

Midtown medical centers on tap

■ Two facilities expected to be physician-owned

By **NANCY SARNOFF**
HOUSTON CHRONICLE

A local development group is planning three health care facilities on the outskirts of the Texas Medical Center.

The partnership, Midtown Medical Center, is under contract to purchase four blocks in Midtown where it plans to develop two 15-story physician-owned medical centers.

In a separate transaction, a related group has acquired the former Plaza Hotel at 5020 Montrose Blvd. The Museum District building will be redeveloped into a medical office building.

The two Midtown buildings will be built at 3808 Main and 1400 Gray.

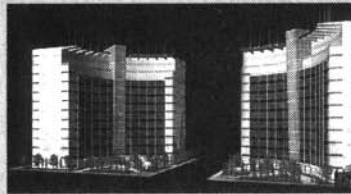
The Main Street building, dubbed Main Medical Center, will sit just about a block away from a Metro light rail station and across Alabama from a burgeoning area of restaurants and clubs.

The second building, called Midtown Medical Center, will be just south of the Pierce El-

The additional land acquired will eventually be developed

PROPOSED BUILDINGS

The Midtown Medical Center, first and second phases shown below, is one of two medical facilities planned for the area.



Source: Midtown Medical Center



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with medical office space, retail centers or additional parking.

Both facilities, totaling 220,000 square feet each, are more than half leased by doctor groups, said Tim Delgado, a partner in the development group, which also includes Doug Brown of First Texas Residential.

"We were frankly blown away by the demand," said Delgado.

When construction is completed, title to the buildings will be turned over to the physicians who will practice there.

Jim Rutherford of Quality Infusion Care will have a presence and ownership in both buildings.

Rutherford's company will provide laboratories, pharmacies and chemotherapy treatment facilities in the properties.

"This concept is giving the primary care physicians ownership of what they do for a living," said Rutherford.

Each building will also include emergency rooms and operating rooms as well as 24 hospital beds.

In a related transaction, Delgado, Brown and local retail developer David Greenberg have purchased the long-abandoned Plaza Hotel on Montrose.

The partners plan to renovate the old hostelry into a medical office building called Plaza Medical Center.

Delgado said the 72,000-square-foot, nine-story building already has physicians committed to lease nearly half of the space.

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