

From: [Caleb Grubb](#)
Sent: Thursday, June 23, 2022 2:08 PM
To: [Travis Simmons](#)
Subject: Fwd: Medical Office Availability

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Exhibit #11

----- Forwarded message -----

From: **Brody Broker** <brody@brodybroker.com>
Date: Thu, Jun 23, 2022 at 08:26
Subject: Medical Office Availability
To: Caleb Grubb <pointerprop@gmail.com>

Hi Caleb.

Thank you for contacting me about medical offices in Sequim. As you know nobody does more leasing in that sector than I do. In response to your question regarding medical office availability, there is about 8% vacancy currently. If you are considering building more, I would recommend against it. There is no unmet demand for medical offices at this time. In fact, 40-50% of the medical office space that currently exists in Sequim is leased to non-medical users because there is so little demand.

While we do need more doctors as a community, there are no doctors that currently want to open practices in Sequim, and we expect to lose 2-3 more a year for the next 5 years. The reason for this is that individual doctors find it hard to compete against the tribe and OMC who receive massive government funding and don't refer outside of their network often.

If you have any other questions please feel free to contact me.

Brody Broker



Realtor®
| Broker | Team Leader

Phone: 360.461.7052

224
W Washington St. Ste 103

Sequim
WA 98382

brody@brodybroker.com



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*W. Caleb Grubb
Pointer Properties Inc / Pointer Construction
(360) 461-4393*