

## FOR IMMEDIATE RELEASE

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### **OPTIMAL OUTCOMES BREAKS GROUND ON COMMUNITY BASED OUTPATIENT FACILITY FOR FLORIDA ORTHOPAEDIC INSTITUTE IN TAMPA, FL**

*The facility will provide Florida Orthopaedic Institute a high profile location in the rapidly expanding Citrus Park area of Tampa, Florida*

**Tampa and St. Petersburg, Florida, February 26, 2014** — Optimal Outcomes, a leading healthcare real estate developer, has broken ground on a 26,500 square foot state-of-the-art outpatient facility for Florida Orthopaedic Institute at 6119 Gunn Highway in Tampa (Citrus Park) Florida. The ground breaking is Optimal's first this year, with two more projects expected to break ground in the second half of 2014.



Optimal is developing the \$8.8 million project in collaboration with Florida Orthopaedic Institute —Florida's largest orthopedic group. The new facility represents the client's 13<sup>th</sup> clinic location and second ambulatory surgery center in the state of Florida.

Florida Orthopaedic Institute was seeking a location for a new clinic and surgery center in the growing Citrus Park area of Tampa and approached Optimal Outcomes for assistance. Based on industry trends and the client's growth initiatives, finding a site that would provide the practice a highly visible and accessible location was paramount. Optimal Outcomes was able to locate and acquire this site in an area that was typically reserved for retailers. Highlighting the prominence of the location, neighbors of the new center include banks, restaurants, Wal-Mart, and other retail convenience outlets.

"Our new location will allow our patients in the Citrus Park area better access to the care they have come to know at other Florida Orthopaedic Institute locations," says Marc Katzin, Chief Operating Officer at Florida Orthopaedic Institute. "Patients visiting the Citrus Park Orthopaedic Urgent Care can look forward to both lower costs and shorter wait times, compared to hospital emergency rooms."

"We are very proud and excited to partner with Florida Orthopaedic Institute on this

project," says Patrick Marston, principal of Optimal Outcomes. "This facility is representative of an increasing trend, brought on in part by healthcare reform, of developing comprehensive outpatient facilities in retail quality locations, close to where patients live."

Expected to open in late 2014, the new location includes 17,500 square feet of medical clinic space and 9,000 square feet of surgical space. Features of the clinic include 16 exam rooms, state-of-the art X-ray and MRI equipment, physical and occupational therapy and an orthopedic urgent care facility. The surgery center will be an AHCA licensed facility with three class-c operating rooms and 11 preoperative and recovery beds.

Optimal Outcomes is providing all development services including site selection and acquisition, design, entitlements, financing, and construction for the new facility.

### **About Optimal**

Optimal Outcomes is a healthcare specific real estate development firm with headquarters in St. Petersburg, Florida. For over 40 years the principals of Optimal Outcomes have effectively identified and implemented ambulatory healthcare facility solutions. Capitalizing on proven experience and expertise, Optimal Outcomes provides an integrated source for successful development of healthcare destinations. Optimal is a strategic partner who identifies facility needs with health systems to develop community and campus-based solutions that improve operational efficiencies, provider outcomes and patient selection. Optimal projects are progressive and designed to endure. As long term partners, its inherent in their mission to attract and facilitate care in a way that advances the client's objectives. Optimal has developed in excess of one million square feet of space and currently owns and manages over 500,000 square feet in Florida.

### **About Florida Orthopaedic Institute**

Florida Orthopaedic Institute, founded in 1989, is Florida's largest orthopedic group and provides expertise and treatment of orthopedic-related injuries and conditions. The organization treats patients throughout the Tampa Bay area and beyond at its 13 office locations in Bloomingdale, Brandon, Brooksville, Carrollwood, Citrus Park, Dade City, Northdale, Wesley Chapel, Palm Harbor, South Tampa, Sun City Center, Tampa and North Tampa.

### **Fact Sheet Florida Orthopaedic Institute outpatient facility**

Location: 6119 Gunn Highway, Tampa, FL

Size: Single story, 26,500 gross square feet

Construction Start: February 2014

Planned Occupancy: December 2014

Client: Florida Orthopaedic Institute

Developer: Optimal Outcomes, St. Petersburg, FL

Owner: The project is being financed and will be owned by Optimal Outcomes

Architect: Harvard Jolly Architects

Construction Manager: Precise Construction, Tampa, FL

Property Manager: Optimal Asset Management, St. Petersburg, FL

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