a beacon along the main commercial corridor of St. John the Baptist Parish. The adjoining property is available for commercial development.



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# Facilities Management

**Project:**

Lakeview Medical Office Building

**Location:**

Covington, Louisiana

**Tenants:**

Lakeview Physicians Group,  
Tchefuncte Cardiovascular Associates,  
Tulane Dermatology & Multispecialty Clinic,  
Acute Care Surgery, and  
Cardiovascular Clinic of Covington

**Building Size:**

75,339 SF

**Management Start Date:**

June 2015

**Project Description:**

Stirling Properties manages the 5-story Lakeview Medical Office Building, which houses a variety of doctor offices and clinics. It is connected to Lakeview Regional Medical Center via the first and third floors. With a focus on operating our facilities with maximum efficiency, our 24/7/365 routine and emergency services incorporate best practices in specification, control, preventive maintenance, inspections, technical and administrative services, disaster management, and construction administration.

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