



Anchor Health Properties Commences Local Hybrid Provider-Based Emergency Department Urgent Care Facility

PHOENIX (July 6, 2021)... In collaboration with [Intuitive Health](#), the pioneer of the combined ER and urgent care model, and HonorHealth, a non-profit healthcare system serving the greater Phoenix area with six acute-care hospitals, more than 70 primary and specialty care locations, a cancer care network, research, and community services, Anchor Health Properties has recently commenced a local, long-term development and expansion initiative. Through the addition of strategically located facilities in and around Phoenix, Ariz., Anchor, Intuitive, and HonorHealth are focused on improving the health and well-being of the community by providing convenient and easily accessible care in customer service-led environments that are patient- and family-centered.

As a strategic real estate partner for Intuitive's growing pipeline of build-to-suit hybrid provider-based combined emergency department /urgent care facilities across the United States, Anchor led key leadership from Intuitive and HonorHealth through a site selection and community engagement process resulting in identification and control of centrally positioned retail locations with high visibility featuring close proximity to local hospitals.

"Pursuing better healthcare through real estate solutions is Anchor's guiding purpose," shared Sean Miller, Vice President of Development with Anchor. "Through our collaboration with Intuitive and HonorHealth, we are excited to bring this aspiration to the local community and help individuals when unplanned medical needs arise. With these new hybrid facilities, we are looking forward to improving the patient experience with a full-service emergency room and urgent care under one roof and offering convenient, affordable outpatient care to our neighbors in Phoenix."

Since 2008, Texas-based Intuitive Health has partnered with established health systems nationwide to build, operate, launch, and retain healthcare facilities that provide urgent care and emergency room services under one roof. The dual emergency and urgent care facilities eliminate the need for patients to self-diagnose the severity of their health concerns before selecting the most appropriate medical center for care. The new patient-centered model is designed to simplify the way patients access immediate, appropriate care while also lowering out-of-pocket costs.

In support of Intuitive's guiding principles and utilizing the programmatic model designed by e4h Architecture, Anchor has explored various options to enhance flexibility of space allowing use for multiple specialties within the facility while remaining focused on implementing value-engineering strategies and sustainable design elements that will not sacrifice project vision. The new facilities will accommodate walk-ins and offer an ambulance drop off through a 24/7 operating platform that is designed for speed of patient visits and efficient flow of provider care.

"Our vision is to provide the highest quality of care to our patients. With a wide range of options available, healthcare consumers today want convenience, immediate access to care, better customer service, and greater transparency in the billing process," said Thom Herrmann, Chief Executive Officer with Intuitive Health. "Anchor Health Properties brings a strong understanding and expertise in applying retail development fundamentals to the healthcare real estate sector. The alignment of our patient-centric philosophies and Anchor's ability to tailor capital solutions to accomplish our short- and long-term objectives makes them a natural development partner."

Furthering the delivery of highly-coordinated, patient-centric healthcare, Anchor has also worked closely with key leadership and stakeholders from Intuitive and HonorHealth to blend their strategic market goals

and capital needs to seamlessly integrate the facilities into the community while ultimately capturing additional market share through cross-referral of complementary service lines and attracting and retaining individual providers to the overall physician base.

This initiative marks Anchor's development entry into the Phoenix market which complements the Company's existing investment portfolio and asset and property management presence in the area. Devenney Group and JE Dunn Construction are serving as the architect and general contractor respectively on these projects.

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MEDIA CONTACTS:

Rachael Hall
Marketing and Communications Manager, Anchor Health Properties
RHall@AnchorHealthProperties.com
O: 302-655-1010

Jo Trizila
TrizCom PR on behalf of Intuitive Health
Jo@TrizCom.com
O: 972-247-1369
C: 214-232-0078