

DRAFT 12/12/13

Part Two: Nexton Health & Wellness Campus

Nexton
Health
Wellness
Campus



Nexton: The Big Picture

"A publicly traded Fortune 500 Company, MeadWestvaco (MWV) has commenced development of approximately 110,000 acres in the Coastal South Carolina market. Nexton (www.nextonsc.com) is strategically located at I-26 and Hwy 17A, the epicenter of Charleston's fast growing I-25 Corridor. Offering a 100% fiber-optic network that forms the most advanced technology infrastructure in South Carolina and founded on a plan that brings together offices, shops, restaurants, hotels and medical facilities with homes to create a vibrant, walkable, self sustaining community."

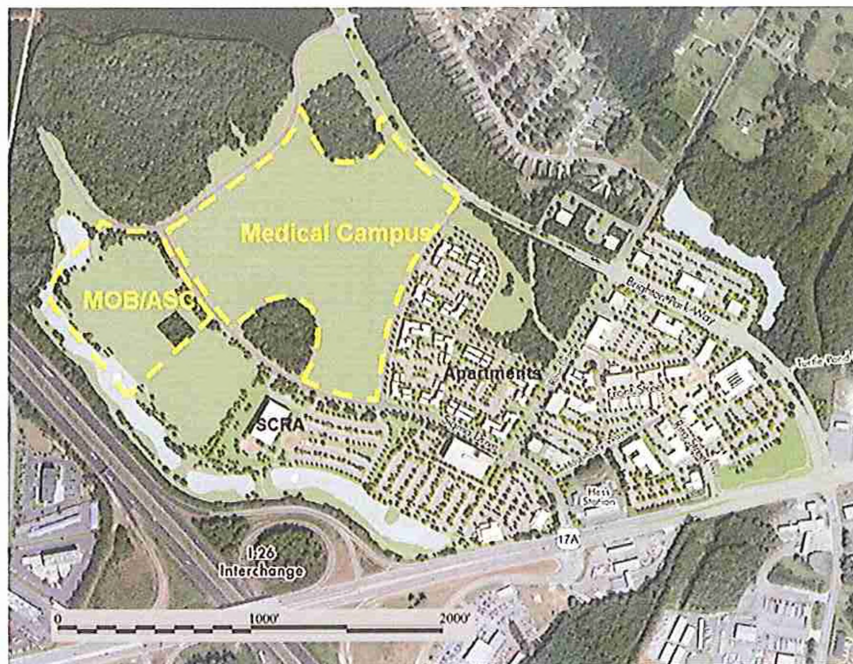
Nexton Fast Facts...

- 4,500 Acres along 1.5 miles of I-26 frontage bracketed by two I-26 interchanges
- 10,000 single family homes and 2,000 apartments
- 6,000,000+ SF of commercial space
- With the three other adjacent master plan communities, Nexton will create an entirely new sub-market in which to compete.
- Comprised of a series of characteristically distinct villages and neighborhoods
- Features numerous mixed use components
- Will include medical/ health & wellness components
- Will grow at the pace of the local market over a period of years

Excerpt Source: [Health Care & Information Technology, Bringing Next-Generation Health Care Services to Nexton Objectives & Implementation Plan, June 2013]

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The Nexton Medical Campus Concept



Palmetto Healthcare Partners Surgical & Medical Center will be anchored by Palmetto Primary Care Physicians and its affiliates as well as eighteen or more specialty practices. The details of the first 150,000 square foot Medical building are currently being finalized. When fully built out, it is estimated that the Medical Campus will employ 1,500 people.

The Healthcare Prism:

The Nexton Health & Wellness Campus will feature critical core functionalities:

- Multi Specialty MOB
- Multi Specialty ASC
- Urgent/Emergent Care Services
- 23 hour Clinical Decision Unit (CDU)
- Wellness Center
- Medical Hotel
- Expanded 24 hour Nurse Triage
- Clinically Integrated Electronic Medical Records
- Centralized Purchasing

The Real Estate Prism:

The healthcare services of the campus will be supported by the following building/campus programming:

Use	# Bldgs	Est. Gross SF
Acute care/MOB/ASC/Urgent Care	2	2 X 150,000
Health & Wellness Center (Sports-Medical-Fitness)	1	60,000
Hospice	1	15,000
Skilled Nursing & Long Term Care	1	45,000
Assisted Living Center	1	45,000
Totals (square footages are approximate)	6	465,000