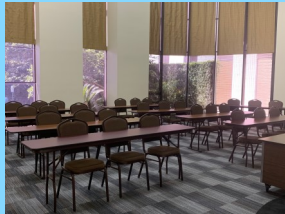


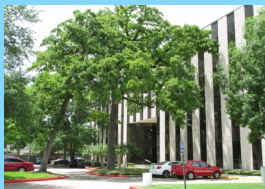
Management: 8554 Suite 301

SPECIAL INTERESTS:

- What's New at Spring Valley Town Center
- Improvement/Updates performed to date and projected for 2020
- Key Phone Numbers
- Spotlight : US Medical Management
- Spotlight: Midtown Psychiatry & TMS Center
- New to the Neighborhood & Old Friends
- Welcome New Member of Staff
- Development



Training Room Available



Office Space Available



Retail Space Available



Flex Space Available

TOWN CENTER NEWS

WEST MEMORIAL PARK & MEMORIAL DESIGN CENTER

VOLUME 1, ISSUE 21

SUMMER 2020

WHAT'S NEW AT WEST MEMORIAL OFFICE PARK

Welcome to Spring Valley Town Center, also known as West Memorial Park and Memorial Design Center. The purpose of this Newsletter is to keep our Tenants updated on current events, facility upgrades, tenant services and neighborhood news.

Your suggestions for improvements around the campus have provided us with valuable insight into how we can provide the best quality and most cost efficient improvements to you, our valued Tenants.

2020 has been an interesting year, so far, with concern over our economic and physical health as a Nation and as a City. Now, more than ever, is the time to practice budget prudence and ensure we provide the best service while keeping your CAM costs in mind. With this in mind, management will endeavor to perform necessary repairs and maintenance as well as looking at ways to optimize efficiency and performance for our existing building systems and policies.

Since the arrival and spread of COVID-19, the practice of good hygiene and personal protection measures have taken priority over our daily routines. As such, the Land-

lord is working with several contractors to provide a more touch-free environment to reduce the spread of microbes and viruses. These efforts have included retrofitting the faucets and soap dispensers with automatic ones throughout the common areas of the complex as well as additional touch-free hand sanitizer dispensers. Our cleaning personnel have increased their daily sanitization of the common area facilities as well as repetitive cleansing of the touch surfaces throughout the day. The evening cleaning crew is taking extra attention to sanitize all hard surfaces in the common area restrooms, stairwells and elevators.

We will continue to look into options to provide a hygienic, safe environment to better serve you. Ownership is committed to providing the most aesthetic and efficient Complex amenities, while keeping your controllable CAM expenses in line with previous years and making smart decisions for your comfort.

2020 IMPROVEMENTS TO DATE

Ownership continues to schedule essential repairs and preventative maintenance. These items include:

- Repairs of major HVAC components and upgrades to control sys-

tem.

- Repairs to the hot water heater for 8588.
- Repair, reseal and restripe parking lot at Memorial Design Center.
- Repairs to sewer line for the Design Center.
- Repairs and maintenance to roof systems throughout
- Repairs to window systems and glass throughout.
- Clean exterior of 8554
- Landscape installations of seasonal color and tree maintenance.
- Repairs to several leaking and corroded plumbing fixtures throughout.
- Roof Repairs
- Retrofit faucets and soap dispensers in common areas; Add hand sanitizers.

Our objective is to provide successful and efficient service for our valued Tenants. We welcome any comments or feedback.

KEY PHONE NUMBERS

Management	281-225-1291
PM Cell	713-586-9861
Exec. Asst Cell	281-658-1404
Accounting	713-975-0292 x 105 & 106
Security	281-639-4570
SV Police	713-465-8308
COSV Court	713-465-8308
Centerpoint 911	713-659-2111
VILLAGE FD	713-468-7841
Post Master	713-226-3713



Established in 1993, U.S. Medical Management, LLC (USMM) is a family of companies all dedicated to providing high-quality, coordinated health care in the home. This includes Visiting Physicians Association (VPA).

USMM provides comprehensive management, administrative and support services and has specific expertise in physician house call medicine.

USMM also has developed and owns several allied health properties which assist in the provision of home based primary care and furthers the value and efficiency of house call medicine. These include certified Home Health Agencies, Hospices and Durable Medical Equipment companies. These separate entities are all offered as stand-alone services. In 2014, USMM became a subsidiary of **Centene Corporation**.

- Established in 1993
- Over 200 full time Primary Care Providers (Physicians, Nurse Practitioners and Physician Assistants)
- Physician-led model with 70 % Physician Providers
- Serves over 50,000 unique patients annually
- Largest physician house call practice in the U.S.
- Leader in government shared savings programs
- Experience with clinically integrated networks, population health management, and value-based initiatives
- Fully implemented compliance, quality management and infection control programs



Primary Care

Our Primary Care Providers treat elderly and other adults who have complex health issues. Our services are provided in the safety, privacy and comfort of the patient's home. We are able to ease the burden of those having difficulty getting out to the doctor, as well as helping their families and caregivers.

- VPA's physician led model establishes close relationships with patients and a deep understanding of their social and clinical needs.
- Our services deliver solutions to meet individual patient goals. We provide comprehensive and compassionate evidence-based care incorporating best in class processes, standards, and technology for the patients and care partners that we serve. Care management- high risk patients and Care coordination for other medically needed services
- Preventive care including; health assessments, immunizations, and functional assessments
- Medication management and adherence strategies
- 24/7 after hours clinical support
- Reduction of emergency department use and hospitalizations
- Post hospitalization discharge follow-up

Short-Term Care (Episodic Care)

- Hospital admission avoidance program
- Readmission reduction program
- Transitional care program - from facility to home
- Reduction of risk of secondary re-hospitalization for medication-related issues, co-morbidities or other ambulatory sensitive conditions
- Enhanced patient access to reduce need for emergency department care
- Coordination with patient's Primary Care Provider
- Patient Stabilization- enhanced path to recovery and health status improvement



8588 Katy Freeway, Suite 226
For more information please visit:
www.usmmlc.com

In the Spotlight



Our Center provides an integrative treatment experience for those with mental illness. This approach provides our patients with a more comprehensive analysis of the potential factors that may influence an individual's health and mental health. It also provides a more customized plan of treatment that incorporates the interplay of body, mind and spirit and therefore can be much more effective than traditional medicine which takes a narrower view. We look at both medication and non-medication alternatives in creating the most effective treatment plan available

PSYCHIATRY SERVICES:

- Mental Health Assessment:
- Psychiatry Services for Adults:
- Psychiatry Services for Children
- ADHD Testing and Treatment:
- Medication Management Services
- Mental Wellness Group



Stress-Less

stress management for corporate life

CONSULTATION FOR STRESS MANAGEMENT FOR CORPORATIONS

We help manage stress through our Stress-Less program focusing on lifestyle changes in nutrition, movement, sleep and emotional intelligence.

OUR INTEGRATIVE THERAPEUTIC APPROACH

We offer a comprehensive array of services that we call "Integrative treatment." We believe that treatment is most effective when the assessment and intervention is more comprehensive. We offer lifestyle coaching through our Stress/Less program which is focused on weight management making changes in nutrition exercise level, creating accountability, changes in sleep hygiene. Integrative Treatment involves taking a varied approach to treatment, looking at the root causes of distress by examining both physical and emotional causes to mental health issues and creating a treatment plan that incorporates alternative and adjunctive treatment methods.



Dr. Daniela White, M.D.



TMS THERAPY SERVICES:

We use NeuroStar TMS Therapy. NeuroStar TMS Therapy is a proven non-drug treatment for depression. It is a safe and effective, FDA-cleared, non-drug treatment for depression recommended for people that have failed several treatments of antidepressants or did not tolerate the side effects induced by antidepressants. NeuroStar TMS Therapy achieves results without the side effects associated with antidepressant medications. Treatment involves a highly targeted, pulsed magnetic field to stimulate function in brain regions known to affect mood.

To learn more about TMS Treatment or to set up an appointment to see if TMS treatment is right for you, call Psychiatrist Daniela White, M.D. at 713-426-3100

8588 Katy Freeway, Suite 350

www.midtownpsychiatrytms.com

We are pleased to confirm that despite the current economic concerns, we continue to remain over 96% leased throughout our Campus with several new prospects under negotiation.

New to the Neighborhood

Welcome our New Neighbors

- R3 Associates, LLC
- Midtown Psychiatry & TMS Center, PLLC: Midtown Psychiatry & TMS Center, PLLC Expansion
- SP Retail Corporation DBA Creative Blinds
- Quenby Commercial, LLC
- Fuqua & Associates, PC
- Sureserve, MD, LLC
- Crossroads Hospice, Inc; Crossroads Hospice, Inc.
- Adventures NW Inc, dba Events & Adventures
- ARC Energy Global, LLC
- Chandler Mathis & Zivley, PC
- Maximo Builders
- Fulgent Genetics, Inc.

Old Friends & Neighbors

2020 Renewals or Extensions

- I-10 Title Company
- Prestige Strength Fitness
- G Force Fitness, LLC Expansion
- MedScan Laboratories; Medscan Laboratories Expansion
- Michael J. Bancroft, CPA
- Fidelity Bank
- Nextgen Trading, LLC
- Terry Bryant PLLC
- Garner Fritsche Engineering, Inc
- ESK Medical Products LLC/dba Medex
- 2 Lucys, LLC
- TKLG, LLC dba Back Row Home
- Michelle Friedman, CPA
- Urban Fire Protection
- Photo Rental Source, LLC
- Marqet Group, LLC Relocation
- Anna Marie Guzman Protz

New to the Team

We are pleased to announce that Freeway Properties has a new member of our Management Team. Diane Marini accepted the role of Executive Assistant in February and will be supporting our portfolio and located in our office onsite. She will be assisting with service calls, maintenance requests and generally all of the day-to-day items that arise on a typical day. Diane can be reached at 281-225-1294 or diane@freewayproperties.net.



Please take the chance to say hello when you see her on Campus. **Welcome to our Team, Diane!**



You may have noticed the new Leasing Sign that has been installed on the South side of the Campus near the feeder road. We are excited to report that we are in the planning and design phase to construct a new Class A building in the vacant acreage along the feeder. Our first exercise is to determine interest in this type of development and to promote the introduction and marketing of the project to the City of Spring Valley. We are currently considering a mixed-use project which will include retail and office space.

We are certainly keeping a keen eye on the market conditions for this type of asset and hope to be able to bestow this to our Community in the near future. We will keep you updated as progress is made.