



GATEWAY PROFESSIONAL BUILDING
4015 Gateway Boulevard, Newburgh, IN

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Deaconess Clinic

For more information or to schedule a tour, please contact:

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Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



NTS is pleased to present the Gateway Professional Building, an exciting leasing opportunity at 4015 Gateway Boulevard. Built in 2006, Gateway Professional features 4 floors with approximately 74,000 square feet of Class A Medical Office Space. Please see the information below and on the following pages for more details:

- Prime Location on the Deaconess Gateway Hospital Campus
- Serving the Fast-Developing East Evansville Population
- Class A Medical Office Building
- Immediate Access to the Hospital on the 1st and 2nd Floors
- Ample Free Surface Parking
- Abundant Retail, Restaurants, and Amenities Nearby
- Professional Space Planning Provided
- Managed by NTS Development Company
- See Attached Floor Plans





HOSPITAL AFFILIATION

Deaconess was founded in 1892. More than 120 years later, Deaconess Health System has become a premier provider of health care services to three states and 26 counties. The system is made up of six hospitals in Southern Indiana: Deaconess Hospital, Deaconess Gateway Hospital, The Women's Hospital, The Heart Hospital, Deaconess Cross Pointe, and HealthSouth Deaconess Rehabilitation Hospital. Additionally, the health system includes Deaconess Clinic, a fully integrated multispecialty group featuring primary care physicians, as well as top specialty doctors. Also included in the health system is a freestanding Cancer Center, Urgent Care facilities, a network of preferred hospitals and doctors, more than 20 care sites, and multiple partnerships with other community health care providers.

LOCATION HIGHLIGHTS

- Highway 66 & Epworth Rd. ADT – 30,980
- US 41 & Highway 66 ADT – 60,910
- Interstate 164 & Lincoln Ave. ADT – 20,830



Healthpeak Properties, Inc. (NYSE: PEAK), the property owner, is headquartered in Irvine, California, and is a fully integrated real estate investment trust (REIT) and S&P 500 company. Healthpeak owns and develops high-quality real estate in the three private-pay healthcare asset classes of Life Science, Senior Housing and Medical Office, designed to provide stability through the inevitable industry cycles. For more information regarding Healthpeak, visit www.healthpeak.com.



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