



**ONLY TWO
SUITES REMAIN
AVAILABLE**

94% LEASED

GISELA HOUSEMAN MEDICAL CAMPUS

**6901 MEDICAL CENTER DRIVE
ORANGE, TX**



The new 55,504 SF Medical Office Building located on the **Gisela Houseman Medical Campus** brings a truly differentiated experience to patients and providers in Orange County and the surrounding communities. The vision for the project is to provide the community with a much needed medical destination, housing hospital and outpatient services close to where people live, work and play.

The majority of the first floor is leased to **CHRISTUS Southeast Texas Health System** for a 24/7 emergency hospital and key outpatient and diagnostic services. The remaining space is leased to independent physicians, including Dr. Marty Rutledge of Orange Medical Surgical Associates (a longstanding primary care physician in Orange).

PRESTIGIOUS ANCHOR TENANT

CHRISTUS Southeast Texas is the primary anchor tenant, providing a new emergency hospital and outpatient services. This new location brings the system's reputation for exemplary care and much needed services to the residents of Orange County and the surrounding communities.

CLASS A, 20-ACRE MEDICAL MINI-CAMPUS

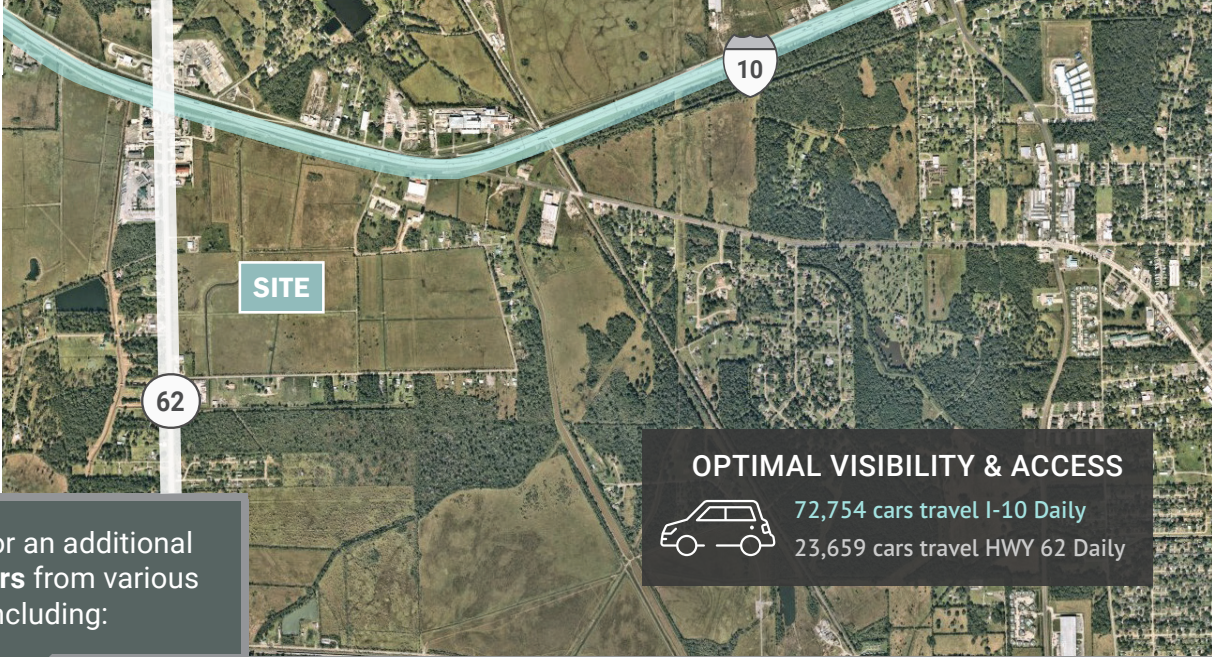
Phased development including an ER/hospital, imaging center, lab, women's center and other outpatient services. An ASC is being studied as part of Phase II.

COMPREHENSIVE ONE-STOP SHOP

Patients will appreciate the convenience and providers will benefit from proximity to a greater referral network.

UNIQUE OPPORTUNITY TO CAPTURE PATIENT SHARE

Service area is home to over 98,217 patients with a community need for over 95 full time providers.

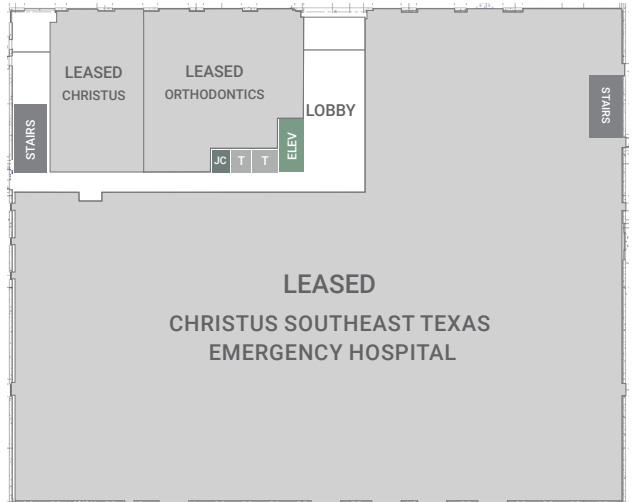


Community need for an additional
95 full time providers from various
specialties including:

Primary Care
Obstetrics/Gynecology
Cardiology
General Surgery
Ophthalmology
Orthopedics
Oncology
Podiatry

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LEASED**

FIRST FLOOR



NEXCORE IS COMMITTED TO HELPING PROVIDERS GROW THEIR PRACTICES

At NexCore Properties, we don't just lease space, we help providers grow their practices. We carefully analyze physician supply and demand in the market, strategically align services within the building and design practice suites that allow for greater efficiency and productivity.

Let us prepare a complimentary rental analysis of your space needs. Don't miss this rare opportunity in Orange to grow your practice in a healthcare focused campus.

Only two suites remain in this new 55,504 square foot medical office building.

SECOND FLOOR



RESERVE YOUR SPACE TODAY

Kristen Neumann, Senior Vice President Leasing
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