Moreno Medical Campus is an 80,000-square-foot medical office condominium complex in Moreno Valley.

NOVEMBER 2007 OC METRO ARTICLE

Omni West Group's Medical Office Condos Can Offer Healthy Returns

Medical space users who are seeking an alternative to more traditional facilities may want to take a close look at state-of-the-art medical office condominiums. From their flexible size and floor plans to attractive leasing and financing options, medical office condos might be just what the doctor – or dentist, optometrist, etc. – ordered.

First and foremost, medical office condos are specifically tailored to meet the needs of today's discriminating healthcare providers. For example, floor plans usually range from 800 square feet for smaller users -- like general practitioners, dentists, ophthalmologists, orthopedics, pediatricians and physical therapists – up to 10,000 square feet to accommodate larger users such as urgent care and out-patient surgery providers.

Omni West Group, Inc., a real estate development and property management firm based in Laguna Hills, is developing a number of new medical office condos throughout the Inland Empire, which boasts a growing population that requires an influx of new healthcare providers.

For example, The Plaza at Lakeview in Lake Elsinore is a five-acre project that includes a two-story medical office building that will span approximately 33,000 square feet, as well as a second two-story office building for regular office use.

Located in the newly developed master-planned community of Canyon Estates, The Plaza at Lakeview will include an atrium plaza between both buildings and convenient patient drop-off

area at the medical building entrance. The parking ratio is about 5:1000 for medical and 4:1000 for the professional office building.

Omni West Group also is developing an 80,000-square-foot medical office condominium complex in Moreno Valley called Moreno Medical Campus. The project will include two 40,000-square-foot buildings on five acres.

Moreno Medical Campus is adjacent to Moreno Valley Community Hospital, a 101-bed hospital, and enjoys proximity to Aquabella, a 3,000-unit senior lifestyle community under development by Highland Fairview Communities.

Both The Plaza at Lakeview and Moreno Medical Campus are scheduled for completion in early 2008. For a limited time, Omni West Group is offering special incentives to users who purchase space early. These incentives include complementary space-plan design, enabling physicians to customize their individual suites.

Medical office condos like The Plaza at Lakeview and Moreno Medical Campus are unique by incorporating innovative design elements such as higher volume electrical and plumbing amenities, as well as reinforced floors for heavy equipment, higher ceilings - especially for ambulatory surgery centers - and more parking.

In addition, attractive leasing and financing programs make medical office condos a healthy choice for users and investors alike. Many lease-to-own programs are available, as well as programs that provide up to 100 percent financing. In fact, many medical professionals easily qualify for 100 percent financing with minimum fees. That's because lenders view health care practices as less risky because of their higher net worth and proclivity to set up shop in a permanent location.

Because demand for medical office condos is on the rise, Omni West Group has plans to continue to expand its medical office portfolio into markets throughout Southern California.

Omni West Group is a privately held commercial real estate firm specializing in retail, office and industrial business parks in Southern California. The company partners with city planners and other government officials to enhance the quality of life in local communities. Omni West Group's real estate expertise includes land acquisitions, development, asset and investment management, entitlement, property management and construction management. For more information, visit www.omniwestgroup.com, call (949) 215-9790 or e-mail info@omniwestgroup.com.

# # #