

Modern Animal

**Project Description – 5290 Beltline Road Suite 134, Dallas, Texas, 75254
October 31, 2022**

Modern Animal is a general practice veterinary care provider that has elevated both the consumer and practitioner experiences by making meaningful improvements in both technology and design. Our core values are inspired by our company's mission: to better the lives of animals by building a place that's better for all of us who love them.

We currently have 6 locations open across the Bay Area and Greater Los Angeles with locations soon to be open in Austin and Dallas. The location at 5290 Beltline Road would be Modern Animal's second Dallas location and will provide meaningful benefits to the residents of Addison, Dallas and its surrounding communities especially as pet ownership continues to skyrocket.

A Modern Animal clinic will:

- Offer high-quality pet care to an area with meaningful pet ownership.
- Enhance the look and feel of the shopping area with contemporary California and Scandinavian design elements.
- Attract tech-savvy, young professionals who live or work in the area.
- Encourage these same professionals to shop before or after pre-scheduled appointments.

Services:

- MA to use the premises to operate an veterinary office, including all uses incidental to a general practice veterinary clinic.
- MA to use the premises for canine and feline veterinary care services, including exam rooms, a surgery suite, and a dental suite.
- MA **does not** board any pets overnight and will only have pets on site during hours of operation.
- MA **does not** offer grooming or other cosmetic services.
- All appointments have to be booked via the app, or via our 24hr virtual care team.
- All medical waste is stored on site in secured, code and industry compliant containers, then picked up daily at the end of day by a certified 3rd party medical waste company.
- Members and their pets can access the clinic via paths from the front parking lot as well as the front sidewalk. Please see the submitted drawing package for additional information.
- Our standard procedure to get pets in and out of the clinic, including for pre-scheduled urgent care, is via the front door. Our team will provide any assistance needed to the members and their pets. If accompanied by and deemed necessary by Modern Animal staff.

Standard Hours of Operation: 8 AM - 6 PM Mon - Sun.

Maximum Number of medical providers on-site at a time: 4 doctors, 8 veterinary technicians, 3 support staff (~12 months from opening until fully ramped)

Sincerely,

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