

**FULL SERVICE
HEALTHCARE FACILITY DEVELOPERS**

Innovative Solutions
Superior Service
Exceptional Value



QUALITY

COST

ACCESS





Why Westage Healthcare?

Our deep understanding of the healthcare industry and its unique challenges; the insights gained from past experience; a team of extraordinary and dedicated professionals; and an unusual degree of candor and support.

Westage Healthcare provides a wide array of real estate development services to hospitals, healthcare systems, physicians and other providers to help them address the demands and pressures of a continually evolving healthcare environment.

Our services involve every aspect of the development process – site selection and acquisition, site planning and engineering, regulatory approvals, financing, exterior and interior specialty space design, supervision of construction, leasing, and property management. We offer creative solutions, flexible development and ownership approaches each uniquely designed to meet your specific needs for success.

We meet the needs of healthcare professionals, and the patients and communities they serve through our quest for excellence.

Our mission is to provide healthcare clients with truly exceptional service and value.

**Westage Medical
Development/ Vassar Bros.
Medical Mall**
Fishkill, NY

130,000 sq ft.. facility consisting of the following services: Cardiology, Dentistry, Dermatology, ENT, Laboratory Services, Lasik Procedure Room, OB/GYN, Ophthalmology, Optometry, Plastic and Reconstructive Surgery Suites, Linear Accelerator, Ambulatory Surgery Suites, Endoscopy Procedure Rooms, Cystoscopy Room, Sleep Disorder Center, Cardio Rehab Center.

Ted A. Petrillo
Principal
Westage Companies

Ted Petrillo
Founder and Principal
Westage Companies



What Makes Westage Distinctive?

Quality, Cost and Access

We believe that three terms – quality, cost and access – are most meaningful when healthcare leaders consider enlisting professional services to help them modernize, expand or upgrade their healthcare facilities.

QUALITY

Westage Healthcare is a highly experienced organization that has earned an outstanding reputation for the excellent quality of our development projects.

COST

Westage offers a variety of innovative development and ownership approaches to help healthcare providers minimize the financial risks and liabilities associated with new facility development.

ACCESS

Westage's team of experienced professionals prides itself in meeting our client's unique needs and building truly lasting relationships.

The development of hospital affiliated ambulatory care centers, outpatient diagnostic and treatment facilities, medical malls, and physician office buildings, has become a growing and highly successful focus for the Westage Companies.

These types of healthcare settings reflect the need to accommodate the growing shift from inpatient to outpatient services. Today's healthcare leaders seek affordable and efficient solutions to meet rising consumer expectations for service, quality and access to leading edge medical technology.



Westage Medical Building
Poughkeepsie, NY

60,000 sq. ft. facility with
721 car garage at Vassar
Brothers Medical Center
Campus





The Westage Advantage

Quality, Cost and Access

Westage's range of full-service capabilities translates into meaningful financial and operational advantages to our clients. Our team of highly qualified and experienced professionals in the development field include specialists in healthcare, real estate, engineering, architecture, financing, construction management, leasing and property management – all working together to ensure superior results.

Most importantly, the Westage Management Team has extensive experience in the functional design, engineering and space programming that is essential to accommodate the latest state-of-the-art medical equipment and medical specialties, including linear accelerators and simulators, high field and open air MRIs, CAT scanners, lithotripters, nuclear cameras, conventional and digital x-ray equipment.

In addition, we have developed a wide array of specialty clinical facilities, designed with an emphasis on patient comfort and safety. These include ambulatory surgery suites, endoscopy procedure rooms, cystoscopy rooms, infusion centers, radiation therapy, urgent care, cardiac rehabilitation, mammography screening, sleep lab treatment, physical therapy, and laboratory services.

We offer a variety of development and ownership approaches to meet the financial and operational needs of hospitals and medical group practices, and the protection of guaranteed pricing. Included are client ownership, off balance sheet ownership, and leasing options.

**Westage Medical
Development / Vassar Bros.
Medical Mall**
Fishkill, NY

130,000 sq. ft. facility

Crystal Run Healthcare
Wallkill, NY

72,000 sq. ft. facility
consisting of Gastroenterology,
Cardiology, Imaging, Internal
Medicine, Medical Laboratory,
Nuclear Medicine, OB/GYN,
Oncology & Infusion,
Orthopedics, Pediatrics,
PT/Rehab, Pulmonology,
Urgent Care.

**Orange Regional Medical
Center**
Wallkill, NY

83,000 sq. ft. facility consisting
of Medical Offices, Clinical
Outpatient and Ambulatory
Surgery



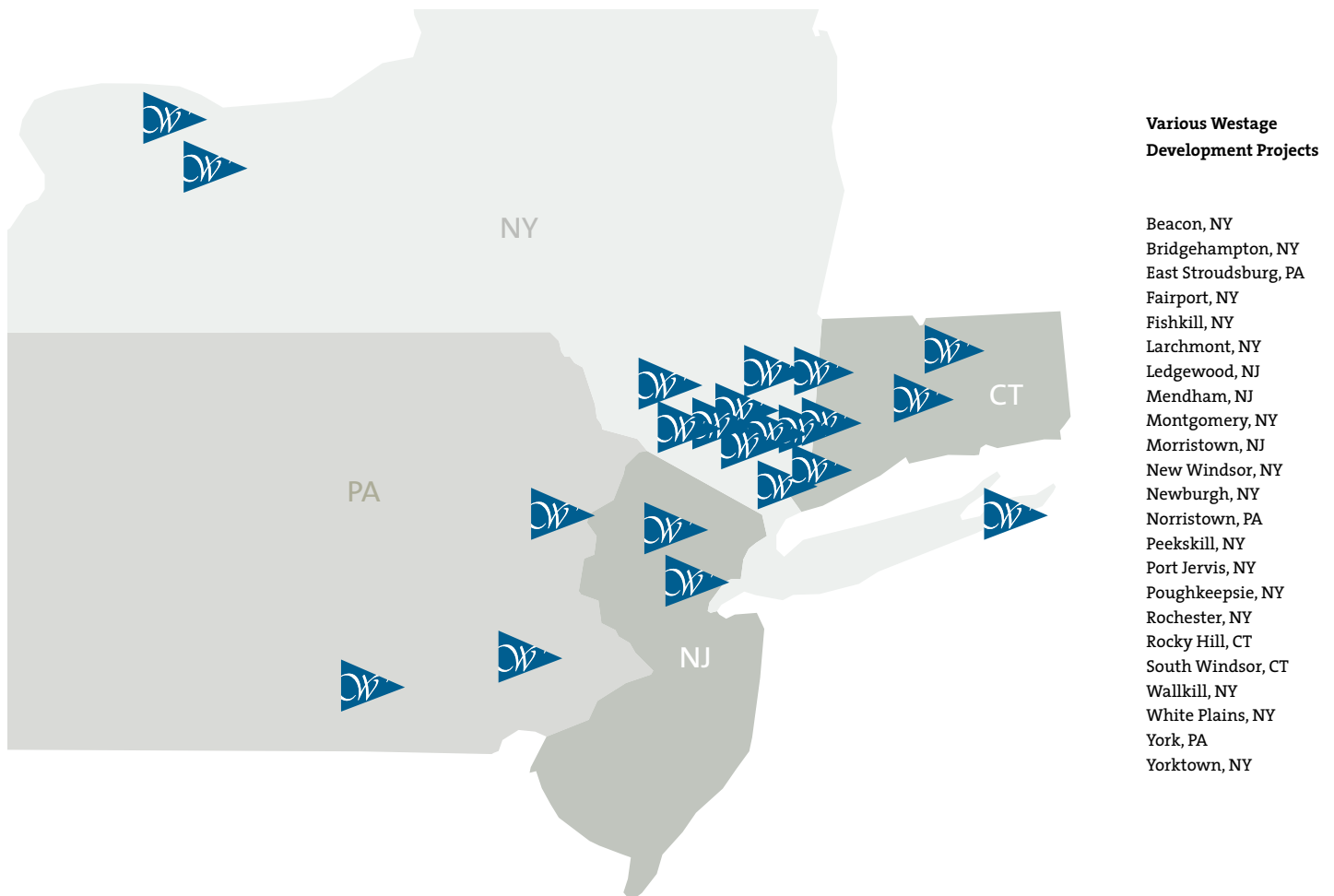
History of Westage Companies

Quality, Cost and Access

The Westage Companies is a leading provider of real estate development and property management services within the greater New York region. For over four decades Westage has provided innovative approaches and solutions to meet the commercial, residential and healthcare facility needs of our customers and satisfy the demands of the marketplace.

Westage has developed several commercial projects of significant size, including the development of a large mixed use complex at the intersection of Interstate 84 and Route 9 in Fishkill, New York, with approvals for 760,000 square feet of office space, 260 hotel rooms, 88,000 square feet of retail space, and an adjacent shopping center site with 250,000 square feet of discount store space.

The aggregate of Westage's development projects exceed 2.8 million square feet of medical, commercial and residential projects, with a current market value in excess of \$1 billion.



View of Atrium



300 Westage Business Center
Fishkill, NY



Tower Ridge Condo
Peekskill, NY



Westage Towers
White Plains, NY



Westage Medical Office Building and Adjoining Garage
Poughkeepsie, NY





Westage Medical Mall

- 1. 200 Westage Business Center / Vassar Brothers Medical Mall
- 2. Towne Center
- 3. Marriot Courtyard
- 4. Hilton Garden Inn
- 5. Ruby Tuesday
- 6. 300 Westage Business Center
- 7. 400 Westage Business Center
- 8. Extended Stay America
- 9. KFC
- 10. Sierra Suites
- 11. Sam's Club
- 12. Wal-Mart Supercenter
- 13. Mobil
- 14. Future Hotel
- 15. Future Hotel
- 16. Proposed Office Building
- 17. Proposed Residential Development

WESTAGE BUSINESS CENTER

155 acres, 1.5 million sq. ft.
Mixed Use Development
Fishkill, New York

12

13

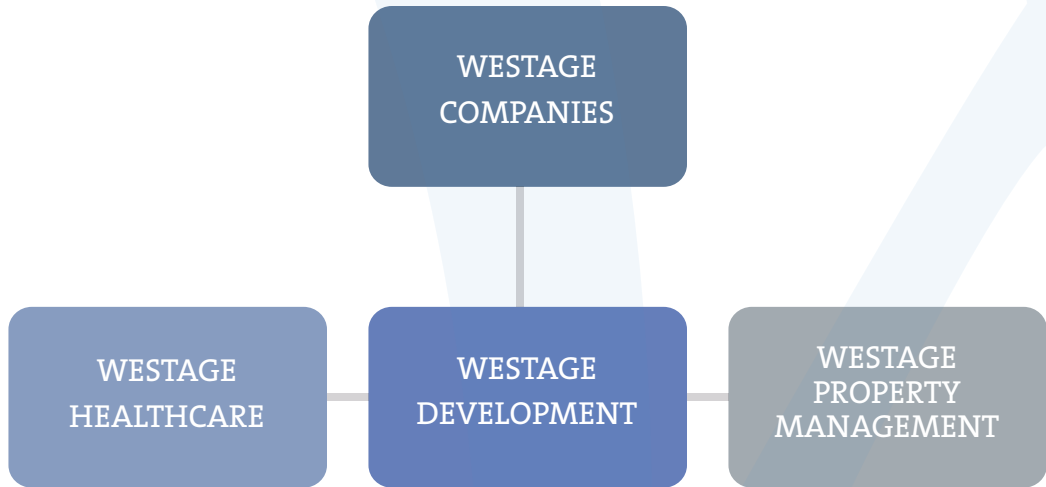
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QUALITY

COST

ACCESS