



## News Release

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# Duke Realty Increases Healthcare Portfolio with Acquisition of Two CHRISTUS Santa Rosa Properties in San Antonio

## *Publicly traded REIT acquires 57,360-square foot hospital and 53,379-square foot medical office building*

(San Antonio— Jan. 27, 2012) Duke Realty, a leading owner, manager and developer of healthcare properties in the United States, has added 110,739 square feet to its Texas healthcare portfolio with the acquisition of two properties located on the CHRISTUS Santa Rosa Alamo Heights campus in San Antonio. Both the 57,360-square foot hospital and the three-story, 53,379-square foot medical office buildings are 100 percent leased with CHRISTUS Santa Rosa Health Care Corp., a leading healthcare provider in San Antonio and surrounding communities. CHRISTUS Santa Rosa is ranked as one of America's 50 Best Hospitals and is a subsidiary of CHRISTUS Health, one of the nation's largest Catholic healthcare systems, with more than 40 hospitals and facilities in six American states and Mexico.

The acquisition of CHRISTUS Santa Rosa Alamo Heights hospital and the adjacent medical office building is Duke Realty's second purchase this year of properties affiliated with CHRISTUS Health. Earlier this month, Duke Realty acquired three medical office buildings on the CHRISTUS St. Catherine campus in Katy, Texas, a western suburb of Houston. With the acquisition of the San Antonio properties, Duke Realty's total owned and managed healthcare portfolio in Texas is now more than 1.2 million square feet.

"The acquisition of these two healthcare properties is consistent with Duke Realty's strategy to increase its investment in high-quality, on-campus healthcare assets supported by strong healthcare systems," says Don Dunbar, Executive Vice President of Duke Realty's healthcare operations. "These buildings meet our criteria for the type of healthcare assets we want to own, making them excellent additions to Duke Realty's portfolio."

CHRISTUS Santa Rosa Hospital opened earlier this month after an extensive renovation and 7,000-square foot expansion to convert the facility to a new, state-of-the-art hospital. The updated facility includes 36 patient beds, seven operating rooms, an emergency department and hospital support space that includes a laboratory, pharmacy and staff space. The medical office building houses the CHRISTUS Santa Rosa Physicians Ambulatory Surgery Center and the CHRISTUS Santa Rosa Imaging Center. The CHRISTUS Santa Rosa Alamo Heights campus is located off I-281 on the north side of San Antonio.

### **About Duke Realty**

Duke Realty's healthcare division supports hospitals and physician groups with development, ownership, leasing and management services. With more than 20 years in the industry, our team offers proven experience in providing hospitals and physician groups comprehensive planning, development, ownership and facility management services. Projects have ranged from small medical office buildings to large healthcare centers with diagnostics, oncology and surgery services. To find out more, please visit [www.dukerealty.com/healthcare](http://www.dukerealty.com/healthcare).

Duke Realty owns and operates approximately 143 million rentable square feet of industrial and office assets, including medical offices, in 18 major U.S. cities. Duke Realty Corporation is publicly traded on the NYSE under the symbol DRE and is listed on the S&P MidCap 400 Index. More information about Duke Realty is available at [www.dukerealty.com](http://www.dukerealty.com).

