



Artist rendering of the future Mueller Medical Plaza, scheduled to open at the end of 2008

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CATELLUS TO DEVELOP NEXT MEDICAL OFFICE BUILDING AT MUELLER

**“Mueller Medical Plaza” to Provide Additional Medical Office Space for
Underserved Central and East Austin**

AUSTIN, Texas – Sept. 4, 2007 – Catellus Development Group is planning a new medical office building at Mueller to meet the high demand for medical space in Central and East Austin. The building will be located next to the Dell Children’s Medical Center of Central Texas and the future corporate headquarters of The Seton Family of Hospitals, the largest healthcare provider and second largest private employer in Central Texas.

Catellus will develop the three-story, 88,000 square-foot “Mueller Medical Plaza” and will lease space to tenants with a focus on adult and pediatric primary care and specialty medical services, including diagnostic services, medical technology and research specialties. Neighborhood-serving practices of all sizes are welcomed in the facility, ranging from dentistry to optometry to family practice. Office space will range in size from 1,500 to 30,000 square feet. Catellus plans to break ground in early 2008 and anticipates completion of the project by the end of 2008.

“Mueller is at the crossroads of medicine and education, and is quickly becoming the center of a world-class medical community in Central Texas,” said Matt Whelan, senior vice president of Catellus Development Group, the master developer of Mueller. “Doctors and researchers have a unique opportunity to find well-planned medical office space like this in Central or East Austin and so close to top medical centers like Dell Children’s and UT’s Academic Health Center.”



Additionally, the building's central proximity to Mueller's future town center will make it convenient for Mueller's approximately 10,000 residents and 10,000 workers. Upon completion, Mueller will include more than two million square feet of commercial space to serve a wide variety of industries.

The medical office building, in keeping with the vision for the entire community, will incorporate green building practices and will achieve at least a two-star rating in Austin Energy's Green Building Program or U.S Green Building Council LEED Certified Construction.

The building is designed by Austin-based [Susman Tisdale Gayle Architects](#). [Oxford Commercial](#) will begin leasing office space for the building immediately. Contact Nicole Berto or Scott Farr at (512) 474-2400 to obtain information related to specific lease opportunities.

About Mueller

Mueller will be developed over 10 to 15 years and is expected to include up to 4,600 single-family and multi-family living units, a mixed-use town center, an elementary school, the 32-acre campus of the Dell Children's Medical Center of Central Texas, 3.8 million square feet of office space, 650,000 square feet of retail space, a central transit corridor that provides for a possible extension of mass transit service, more than 140 acres of open space and a pattern of landscaped streets designed to support pedestrians and bicycles. For more information, please visit www.MuellerAustin.com

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