

Advancing a 175 Year Mission

Integrating New Ambulatory Care and Physician Office Space within an Existing Campus

SSM DePaul Health Center is a full-service Catholic hospital and a member of SSM Health Care-St. Louis, sponsored by the Franciscan Sisters of Mary. In 2003, SSM DePaul Health Center celebrated its 175th anniversary. It was the first hospital established west of the Mississippi River and it remains the longest, continuously operating business in St. Louis.

Health Center leadership, together with SSM Health Care and its economic advisor, Ernst & Young, selected Frauenshuh as its partner to achieve its strategy which included:

- An ambulatory surgery partnership with new and existing medical staff;
- Expansion of on-campus ambulatory services and medical office building (MOB) space;
- Creatively integrating the new facility to create an ambulatory “destination” entrance for the campus;
- Attracting and retaining physicians to the campus by offering equity ownership in the MOB; and
- Securing third party MOB financing to allow SSM DePaul to dedicate available balance sheet capacity to direct patient care investments.

The overarching goal was to implement these strategies with minimal disruption to hospital and medical office operations.



“Frauenshuh was able to work very quickly to accomplish our objective and demonstrated the flexibility necessary to secure physician commitment.”

Sean Hogan
Network VP of Ambulatory Services
SSM DePaul Health Center



After a thorough review of the MOB market, the Frauenshuh team recommended an 80,000 sq. ft. facility. Favorable physician response, encouraged in part by an innovative approach utilizing MOB equity grants for physicians, resulted in occupancy of 88% within the project’s first full operating year.

The final design successfully integrates the new MOB with existing inpatient and ambulatory facilities, creating the sense of “arrival” necessary for a successful ambulatory and MOB destination.

Management appreciated Frauenshuh’s approach to project design and development, as well as their resourceful methods for aligning the interests of independent physicians with the new vision.

To learn how Frauenshuh HealthCare Real Estate Solutions can help you achieve your facility, development, and capital access goals, contact them at 952-829-3480 or www.Frauenshuh.com.



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