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**NEW MEDICAL OFFICE BUILDING TO BRING MUELLER ONE BEAT CLOSER  
TO BECOMING HEART OF PEDIATRICS IN CENTRAL TEXAS**

**New Pediatric Office Building will Support Dell Children's, Dell Pediatric Centers**

AUSTIN, Texas – July 24, 2006 – The Mueller community is becoming a one-stop center for many children's health needs with the addition of the Strictly Pediatrics Ambulatory Surgical Center/Medical Office Building. The new facility, to be located adjacent to the Dell Pediatric Research Institute at the University of Texas at Austin and the Dell Children's Medical Center of Central Texas, will greatly diversify the opportunities and resources Mueller has planned for pediatric services upon its projected 2007 completion.

“This medical office building will be a tremendous addition to the pediatric medical center forming in the northwest quadrant of Mueller,” said Greg Weaver, senior vice president of Catellus, the master developer of the Mueller community. “Mueller will serve as an important resource for Central Texans seeking advanced medical and hospital care for their children.”

The four-story, 127,000-square-foot Strictly Pediatrics building recently broke ground at the intersection of Lancaster Court and Barbara Jordan Boulevard. The medical office building will be home to 15 tenants, including a variety of pediatric medical and surgical specialty groups. The building will feature a children's dialysis center, surgery center, imaging center and a gift shop.

“We're thrilled to be expanding our offices to Mueller so that we can better serve our patients and the community as a whole,” said Dr. Robert Schlechter, president of the Board of Directors for the new building. “Giving families more opportunities to fulfill their medical needs is exactly what Mueller's vision is all about: helping the Austin community.”



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### **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. The first phase of the project, the northwest quadrant, is adjacent to I-35 and includes retail development and Dell Children's Medical Center. For more information, please visit [www.muelleraustin.com](http://www.muelleraustin.com).

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