

40,000 SF
MEDICAL OFFICE 3
THR Rockwall Campus
Rockwall, Texas

NOW
LEASING

NEW ON-CAMPUS SPACE

New Class-A medical office space available on campus, with customized suites.

BUILDING SIGNAGE

Building signage available for tenant visibility and brand awareness.

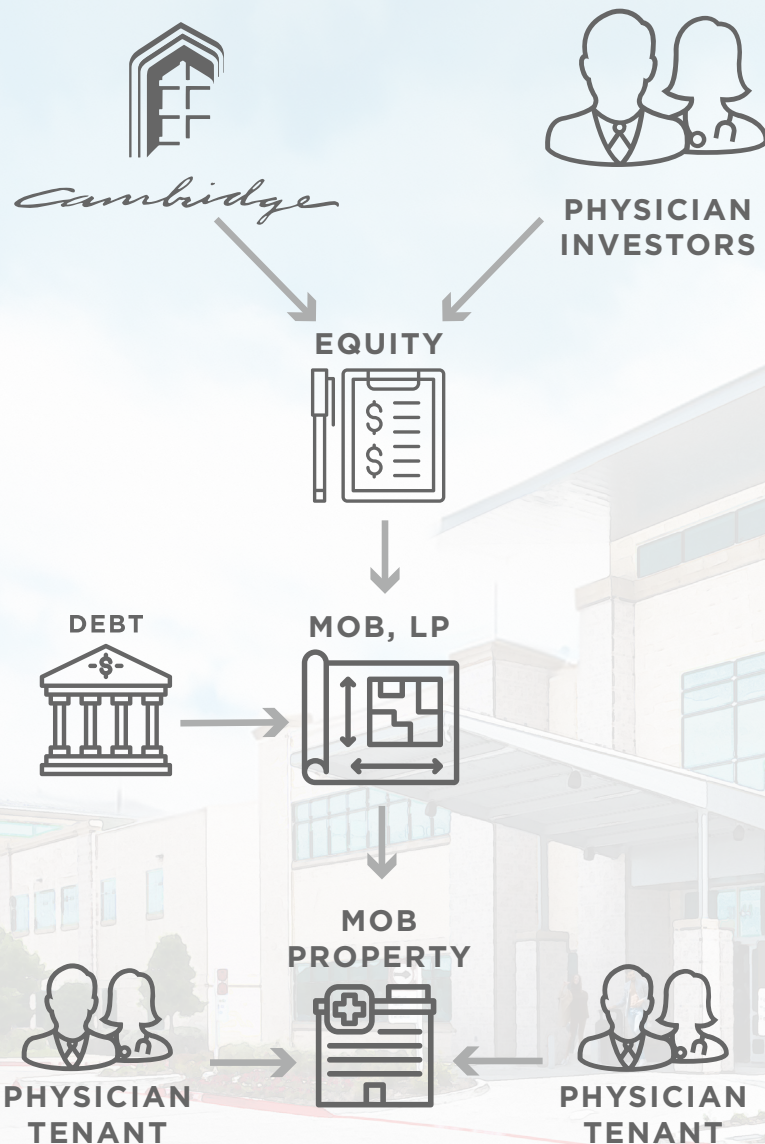
GARAGE PARKING

New adjacent parking garage for easier parking and access to MOB 3.

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PHYSICIAN INVESTMENT

Our physician investment model is straightforward and has served our physician partners successfully. While every project is unique, some fundamental elements of a typical equity model include:

- Cambridge serves as the Managing Partner of the newly-formed Limited Partnership which is established solely to own the project.
- All cash flows, proceeds from refinancing or sale, etc., would be distributed pro rata to Members subject to a preferred return and promoted interest.

ALIGNMENT

Aligns physicians investors and Cambridge in the planning, leasing, operations of the project

RETURNS

Provides real estate investment opportunities resulting in potential financial returns

TAX BENEFITS

Physician investors may have opportunities for tax benefits from investment

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ABOUT CAMBRIDGE

Founded in 1987, Cambridge Holdings specializes in the development, financing, acquisition, redevelopment and management of healthcare facilities and health-enhancing campuses across the United States.

Our projects include hospitals, ambulatory and preventive care centers, physician offices, cancer centers of excellence, specialist and primary care physician offices and state-of-the-art imaging. We integrate complementary medical, wellness and ancillary services with office, retail and housing offerings into some of the most progressive, sustainable and well regarded “healthy, mindful living” development projects in the country.

Over the past 10 years alone, Cambridge has financed / capitalized more than \$1 billion in transactions and has earned 57 prestigious facility quality and customer service awards, conferred by independent third parties and judged by our tenants and clients.

OUR SERVICES INCLUDE:

- Development
- Acquisitions
- Property Management
- Community Engagement

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