



# HEALTHCARE

REAL ESTATE SERVICES



STIRLING  
PROPERTIES

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.StirlingProperties.com](http://www.StirlingProperties.com)



JEFFERSON, LOUISIANA

## ACQUISITION & FINANCING

### PROJECT

Ochsner Rehabilitation Hospital

### LOCATION

Jefferson, Louisiana

### TENANTS

Ochsner Clinic Foundation, Select Medical, and LHC (Lafayette Health Care) Group

### ACQUISITION COST

\$59.8 Million

### SITE SIZE

3.4 Acres

### BUILDING SIZE

129,875 SF

### OPENING DATE

2018

### PROJECT DESCRIPTION

Stirling Properties partnered with Ochsner to acquire a newly built rehabilitation hospital on Jefferson Highway. This new addition to Ochsner's Main Campus West is a five-story facility comprised of three high-demand healthcare components: Long Term Acute Care, Inpatient Rehabilitation, and a Skilled Nursing Facility.





## REDEVELOPMENT

### PROJECT

Northshore Medical Complex  
(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

### REOPENING DATE

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.



## DEVELOPMENT

### PROJECT

Medical Office Building &  
Ambulatory Surgery Center

### LOCATION

Baton Rouge, Louisiana

### PROJECT COST

\$105 Million

### SITE SIZE

25 Acres

### BUILDING SIZE

215,000 SF

### COMPLETION DATE

2019

### PROJECT DESCRIPTION

This is a brand new medical facility at The Grove in Baton Rouge, Louisiana, 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.

## REPURPOSING

### PROJECT

Bossier Multi-Specialty Clinic

### LOCATION

Bossier City, Louisiana

### TENANT

Ochsner-LSU Health System of North Louisiana

### ESTIMATED PROJECT COST

\$9.3 Million

### SITE SIZE

2.7 Acres

### BUILDING SIZE

25,080 SF

### SCHEDULED COMPLETION DATE

August 2021

### PROJECT DESCRIPTION

Stirling Properties was retained to be the Owner/Developer of a mixed-use medical facility in Bossier City. The project involves the conversion of a 25,000 square foot retail building into a high-tech healthcare clinic specializing in: Neurosurgery, Neurology, Orthopedics, Primary Care, Family & Sports Medicine, and Rehab.





## NEW CONSTRUCTION

### PROJECT

Freestanding Emergency Department & Imaging Services Center

### LOCATION

LaPlace, Louisiana

### TENANT

Ochsner Clinic Foundation

### TOTAL PROJECT COST

\$12 Million

### SITE SIZE

3.5 Acres

### BUILDING SIZE

19,463 SF

### COMPLETION DATE

2017

### PROJECT DESCRIPTION

Stirling Properties was the Owner/Developer of this hybrid healthcare facility in LaPlace, Louisiana. This development involved the ground-up construction of an innovative micro-hospital concept, combining an emergency department (open 24 hours) and imaging center under one roof. 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.



## PROJECT MANAGEMENT

### PROJECT

Four Dialysis Clinics

### LOCATION

Greater New Orleans Area, Louisiana

### CLIENT

Ochsner Kidney Care

### ESTIMATED PROJECT COST

\$11-12 Million

### AVERAGE BUILDING SIZE

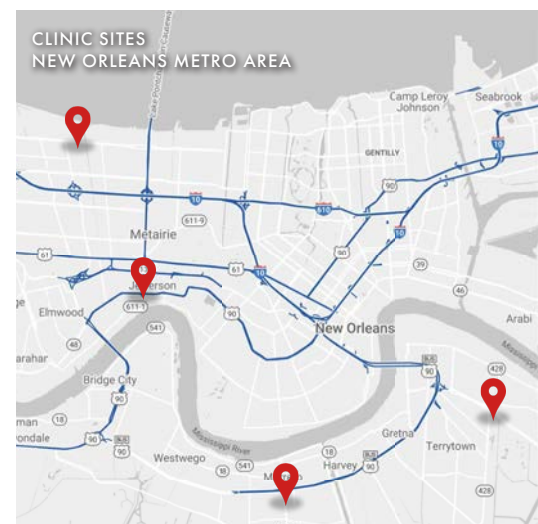
± 7,000 SF

### SCHEDULED COMPLETION DATE

March 2021

### PROJECT DESCRIPTION

Stirling Properties was retained to be the Developer of four 11,000 SF new construction, build-to-suit dialysis facility along with three separate ~6,000 SF renovation sites for dialysis clinics throughout the New Orleans metropolitan region.



**NICHOLSON GATEWAY  
DEVELOPMENT**

Student Housing: 761 Units / 1,525 Beds  
Student-Focused Retail: ~49,300 SF



**PROJECT  
MANAGEMENT**

**PROJECT**

BRG Express Care

**LOCATION**

Baton Rouge, Louisiana

**CLIENT**

Baton Rouge General Health System

**PROJECT COSTS**

\$330,000

**SUITE SIZE**

2,607 SF

**COMPLETION DATE**

January 2019

**PROJECT DESCRIPTION**

Stirling Properties managed the construction of roughly 2,600 square feet of existing retail space for Baton Rouge General Express care to operate as a primary and express care medical facility. The Property is located on the Louisiana State University campus in a new mixed-use development which houses over 1,500 university students.

## FACILITIES MANAGEMENT

### PROJECT

Margaret Place

### LOCATION

Shreveport, Louisiana

### CLIENT

Ochsner-LSU Health System of North Louisiana

### USES

Neurosurgery / Neurology

Pediatric Specialty Clinic

OBGYN Clinic

OLHS Training Rooms

(more to come)

### BUILDING SIZE

730,000 SF

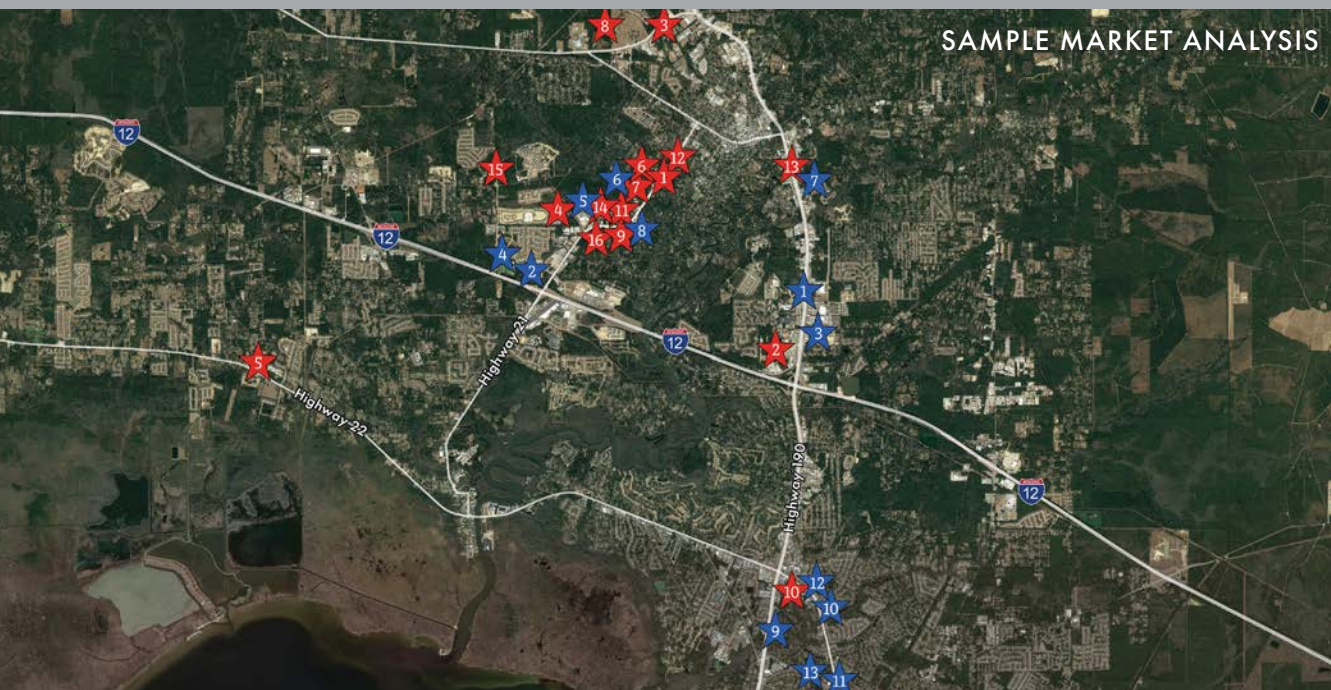
### MANAGEMENT START DATE

October 2018

### PROJECT DESCRIPTION

Stirling has provided various facets of Property and Project Management services in the repurposing and retrofitting of this long-neglected asset, to the delight of the local community.





## SITES SELECTION & STRATEGIC PLANNING

### PROJECT

Covington Clinic

### LOCATION

Covington, Louisiana

### CLIENT

St. Tammany Parish Hospital

### USES

Express Care

Pediatrics

Pediatric Rehabilitation

### BUILDING SIZE

50,000 SF

### CLOSING DATE

October 2019

### PROJECT DESCRIPTION

Stirling Properties served in an advisory and assistance role to St. Tammany Parish Hospital in the acquisition of a 50,000 square foot facility in Covington, Louisiana which is currently being used for Express Care, Pediatrics, and Pediatric Rehabilitation, among other thing.

