

ARCTIC SURGERY CENTER

Anchorage, Alaska

Phase I: Current Facility

SINGLE OR



Phase II: Facility Renovation

ADD OR 2 + PACU



Phase III: Renovation + Expansion

RENOVATION: ADD OR 3 + 4 W/ PACU
EXPANSION: SOUTH LOT MOB



Phase IV

GREATER CAMPUS PLAN



ARCTIC SURGERY CENTER

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Phase IV

CURRENT FACILITY

Arctic Surgery Center is seeking a buyer interested in purchasing this exceptional, single OR facility. There are multiple acquisition/leasing options available. Please use the contact information on the last page to inquire further.

This 3,383 SF Spine/Ortho/Pain Surgery Center is located in Alaska's largest city and transportation hub, Anchorage. Primarily serving the local population of 400,000, Arctic Surgery Center also supports the entire state population of approximately 740,000. The surgery center opened its doors in 2017 and is State licensed and accredited by the Joint Commission.

The current facility includes:

- One (1) Operating Room
- Six (6) PACU beds with an expansion plan underway
- Supporting admin and clinical space

The ASC can accommodate a total of 4 Class C ORs. The site can also support the construction of a non-CON two story 8,000 SF Medical Office Building (MOB) that would include office space, doctors' offices, storage rooms and 3-5 extended stay overnight rooms for total joint and other patients.



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The existing ASC is currently operating in Phase 1 as a single operating room ASC performing a variety of spine, general ortho and pain procedures.



nurse's station



recovery area



operating room



operating room

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Additional photos of the existing ASC



lobby



nurse's station



recovery area



recovery area

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FACILITY RENOVATION

Phase II will include the renovation of the current facility to include a second OR and four (4) Bed PACU in the Northeast corner of the building. Architectural drawings and permitting are complete and the construction phase is pending.

In addition to the new OR and PACU, Phase II will include:

- A new Nursing Station with clear vision of the Patient Bays
- Additional and expanded storage areas
- Sterile storage space to support the new OR
- New receiving area for delivery of medical supplies

This phase provides a significant growth opportunity for the surgery center, allowing for more physicians to practice at this state-of-the-art facility. The CON Office has approved the changes to the surgery center and given the center an official ruling that a CON is not required.



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interior renderings - renovation to include OR 2 + PACU



PACU

The PACU is designed to provide post-surgery care to patients undergoing surgery in the new Operating Room. Furthermore, patients who have had surgery in the existing Operating Room may also easily be recovered in this area due to the immediate adjacency of the existing and new spaces. If needed, the area is also able to support pre-operative care as well.

Each patient bay is equipped to have oxygen and suction as well as patient monitoring capabilities.

New Area: 589 SF
(not including supporting area)



Nurse's Station

The Nurses' Station is designed to have clear visibility of all four Patient Bays in order to provide a safe environment for our patients. A Nursecall system will be installed for communication with patients. Casework behind the nurses' desk will accommodate storage for critical patient supplies, as well as an ice-maker and refrigerator for patient nourishment after surgery is completed.

New Area: 94 SF
(not including supporting area)



OR 2

The spacious new OR will be large enough to accommodate various surgeries including Neuro-Spine, Orthopedics, Cardiology, Ophthalmology and more. Equipment will be purchased for the specialties served.

New Area: 400 SF
(not including supporting area)

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RENOVATION + EXPANSION

Phase III includes a renovation and expansion of the current facility. The renovation will add two (2) additional ORs and supporting PACUs, bringing the facility to four (4) Class C OR's in total, the maximum allowed for this ASC. The expansion will include a newly constructed MOB directly to the south of the current ASC.

The proposed South Lot MOB will include:

- Two 4,000 SF floors, served by an elevator
- Expanded administration space
- Doctor offices
- Exam rooms
- Additional storage
- 3-5 Extended stay rooms for total joint and other patients

Phase III will be the first step towards expanding the current campus to include additional services on a larger scale. This will allow greater opportunities for more physicians to share resources, equipment, and knowledge and in turn create additional revenue to support the growing ASC. This expansion will also attract others to participate in the area both as medical professionals and patients.



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SOUTH LOT MOB FACING NORTH-EAST

The new Medical Office Building will include expanded administrative space, additional doctors' offices, storage, exam rooms and extended stay patient care rooms.



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South Lot MOB - Entry Atrium Rendering



ARCTIC SURGERY CENTER

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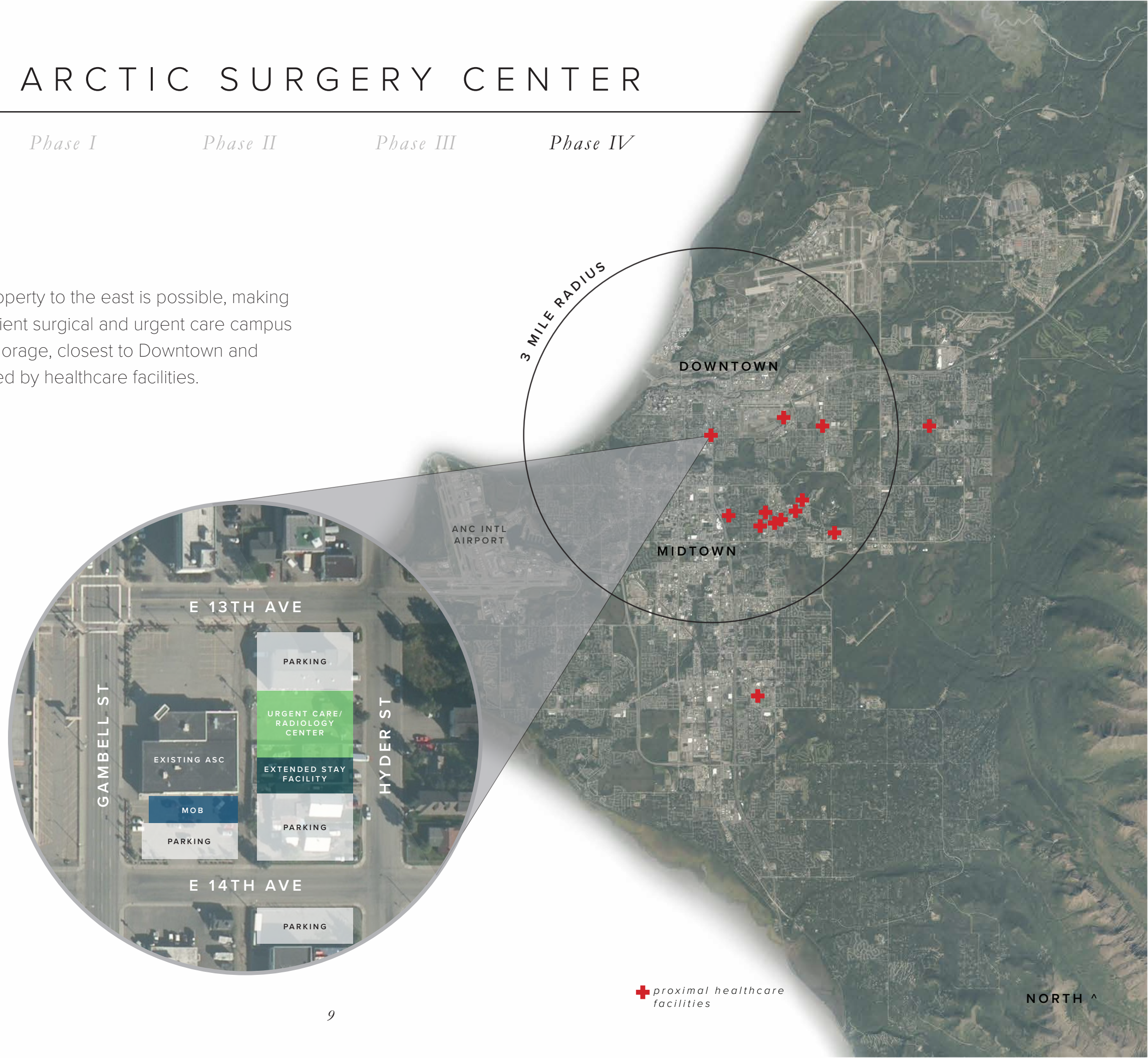
Phase IV

GREATER CAMPUS PLAN

Expansion into the adjacent, unimproved 45,000 SF property to the east is possible, making this site an outstanding and significant same-day outpatient surgical and urgent care campus with overnight stay capabilities in the very heart of Anchorage, closest to Downtown and West Anchorage; areas which are relatively under-served by healthcare facilities.

City Context

Anchorage healthcare facilities are presently clustered to the southeast of the city, focusing upon the medical district and Providence Hospital as their nucleus. Downtown and Northwest Anchorage are geographically under-served regions that will feed directly to this outstanding medical campus adjacent to Highway 1. We anticipate this ASC being the first specialist outpatient same day spine/orthopedic/pain center in Alaska with a self sustaining campus footprint including an Urgent Care and Radiology Center to act as a referral source for on-site diagnosis and efficient outpatient same day surgical treatment.



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LOOKING FORWARD

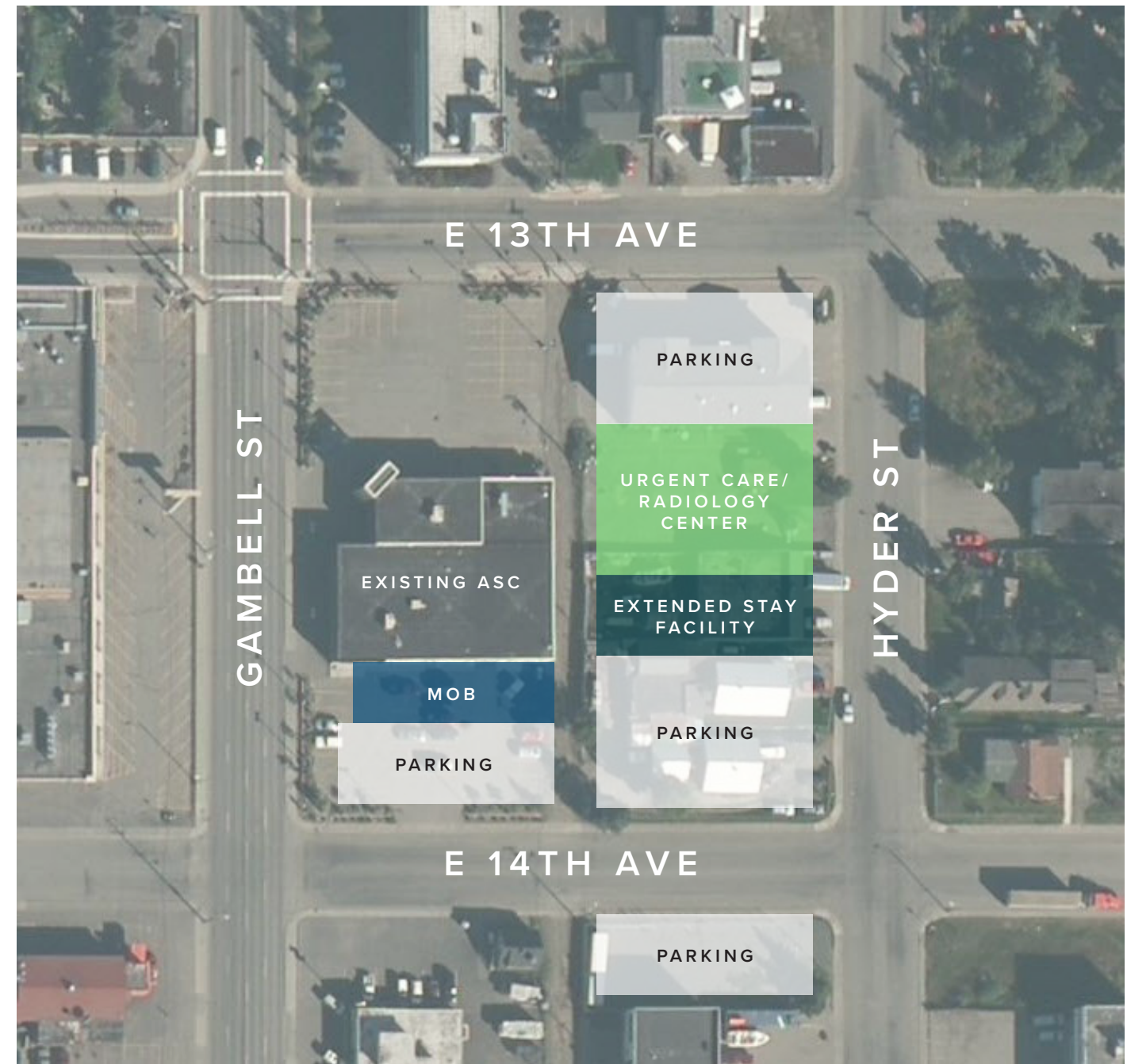
Phase IV holds many exciting opportunities for this ASC in the long term. With its centralized location and adjacent undeveloped land, it lends itself easily to expand with the growing needs of its physicians and patients. Future expansions are easily phased, allowing for minimal disruption to daily operations, ensuring the facility can remain open through any new developments as well.

Immediate Context

This adjacent lot is ideal for:

- Walk-in specialty clinic
- Urgent Care/Radiology Center
- Extended Stay Facility
- Further doctors office building
- Administrative space
- Supply and Equipment storage

The property has extraordinary visibility, situated on the Southbound New Seward Highway 1 with an estimated daily traffic volume of 25,000 - 30,000 vehicles. The area has a highly aesthetic presence and very easy access from main thoroughfares, making it an ideal location to expand healthcare resources.



Key Points

- Phase I* Facility currently in operation with a One (1) OR licensed Ambulatory Surgery Center and Physician office space.
- Phase II* Facility designed, permitted and ready for construction. Renovation will add a second OR and 4 PACU bays to the existing ASC.
- Phase III* Facility plans include 2 additional ORs (total of 4), a new PACU space and a Medical Office Building with 8,000 SF available for physician offices, exam rooms, admin space and extended stay rooms.
- Phase IV* Facility when completed will transform the space into what could be used as an outpatient same day spine/orthopedic/pain center. The potential exists to add an Urgent Care Center and Radiology Center, with additional MOB and parking for this campus.

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