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## Cambridge Healthcare Solutions announces completion of the VA Butler Health Care Center

June 19, 2017

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Cambridge Healthcare Solutions PA LP of Vienna, Va. has just completed construction of the newest health care center for veterans in the Western Pennsylvania region. Cambridge teamed with Stantec for design and Mascaro Construction for construction of the building. The Department of Veterans Affairs accepted the facility on May 26, which was several months ahead of the award schedule. Cambridge will remain as asset managers throughout the 20-year lease.

The 251,000-gross-square-foot Health Care Center is located on approximately 46 acres of land on Duffy Road. Valued at \$110 million, the project represents a major economic investment and a job creator for the Butler, PA area. According to Andrew J. Czekaj, Chief Executive and managing principal of the ownership (Cambridge Healthcare Solutions PA LP) "the VA Butler project is intended as a long term hold in our portfolio. Consequently we have matched our investment horizon utilizing a long term bond structure for the debt component of the capital stack".

T. Michael Scott, President of Cambridge, stated, "Our approach was to truly partner with our client, the Department of Veterans Affairs, as well as our team members. We conducted five partnering sessions so that all stakeholders could deeply understand the concerns and goals of those designing, constructing, building, and ultimately using the facility. As a result, we have a spectacular product that will be a welcoming experience for our veterans to come for camaraderie, exercise, and to care for their health. This is an experience that the VA and all involved can be very proud of; on budget and ahead of schedule."

The Health Care Center has been constructed to meet the projected growth of the veteran population in the western Pennsylvania region. The land was purchased in August 2015 and the project was completed on a fast-track schedule. The Butler VA Health Care Center is expected to open their doors and to start seeing patients in September following the ribbon cutting on August 29, 2017. It will provide enhanced out-patient primary care, specialty services, mental health, dental, physical rehabilitation, women's health, and other departments, augmenting the services offered at the existing VA Butler campus. The new facility will expand the technological capabilities by offering telehealth with several specialty areas.

Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today's real estate market. Since 1983, Cambridge and its subsidiaries have successfully developed over 6.8 million square feet and structured the acquisition and/or disposition of in excess of 20.6 million square feet of commercial real estate as well as 465 acres of land with a total value exceeding \$6.4 billion. In addition, Cambridge has been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately 5.38 million square feet of office, R&D and industrial space.

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