



## News Release

**News Media Contact:** Don Dunbar, Executive Vice President, Healthcare, 317.808.6915, don.dunbar@dukerealty.com

### **Duke Realty Expands Texas Healthcare Portfolio with Acquisition of 83,393-Square Foot Medical Office Building near Austin**

#### ***Publicly traded REIT purchases building on Cedar Park Regional Medical Center campus***

(Austin, Texas – Jan. 27, 2012) Duke Realty, a leading owner, manager and developer of healthcare properties in the United States, has acquired Cedar Park MOB I, a four-story, 83,383-square foot facility located on the campus of Cedar Park Regional Medical Center, in Cedar Park, Texas, an Austin suburb. This acquisition, along with its medical office building in Kyle, Texas, brings Duke Realty's healthcare portfolio in the Austin metro area to more than 180,000 square feet and its total Texas portfolio to nearly 1.2 million square feet. Duke Realty also has medical office properties in Dallas, Houston and San Antonio.

"The acquisition of Cedar Park Medical Office Building is in line with Duke Realty's strategy to expand its healthcare holdings by acquiring highly leased properties on the campuses of strong healthcare systems," says Don Dunbar, Executive Vice President of Duke Realty's healthcare operations. "Cedar Park Medical Office Building is a 95 percent leased property that is affiliated with two well-respected and growing healthcare systems."

Located northwest of Austin, Cedar Park Regional Medical Center is a 150-bed general surgery hospital that opened in 2008 and is owned jointly by Community Health System and Seton Family of Hospitals, part of the Ascension Health organization. Cedar Park Medical Office Building is adjacent to the medical center and houses the Austin Regional Clinic, Texas Orthopedics Sports and Rehabilitation Associates, and other medical services providers.

#### **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).