

# Re-Development of Hospital Campus Avoids Costly Replacement

## *Creating a Medical Office Destination Focused on Patients and Physicians*

**S**t. Anthony Hospital has the longest history of continuous service to patients in Oklahoma City, is sponsored by the Franciscan Sisters of Mary and was founded in 1898. As with many long-standing hospitals in the U.S., it faced the challenge of aging assets in constrained economic conditions.

St. Anthony also faced mission and strategy challenges relating to the recruitment and retention of physicians. A specific need, in this regard, was the availability of high-quality, affordable medical office space designed and configured to support the strategy and provide an enhanced patient experience. The facility also needed to satisfy the physicians' need for a campus based "Class A" medical office building (MOB).



"Frauenshuh was able to work successfully with the City to secure the additional financial support that made the re-development of our campus possible."

**Chris Howard, President  
SSM Health Care of Oklahoma**



This need for a new MOB was part of an already lengthy list of capital requirements to support a 10-year strategic redevelopment plan, which included the transformation of a "dated" campus.

The senior leadership team of SSM Health Care (the sponsoring organization), together with hospital leadership, engaged Frauenshuh as its partner to develop a four-story, 80,000 sq. ft., "Class A" MOB with underground physician parking and an entrance integrated with the hospital's. Frauenshuh led the design, development, financing, and construction process culminating in an on-time and on-budget opening in March of 2008. Working together, SSM leadership and Frauenshuh were able to secure new market tax credits to reduce project costs and, thereby, rents.

Frauenshuh was also able to structure equity ownership options in the MOB for qualified physicians which were well subscribed. Physician ownership in the MOB helped to advance the hospital's goal of aligning interests with those of committed physicians.

The MOB was successfully integrated into the overall campus redevelopment plan and is now the new "main entrance" for ambulatory care and physician services.

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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](http://www.Frauenshuh.com).



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