



CLERMONT CO. VA CLINIC



26,919 RSF Clinic
COMING SOON

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

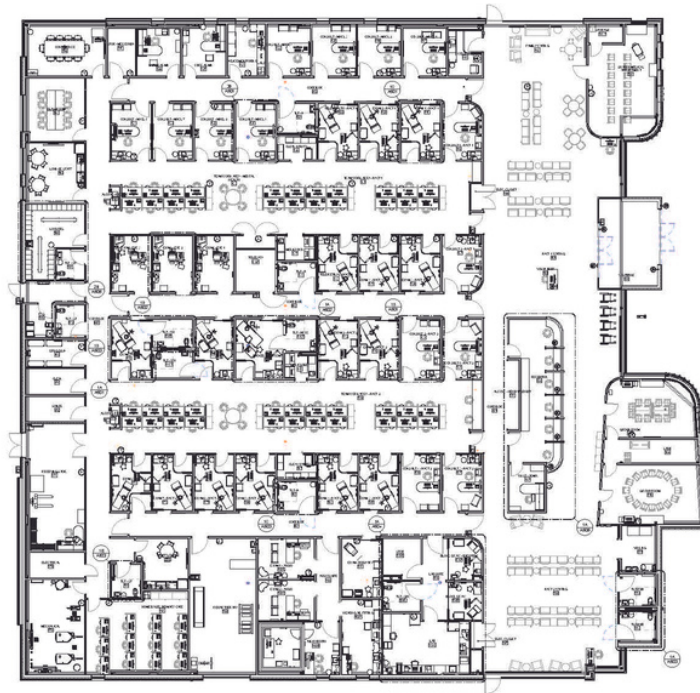
Innovcare VA | Innovative Veterans Affairs Real Estate is developing a 26,919 square foot building and parking lot in partnership with Cincinnati Children's Hospital on a new medical campus they are developing in Eastgate, Clermont County, a Northern suburb of Cincinnati. Eastgate, Cincinnati is completely saturated with little space for growth; and healthcare companies struggling to find competitive market pricing.

Innovcare VA was able to collaborate with Cincinnati Children's Hospital to capitalize on a strong financial matrix and leverage consolidation opportunities in order to maximize highest and best use development for The Department of Veterans Affairs, Cincinnati Childrens and the City of Cincinnati. This new location for the VA's Clermont County Clinic provides adequate office and medical space for their employees, allows them to provide primary care and mental health and some specialty services to Our Veterans. This site also provides easy access to transportation to and from the facility and is within a prime shopping area of Cincinnati.



EXTERIOR RENDERING

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FLOORPLAN

CHALLENGES PRESENTED AND OUR SOLUTIONS

Over Saturated Market | With a saturated market, situated within a prime shopping destination, land as well as buildings to retrofit were at a premium. A strategic parentship with Cincinnati Childrens Hospital to develop a small portion of a 50 acre parcel was instrumental in providing an option for the VA's new Clermont County Clinic.

Enhanced Zoning Requirements | Clermont county is a beautiful community that keeps the landscape impeccable through a number of initiatives. One enhancement for this project was a walking path that interconnects hundreds of acres with a path the community can use to their benefit. We have landscaped these paths and more of our site than we would normally to match the aesthetic of the community.