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## **BremnerDuke Healthcare and Arlington Orthopedic Associates to Develop Baylor Orthopedic & Spine Hospital at Arlington**

### ***100% Leased, 55,000-Square Foot Facility Will Meet Growing Need for Orthopedic-Spine Care Services***

(Arlington, Texas – March 20, 2009) BremnerDuke Healthcare, a division of Duke Realty Corporation (Duke), announces the development of a 55,129-square foot orthopedic and spine surgical hospital, in conjunction with Arlington Orthopedic Associates (AOA). This new specialty hospital will include a 24-bed inpatient surgical center, six operating rooms, 24-hour emergency department, diagnostic imaging and administrative offices. The Baylor Orthopedic and Spine Hospital at Arlington (BOSHA), which is jointly owned by Baylor Health Care System, United Surgical Partners International and Arlington Orthopedic Associates (AOA), will lease the entire facility.

“We are pleased to have been selected as the developer of this preeminent specialty surgical hospital on behalf of Baylor Health Care System and Arlington Orthopedic Associates,” said Deeni Taylor, Regional Executive Vice President of BremnerDuke. “BremnerDuke is excited about this project, and our growing relationship with Baylor Health Care System as they’ve planned and developed healthcare facilities in the Dallas-Fort Worth region.”

**Details & Facts:**

- Facility name: Baylor Orthopedic and Spine Hospital at Arlington
- Street address: 721 W. Highlander Boulevard, near the North Matlock Road exit on Interstate 20.
- Building Type: Two-story, 55,129 square feet, located on 4.4 acres.
- Construction began in December 2008 and is expected to be complete in first quarter of 2010.
- General contractor: Hill & Wilkinson of Dallas, Texas.

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- Architect: Ascension Group Architects of Arlington, Texas.
- Owner of facility: BremnerDuke Healthcare Real Estate and AOA Arlington Development LP
- Ample parking for more than 131 vehicles, with access from Highlander Boulevard and High Point Road.

Gary Walker and Renee Efimoff of Arlington-based SCM Real Estate Services represented Arlington Orthopedic Associates in the site search. Michael Bailey of Windstar Development represented the landowner. BremnerDuke Healthcare Real Estate, the developer of the project, was represented by its leasing representative, John Huff.

**About BremnerDuke and Duke Realty Corporation**

BremnerDuke Healthcare Real Estate supports hospitals and physician groups with planning, development and compliance-driven facility management services. A division of Duke Realty Corporation, BremnerDuke has been building healthcare facilities for more than 20 years, ranging from small medical office buildings, large medical office buildings with diagnostics, oncology centers, surgery centers, and complete in-patient hospitals. BremnerDuke, formerly known as Bremner Healthcare, was acquired by Duke in February 2007 as a result of Bremner's proven success and creativity in developing healthcare real estate. Find out more by visiting [www.bremnerduke.com](http://www.bremnerduke.com).

Duke Realty Corporation specializes in the ownership, management and development of office, industrial, and healthcare real estate. The company owns, manages, or has under development more than 135 million rentable square feet in 20 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke is available at [www.dukerealty.com](http://www.dukerealty.com).

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Editor's Note: Please contact Duke corporate communications if an image of the Baylor Orthopedic and Spine Hospital of Arlington is needed.