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Mt. Scott II Professional Center: Teamwork Produces Another Successful Medical Facility

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Scheduled to open on October 15, 2008, Mt. Scott II Professional Center joins its predecessor Mt. Scott I at the corner of SE 92nd and Johnson Creek Road in Portland, Oregon. Comprised of four floors, the 53,000 square foot medical building is among the almost thirty facilities that the team of developer and contractor Marc Jenquin and architect David Welsh, CIDA, has designed and built in the Northwest.

This successful partnership has been collaborating for twelve

years and takes pride in designing and constructing medical buildings that are high quality, aesthetically pleasing and affordable according to Welsh.

“We listen” explains Welsh, “we find out what our clients do, how they do it, how they want each exam room set up. We make it a seamless process for them.” That process, beginning with a demographic study of the area and continuing through all phases of the construction cycle, establishes owner-tenant partnerships that have resulted in a 100% lease rate at Mt. Scott I and a 65% pre-leased ratio at the soon-to-open

Mt. Scott II.

“This is a very convenient location,” says Jenquin, “with Mt. Scott II centered between two major hospitals. We’ve developed a facility that gives easy access to our doctors and makes referrals a simple process for patients.” Jenquin goes on to explain that consumer surveys indicate patients don’t want to drive long distances or even across town to be seen by a specialist; Mt. Scott II is positioned to make referrals as easy as possible. With appropriate specialists in place and no duplication of services between the two buildings, the referral process is



*Artists rendering of
Mt. Scott II Professional Center in Portland, Oregon*

simpler for doctors and patients.

“Our tenants, the doctors and practitioners, requested complementary services be provided at Mt. Scott II,” Jenquin continues. “Metropolitan Pediatrics, the largest pediatric group in metropolitan Portland, will anchor an entire floor for us. As a way to support them, we’ve now leased space to a spine and pain management group, an allergist and an ENT (ear, nose, and throat) specialist – all modalities that will support their clients and make referrals less confusing and difficult for patients.”

Located near Happy Valley, one of the fastest growing residential communities in Oregon, Mt. Scott II and Mt. Scott I offer a combined 95,000 square feet of medical office space – something that Welsh says continues to be in high demand. Explaining that many doctors have specialized needs, he believes Mt. Scott II offers extraordinary advantages to its tenants – starting with a design that allows for utilities to be installed on both sides of the corridors in the building. Electrical and plumbing (sewer and water) are easily accessible from all suites and this cost-effective design eliminates the necessity to shut down functioning systems as new tenants move into the building. “Because we’re able to design and construct our buildings in this manner, tenant costs go down. That makes our buildings more attractive to potential clients and encourages banks to fund our projects,” Jenquin says. Additionally, Mt. Scott II was designed

from the “inside out” according to Welsh, providing a facility that balances exam rooms, nurse’s stations and patient waiting rooms with open space and natural light from outer windows.

Apart from the design and construction of Mt. Scott II, both Welsh and Jenquin believe that tenant ownership is a huge factor in the success of their facilities. “Banks love us,” Welsh says. “We deliver what we promise and doctors own between 40-65% of our buildings. Offering ownership generates interest among other doctors, improves the banks’ view of our projects and enhances our

ability to lease space. In fact, most of our buildings are leased out due to the promotion of ownership by the doctors.”

Jenquin concludes that designing a facility with tenant needs in mind, doing the up-front work to ensure that all hard and soft issues are handled appropriately and assessing rents that are supported by the neighborhood will enable Mt. Scott II to meet the needs of all the clients it serves, doctors and patients alike.

Roberta Greenwood is a contributing writer and can be reached at rgreenwood@wahcnews.com.

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