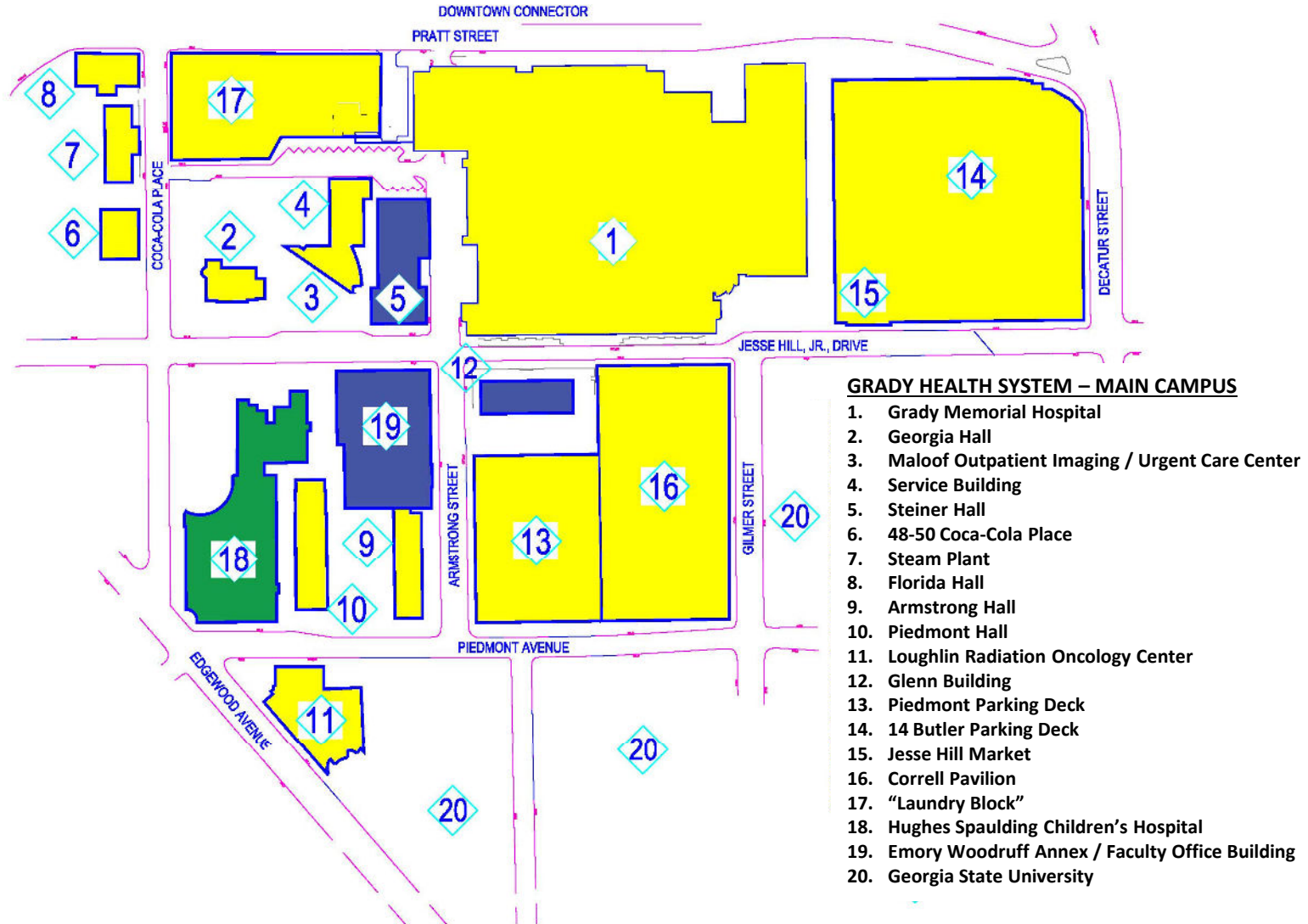


GRADY HEALTH SYSTEM REAL ESTATE HOLDINGS

June, 2024



MAIN CAMPUS



GRADY MEMORIAL HOSPITAL

- FDHA Owned
- 1,943,617 s.f
- Inpatient Units
- Level I Trauma Center
- Diagnostic & Treatment
- Administrative
- Pharmacies
- Clinics



- ORs
 - ICUs
 - LDRs
- 80 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303**
- 22 Floor Hospital (including Basement, Ground Floor & Mechanical Penthouses)
 - 10 Floor Clinic Building (including Basement, Ground Floor & Mechanical Penthouse)
 - Completed 1958 / Major Additions & Clinic – 1990-95 / Marcus Trauma Center – 2016

GEORGIA HALL

- FDHA Owned
- 17,887 s.f.
- Legal Affairs
- Original Grady Memorial Hospital



36 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 4 Floors (including Basement) + Attic
- Completed 1892 / Renovated 1992
- Listed on the National Registry of Historic Buildings

MANUEL J. MALOOF IMAGING & URGENT CARE CENTER

- FDHA Owned
- 12,074 s.f.
- 2 MRI
- CT
- X-Ray
- Physician Offices
- Exam Rooms
- Collections Lab



56 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

SERVICE BUILDING

- FDHA Owned
- 10,352 s.f.
- Walk-in Center
- Data Center
- Receiving Dock

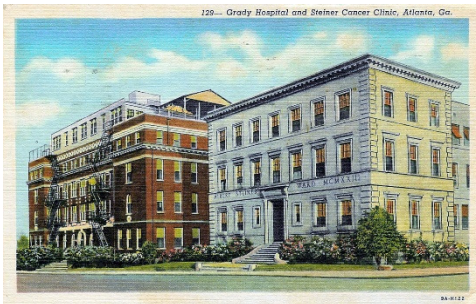


56 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

STEINER HALL

- FDHA Owned
- 27,052 s.f.
- Emory Medical Staff Offices
- Auditorium



68 Armstrong Street, SE, Atlanta, Georgia 30303

- 4 Floors (including Basement)
- Completed 1923 / Remodeled 1961 / Auditorium added ca. 1975
- Leased to, and maintained by, Emory University School of Medicine
- “Historic Building” designation by the Atlanta Urban Design Commission

48-50 COCA-COLA PLACE

- FDHA Owned
- 8,159 s.f.
- Pharmacy Call Center & Administration
- Project Equipment Receiving & Staging
- Slated for Demolition 2024/2025



48-50 Coca-Cola Place SE, Atlanta, Georgia 30303

- 2 Floors
- Former Fulton County Medical Examiner's Building
- Constructed 1974 / Purchased by FDHA 2002 / Last Remodeling 2010

STEAM PLANT

- FDHA Owned
- 5,300 s.f.
- Steam production for GHS Main Campus



52 Coca-Cola Place, SE, Atlanta, Georgia 30303

- 2 Floors (including Mezzanine)
- Completed 1953

FLORIDA HALL

- FDHA Owned
- 11,954 s.f.
- Vacant
- 2006 Facility Condition Needs Index indicates major renovations required to re-occupy (\$1.2 M to repair compared to \$3.3M replacement)
- Slated for Demolition 2024/2025



60 Coca-Cola Place, SE, Atlanta, Georgia 30303

- 3 Floors (including Basement)
- Completed ca. 1922

ARMSTRONG HALL

- FDHA Owned
- 53,806s.f.
- Vacant
- 2006 Facility Conditions Need Index indicates major renovations required for continued use (\$6.2M to repair compared to \$12.6M to replace)
- Slated for Demolition 2024



48 Armstrong Street, SE, Atlanta, Georgia 30303

- 6 Floors (including Basement)
- Completed 1961, as Nursing Dormitory

PIEDMONT HALL

- FDHA Owned
- 43,653 s.f.
- GHS Administrative Offices
- Auditorium (Under Abatement)
- 2006 Facility Conditions Need Index indicates major renovations required for continued use (\$4M to repair compared to \$12.2M to replace)
- Slated for Demolition 2024



22 Piedmont Avenue, SE, Atlanta, Georgia 30303

- 6 Floors (including Basement)
- Completed 1937 as Nursing Dormitory

EDWARD C. LOUGHLIN, MD, RADIATION ONCOLOGY CENTER

- FDHA Owned
- 25,091 s.f.
- Oncology / Radiation Therapy
- Physician & Administrative Offices
- FDHA Administrative Offices



145 Edgewood Avenue, SE, Atlanta, Georgia 30303

- 2 Floors
- Completed 1992

GLENN BUILDING

- Property owned by FDHA
- Building owned by Emory for Medical Education
- 38,577 s.f.
- Emory School of Medicine Faculty Offices
- Medical Library



69 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303

- 5 Floors (including Basement)
- Completed 1953
- Occupied and maintained by Emory School of Medicine
- No lease or written agreement between FDHA & Emory on record

PIEDMONT PARKING DECK

- FDHA Owned
- 496,390 s.f.
- 1,430 Staff Parking Spaces
- 1,091 s.f. Supporting Offices



80 Piedmont Avenue SE, Atlanta, Georgia 30303

- 10 Floors
- Completed 1989

BUTLER PARKING DECK

- FDHA Owned
- 547,726 s.f.
- 1,850 Parking Spaces
(895 Visitor Spaces /
955 Staff Spaces)
- 1,420 s.f. Supporting
Offices
- Jesse Hill Market
(Food-As-Medicine – 4,310 s.f.)
- Employee Health
(4,310 s.f.)



80 Jesse Hill, Jr., Drive SE, Atlanta, Georgia 30303

- 4 Floors (w/Mechanical/Electrical Service Part Basement)
- Completed 1972 / Modified ca. 1991, 2019

CENTER for ADVANCED SURGICAL SERVICES

- FDHA Owned
- 285,587 s.f. Clinical Space
 - Outpatient Surgery
 - Outpatient Care Centers
 - Cancer and Infusion Center
- 600 Parking Spaces

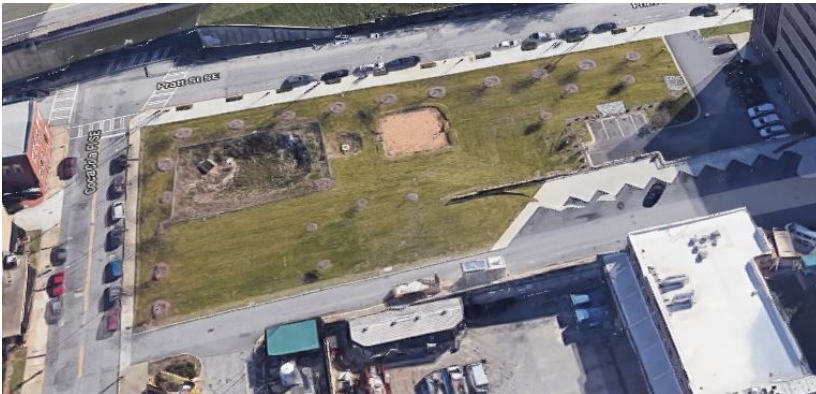


80 Gilmer Street, SE, Atlanta, Georgia 30303

- 10 Floors (5 Clinical, 4 Parking, Mechanical Penthouse)
- Bridge to Hospital at Third Floor
- Site of former Fulton County Department of Health and Wellness
- Built 2022

LAUNDRY BLOCK

- FDHA Owned
- +/- 1.35 Acres
- Access to Service Tunnel



79 Pratt Street, SE, Atlanta, Georgia 30303

- Block cleared 2011
- Former location of:
 - Laundry Building (ca. 1910 – 1992)
79 Pratt Street
 - Hirsch Hall (1920's Nursing Dormitory)
55 Coca-Cola Place
 - Feebeck Hall (1940's Nursing Dormitory)
96 Armstrong Street

HUGHES SPALDING CHILDREN'S HOSPITAL

- FDHA Owned
- 99,724 s.f.
- Pediatric Emergency Department
- Inpatient Care
- Pediatric Primary Care
- Diagnostic Imaging
- Pharmacy
- Lab



35 Jesse Hill, Jr., Drive, SE, Atlanta, Georgia 30303

- 5 Floor Pediatric Hospital (including Basement)
- 4 Floor Clinic Building (including Basement)
- New Building & Renovation to 1983 Clinic Addition Completed 2010
- Operating management provided by CHOA – February 1, 2006

I/S SERVICE CENTER

- 39,420 s.f.
- Leased Space
- I/S Administration
- Training
- Help Desk
- Epic Work Group
- PeopleSoft Work Group



236 Decatur Street, SE, Atlanta, Georgia 30303

- 3 Floor “Loft” Warehouse renovation
- Original Building ca. 1920
- GHS Renovation 2014

HURT BUILDING

- 82,293 s.f. Leased space on 5 Floors
- Third Floor - 9,723 s.f. – Vacant – Facilities Development relocates 8/28/23
- Fifth Floor - 13,296 s.f. - Vacant
- Sixth Floor - Georgia Poison Center – 7,402 s.f. (Lease renewed 4/2019)
- Thirteenth Floor - Procurement / Schools of Radiation Technologies Training / Decision Support – 23,536 s.f
- Seventeenth Floor - Finance / GCC / Operators – 21,268 s.f.



50 Hurt Plaza SE, Atlanta, Georgia 30303

- 7 Floors (3rd, 5th, 6th, 13th, 17th)

ORANGE LOT

(Off-Campus Staff Parking)

- Leased to FDHA
- **125,000** s.f.
- **387** Staff Parking Spaces

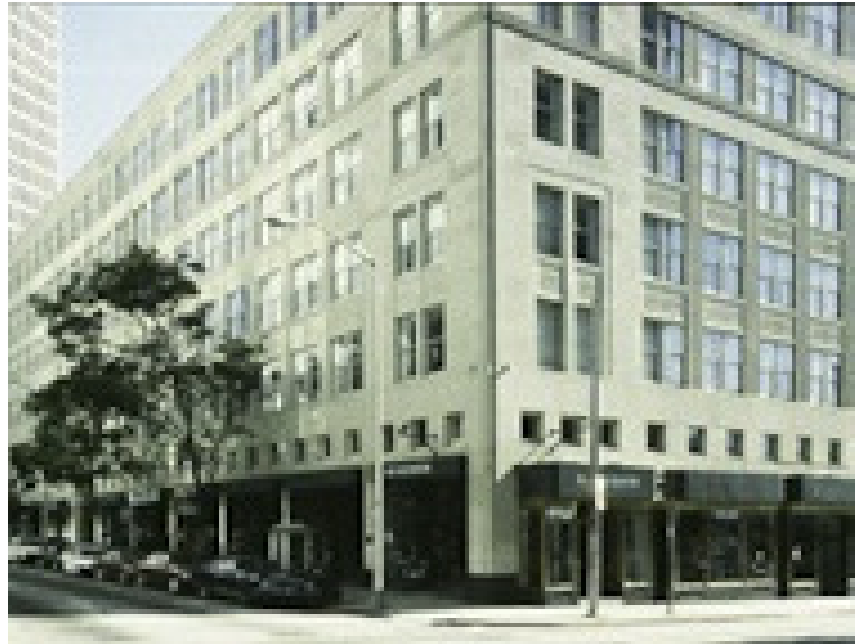


513 Capitol Avenue SE, Atlanta, Georgia 30315

- Surface Lot

10 PARK PLACE

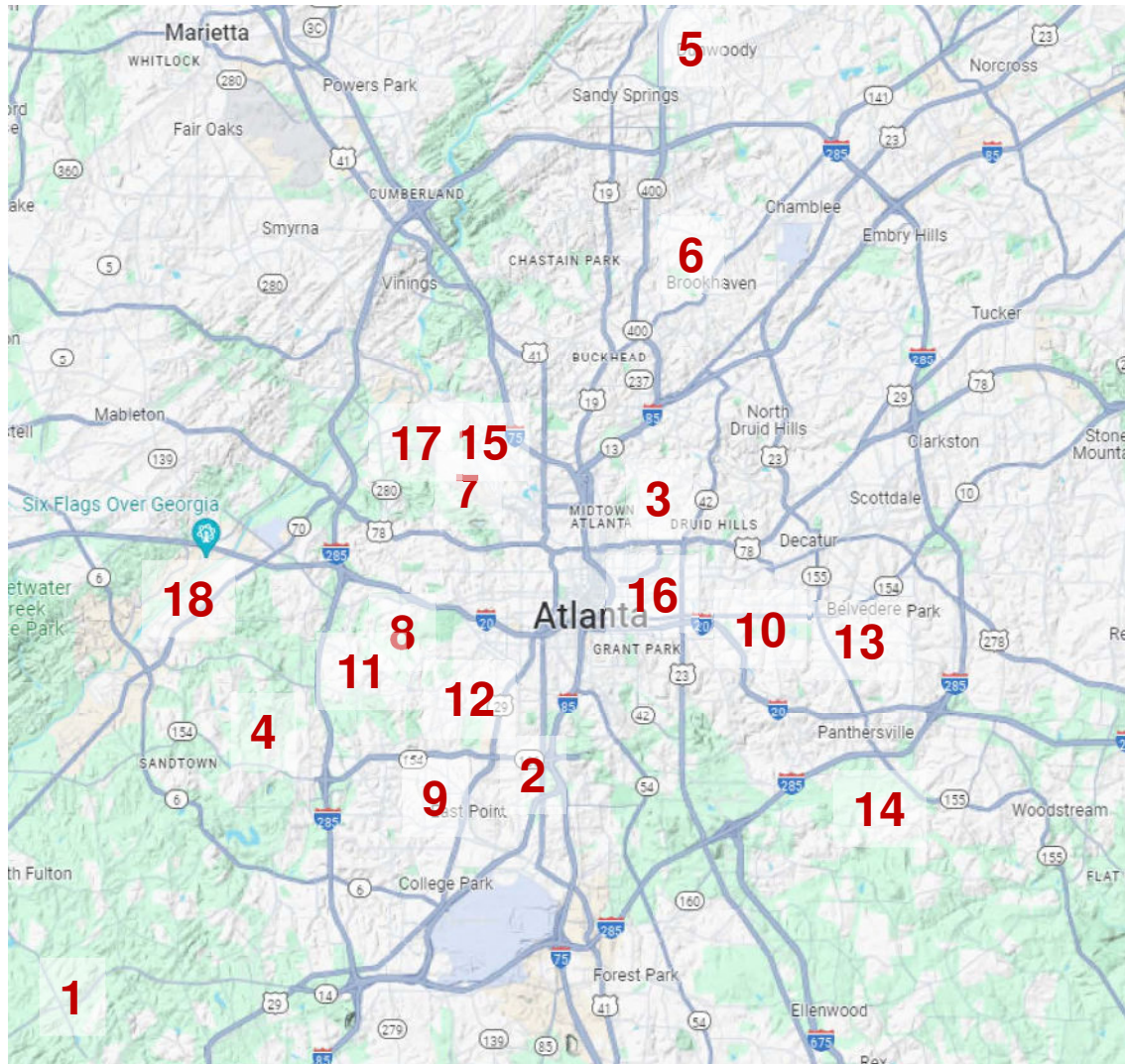
- Leased to FDHA
- 38,735 s.f.
- Outpatient Behavioral Health Programs



10 Park Place, Atlanta

- **Three Floors (2nd, 3rd, 6th)**
- **Offices & Group Rooms**

OFF CAMPUS BUILDINGS

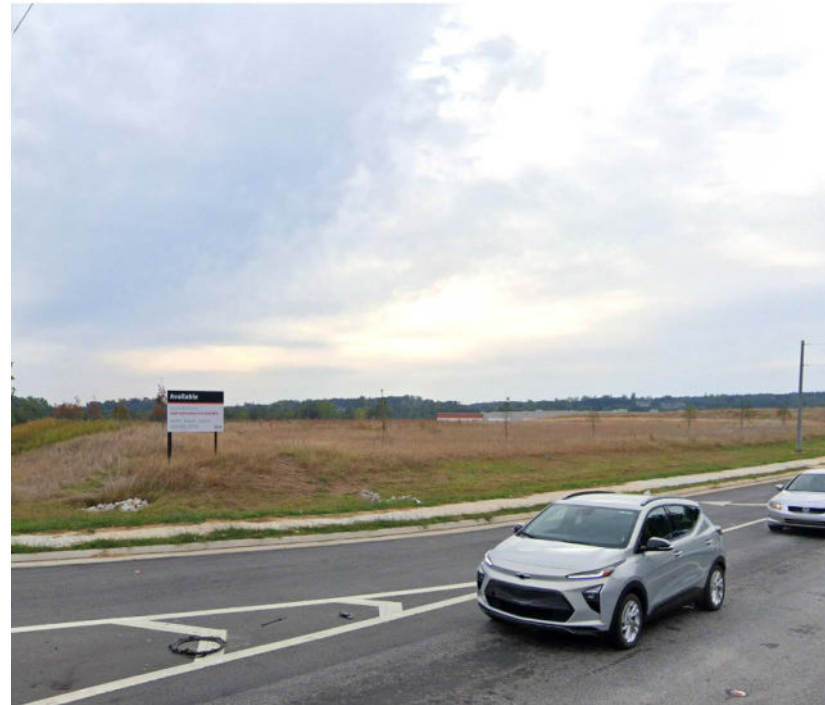


LOCATION KEY

1. SOUTHFORK SP (FUTURE FSED)
2. CRESTVIEW
3. PONCE CENTER
4. CAMP CREEK
5. NORTH FULTON
6. BROOKHAVEN
7. ASA YANCEY
8. OTIS SMITH
9. EAST POINT
10. KIRKWOOD
11. CASCADE
12. LEE + WHITE
13. CANDLER
14. FLAT SHOALS
15. CENTRAL FILL PHARMACY
16. EMS OPERATIONS & TRAINING CENTERS
17. EMS TRAINING CENTER
18. OFF-SITE RECORDS

SOUTHFORK SP PARCEL

- FDHA Owned
- 40.16 Acre Parcel
- Free Standing
Emergency
Department



- Georgia Highway 92 (Campbellton-Fairburn Road) & South Fulton Parkway, Union City
- Design & Site-work Summer 2024
- Purchased 2024

CRESTVIEW HEALTH & REHABILITATION CENTER

- FDHA Owned
- 122,120 s.f.
- Rehabilitation Center
- Long Term Nursing Care



2800 Springdale Road Atlanta, Georgia 30315

- 3 Floors / 5-Wings on 7 Acres
- Constructed ca. 1958
- Purchased from Fulton County in 1991



PONCE de LEON CENTER

- FDHA Owned
- 93,978 s.f.
- Infectious Disease Program
- Oral Health Service
- Pharmacies
- Lab
- Administrative Offices



341 Ponce de Leon Avenue Atlanta, Georgia 30308

- 7 Floors (including Basement), on 6.92 Acres
- Constructed ca. 1965 / Renovated 1993, 2022, 2024

NORTH FULTON HEALTH CENTER

- Fulton County Owned
- 3,399 s.f. Occupied by GHS
- Exam Rooms
- Lab



7741 Roswell Road, Atlanta, Georgia 30350

- 2 Floors – GHS Health Center on First Floor
- Constructed ca: 1976 / Renovated by Fulton County 2010

BROOKHAVEN HEALTH CENTER

- Leased to FDHA
- 20,981 s.f. leased
- Outpatient Health Center
- Lab
- Imaging
- Outpatient Pharmacy



2695 Buford Highway, Atlanta, Georgia

- 2 Floors
- Constructed ca. 1976 / Renovated 2004 / 2015

ASA G. YANCEY, SR, MD

HEALTH CENTER

- FDHA Owned
- 13,652 s.f.
- Outpatient Health Center
- Radiology
- Outpatient Pharmacy
- Lab



1247 Hollowell Parkway Atlanta, Georgia 30318

- 1 Floor on 2.12 Acres
- Constructed 1997

OTIS W. SMITH, MD, MEDICAL BUILDING

- FDHA Owned
- 28,362 s.f.
- No GHS Programs
- Leased suites for:
 - HEALing Community –
First & Second Floors
 - Retail Pharmacy
First Floor
 - Physician Practices
Second Floor



2600 MLK, Jr., Drive Atlanta, Georgia 30311

- 3 Floors on 1.72 Acres
- Constructed ca. 1965

GRADY HEALTH CENTER

EAST POINT

- FDHA Owned
- 13,541 s.f.
- Outpatient Health Center
- Imaging
- Outpatient Pharmacy
- Lab



1595 West Cleveland Avenue, East Point, Georgia 30334

- 1 Floor on 1.3 Acres
- Constructed 1998

KIRKWOOD FAMILY MEDICINE

- Leased Facility
- 12,276 s.f.
- Adult Medicine
- Women's Health
- Pediatric & Adolescent Medicine
- Eye Care
- Lab
- Imaging
- Outpatient Pharmacy



1863 Memorial Drive, Atlanta, Georgia 30335

- 1 Floor
- Opened May, 2011
- ca. 1960's / Renovated 2011/ 2016
- Relocated from DeKalb County Warren Street facility
- Leased through March 2021

CASCADE OUTPATIENT HEALTH CENTER

- Leased Facility
- 9,360 s.f.
- Adult Medicine
- Specialty Care
- Pediatric & Adolescent Medicine
- Rehab

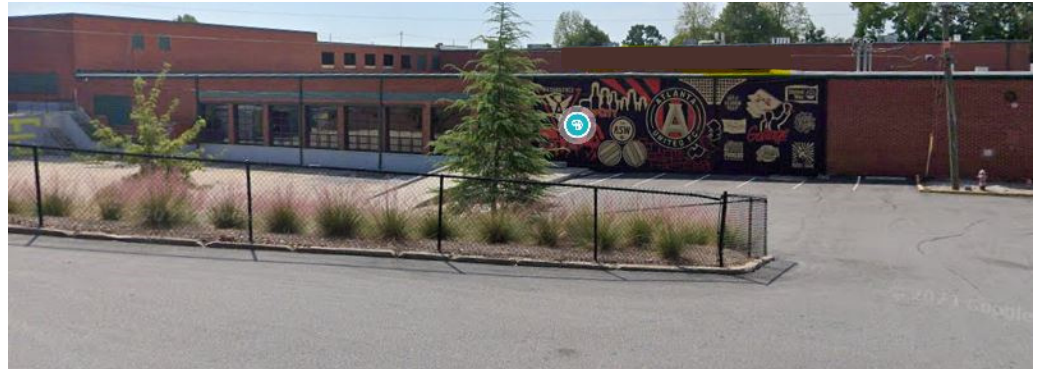


2255 Cascade Road SE, Atlanta

- 1 Floor
- Phase I opened with 6 exam rooms - 7/2023
- Phase II in design to add 7 additional exam rooms
- Phase II planned opening mid-2024;
- Phase III Rehab opening late 2024

LEE + WHITE OUTPATIENT HEALTH CENTER

- Leased Facility
- +/-16,000 s.f.
- Adult Medicine
- Pediatric & Adolescent Medicine
- Imaging
- Mammography
- Lab



1000 White Street, Suite 300, Atlanta

- 1 Floor
- In Design for late 2024 opening

CANDLER OUTPATIENT HEALTH CENTER

- Leased Facility
- +/- 4,000 Existing s.f.
- +/- 2,000 s.f. planned addition
- Adult Medicine
- Pediatric & Adolescent Medicine

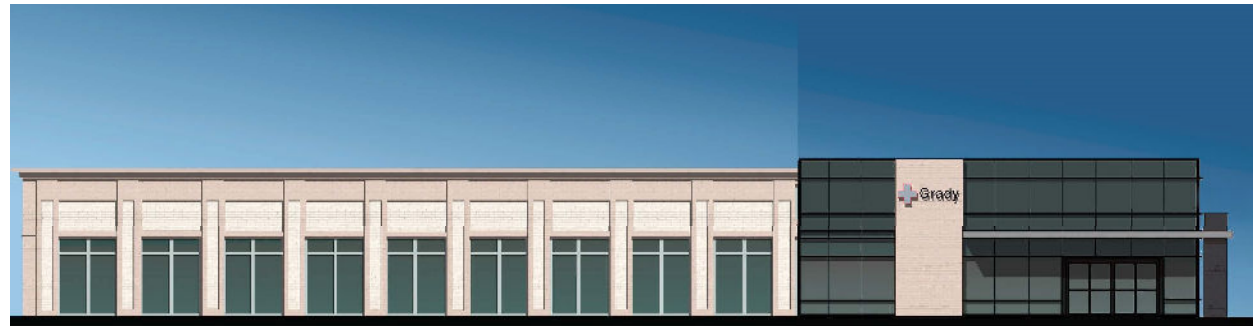


1964 Candler Road, Decatur

- 1 Floor
- In Design for late 2023 opening

FLAT SHOALS OUTPATIENT HEALTH CENTER

- Leased Facility
- +/-16,000 s.f.
- Adult Medicine
- Pediatric & Adolescent Medicine
- Imaging
- Lab



4025 Flat Shoals Parkway, Decatur

- 1 Floor
- Build-to-Suit Development
- In Design for 2024 opening

CENTRAL FILL PHARMACY

- Leased Facility
- 7,543 s.f.
- Automated Prescription Fill & Distribution
- Pharmacy Call Center
- Pharmacy Billing



**1575 Northside Drive, Atlanta, Georgia 30335
400 Technology Center / Suite 450**

- 1 Floor
- ca. 1980's / Renovated 2010
- Leased through 12/2019

EMS SERVICE CENTER

- Leased Facility
- 30,452 s.f.
- Administration
- Operations
- 911 Communications Center
- Maintenance
- Logistics
- Training



745 Memorial Drive, Atlanta, Georgia

- 1 Floor with Storage Mezzanines in Shop Areas
- Renovated 2011
- Consolidates fragmented operations
- Leased through 2/2021

EMS TRAINING CENTER

- Leased Facility
- 33,056 s.f.
- Administration
- Training



2269 Marietta Boulevard, Atlanta, Georgia 30318

- 1 Floor
- First Responder Training and Administration

EMS TRAINING CENTER

- Leased Facility
- 10,087 s.f.
- Administration
- Training



235 Estoria Street, Atlanta, Georgia

- 1 Floor
- Renovated 2012, 2024
- Training and Administration

EMS OPERATIONS CENTER

- Leased Facility
- 5,500 s.f.
- Administration



361 Pearl Street SE, Atlanta, Georgia

- 1 Floor
- Renovated 2024
- Operations & Administration
- *Leased through 2/2021*

CAMP CREEK COMPREHENSIVE CARE CENTER

- Leased to FDHA
- 32,342 s.f. Leased
- Outpatient Health Center
- Primary Care
- Lab
- Imaging
- GI



3896 Princeton Lakes Way, Atlanta, GA 30331

- 2 Floors
- Constructed “build-to-suit” 2019

EMS TRAINING CENTER

- Leased to FDHA
- 33,056 s.f.
Leased
- Classrooms
- Training Lab
- Administrative
Offices



2284 Marietta Boulevard, Atlanta

- 1 Floor

OFF-SITE MEDICAL RECORDS STORAGE

- Leased Facility
- 29,650 s.f.
- Administration
- Medical & Other
Record
Document
Storage



750 Great Southwest Parkway / Suites B & C

- 1 Floor
- ca. 1970's / Renovated 2010-2011
- Leased through 9/2025

REAL ESTATE SUMMARY

Own / Lease	Building / Facility	Address	Square Footage	Constructed	Num Flrs	Primary Function of Bld	Comments
MAIN CAMPUS							
1	Own	Norfolk Medical Building	1,049,917	1994-99	20	Health Care, Support & Administration, Office, Clinic, Group IAD Office	Facility used in the existing main hospital building program (PACU)
2	Own	Geology Hall	1,000	1992	1	Home - Residence, Dept	Original Entry Hall on 1st Flr Home - Residence - also 3rd flr
3	Own	Specialized Learning Center (Walk-in-Center)	1,000	1992	2	Classroom, Library, Lab	Completed Main Hospital and System Hallway Spacing by Tunnel on 1st flr ca. 1970
4	Own	Service Building	1,000	1992	2	Reception, Entry, EHS Office, EHS Office, EHS Office	Completed Main Hospital and System Hallway Spacing by Tunnel on 1st flr ca. 1970
5	Own	Site Terminal	22,000	1992	1	Entry Medical Facility (Office, Auditorium)	Health Building - designed by the Atlanta Urban Design Committee, Located Entry through 2nd Auditorium (theater) by Entry University ca. 1970
6	Own	24-Hour Outpatient Pharmacy (Main Building - East Entrance)	6,150	1974	2	Mail, Outpatient Pharmacy, Office, Outpatient Pharmacy	24-Hour Outpatient Pharmacy - former location of the 1st flr
7	Own	Reception	5,000	1992	2	Reception, Office, Office	Reception - former location of the 1st flr
8	Own	Reception	1,954	1992	0	Reception	
9	Own	Reception	20,000	1992	2	Office, Reception	Reception - former location of the 1st flr
10	Own	Reception	25,832	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
11	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
12	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
13	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
14	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
15	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
16	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
17	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
18	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
19	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
20	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
21	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
22	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
23	Subtotal GHS Main Campus Facilities			4,847,000	8,542,000		
OFF CAMPUS							
24	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
25	Own	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
26	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
27	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
28	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
29	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
30	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
31	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
32	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
33	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
34	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
35	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
36	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
37	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
38	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
39	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
40	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
41	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
42	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
43	Lease	Reception	20,000	1997	5	Medical School of Medicine and Health Sciences, Pathology, Office, Office, Office	Completed as a 5-story building
44	Subtotal Off Campus Facilities			808,827			
45	Total of GHS Buildings			4,847,000	8,542,000		
UNDEVELOPED PROPERTY							
46	Own	Southwest SP Parcel	40.75 Acres	Planned 2024	N/A	Fire Station / Emergency Department	40.75 Acres - 1997 - 1998 - 1999 - 2000
47	Own	Laundry Block	47.16 acres	Completed 1971	N/A	Former site of Food and Fresh - Halls and Laundry Building	47.16 acres - 1971 - 1972 - 1973 - 1974 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000
48	Lease	Parcel 10	1.05	1975	1/2	Parcel 10 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000	Parcel 10 - 1975 - 1976 - 1977 - 1978 - 1979 - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000

