

Medical Expansion to Meet Growth Needs

CASE STUDY



THE CHALLENGE

Already established in the building, the client, Town Center Dermatology, faced a critical turning point: their practice was outgrowing its current footprint. To keep pace with growth, they needed additional space that could accommodate both their team and expanding patient base. The solution had to be seamless, doubling their square footage without the disruption of relocating to a new property.

The expansion also came at a moment of transition, as changes in prior project management created delays. A new, coordinated approach was essential to keep the timeline on track and deliver the finished space by the end of the year.



ADDRESS | Wildwood Town Center
16759 Main Street, Suite 201
Wildwood, MO 63040



PROJECT TYPE | Medical



SQUARE FOOTAGE | 5,225 SF



INVESTMENT CONSULTANT | Intelica



BROKERAGE | Intelica



PROPERTY MANAGEMENT | Intelica

THE INTELICA SOLUTION

Intelica, Oakline Studio, and Bamboo Equity Partners came together with RPA Construction Services to deliver a fully integrated expansion that aligned with the client's growth strategy.

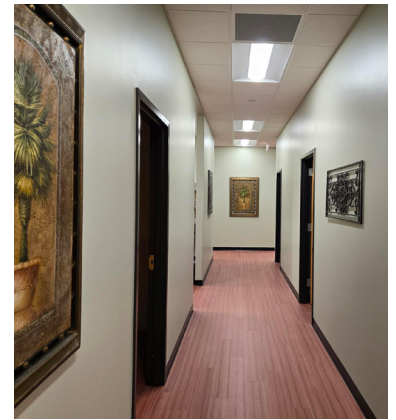
Brokerage Services: Intelica broker Tyler Hyde secured the opportunity for the client to expand within the building, growing from 2,467 SF to a total of 5,225 SF—eliminating the need to relocate.

Design Services: Oakline Studio, led by Amel Fazlic, created a smart layout that added multiple new patient rooms and doubled the size of the waiting area, prioritizing both functionality and patient experience.

Project Management: Intelica's project coordinator, Rachel Willyard, stepped in to resolve earlier management challenges and streamline the process. Her oversight kept the project moving forward and delivered confidence back to the client.

Construction Execution: RPA Construction Services carried out the expansion with attention to detail and collaboration across the project team.

Ownership Perspective: As the building owner, Bamboo Equity Partners ensured the expansion enhanced long-term value for both the tenant and the property.



RESULTS

The project was completed on schedule by year-end, delivering a thoughtfully designed, patient-centered space that supports the client's business growth. By doubling their suite size, the practice gained the ability to serve more patients, improve the waiting experience, and meet future demand—all while remaining in the location that had already become home.

The result is more than added square footage. It's a right-sized solution that ensures the practice can thrive well into the future.

