



NORTON MEDICAL PLAZA 2 – ST. MATTHEWS
3991 Dutchmans Lane, Louisville, KY

A photograph of the exterior of Norton St. Matthews Medical Plaza 2. The building is a multi-story structure with a light-colored, possibly concrete or stone, facade. It features large, dark-framed glass windows that reflect the sky and surrounding environment. The building is set against a blue sky with scattered white clouds. In the foreground, there are some green trees and a paved area.

**NORTON ST. MATTHEWS
MEDICAL PLAZA 2**
3991

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

Tony Fluhr, SIOR, CCIM

502.429.9820

tfluhr@ntsdevco.com

www.ntsdevelopment.com

Mark Meredith

502.429.9827

mmeredith@ntsdevco.com

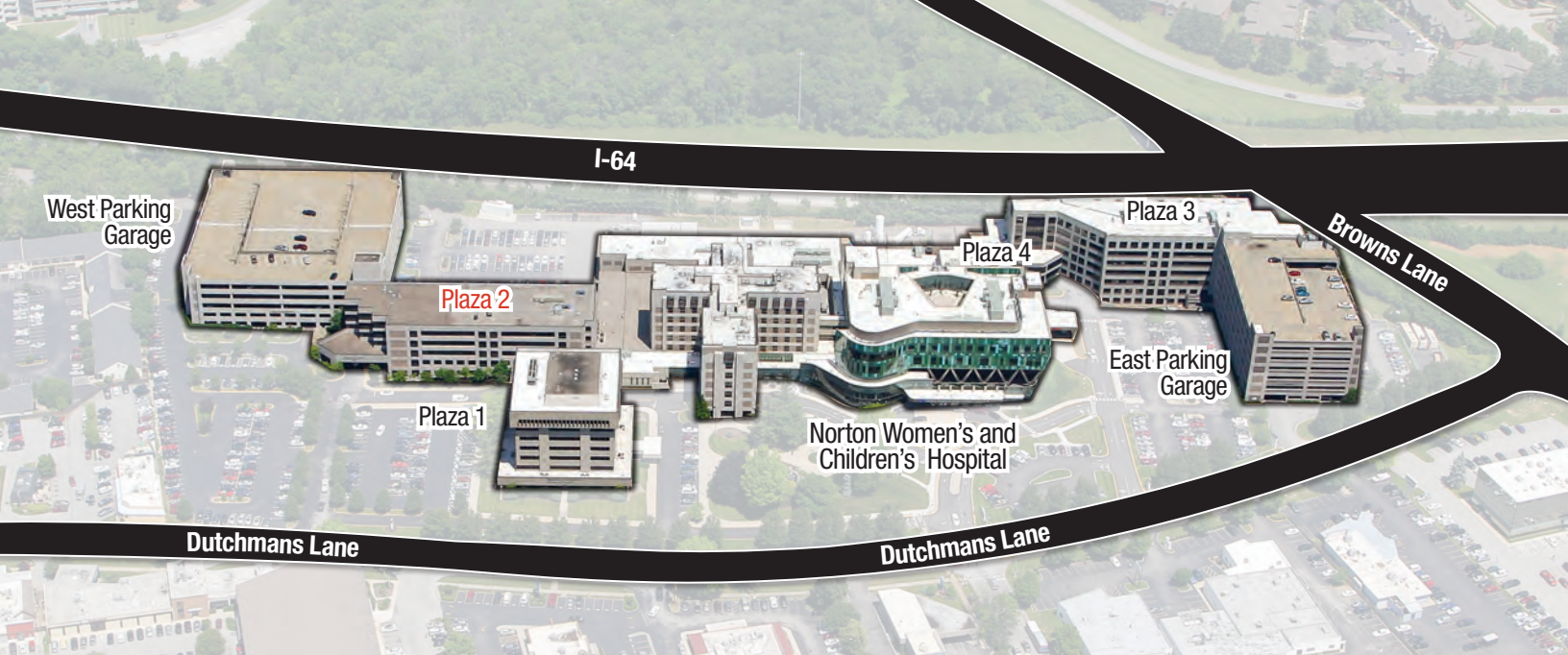
Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, 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 Norton Medical Plaza 2 – St. Matthews, an exciting leasing opportunity at 3991 Dutchmans Lane. Built in 1997, Plaza 2 features 5 floors with approximately 103,000 square feet of On-Campus Class A Medical Office Space. Please see the information below and on the next page for more details:

- Prime Location in the Thriving St. Matthews Medical Submarket
- Attached to the Norton Women's and Children's Hospital
- Immediate Access to the Hospital
- On-Campus Class A Medical Office Building
- Ample Parking (Attached Parking Garage)
- Covered Patient Drop-Off/Pickup Area
- Valet Hospital Parking for Patients/Visitors
- "Doctors' Club" Facility Available
- Abundant Retail, Restaurants, and Amenities Nearby
- Professional Space Planning Provided
- Managed by NTS Development Company
- See Attached Floor Plans





HOSPITAL AFFILIATION

For over 125 years, Norton Healthcare's faith heritage has guided its mission to provide quality health care to all those it serves. Today, Norton Healthcare is a leader in serving adult and pediatric patients throughout Greater Louisville, Southern Indiana, the commonwealth of Kentucky and beyond. The hospital and health care system is the Louisville area's third largest private employer, providing care at more than 140 locations throughout Greater Louisville and Southern Indiana. The Louisville-based not-for-profit system includes five Louisville hospitals with 1,837 licensed beds; seven outpatient centers; 12 Norton Immediate Care Centers; nearly 12,000 employees; more than 700 employed medical providers; and nearly 2,600 total physicians on its medical staff.

LOCATION HIGHLIGHTS

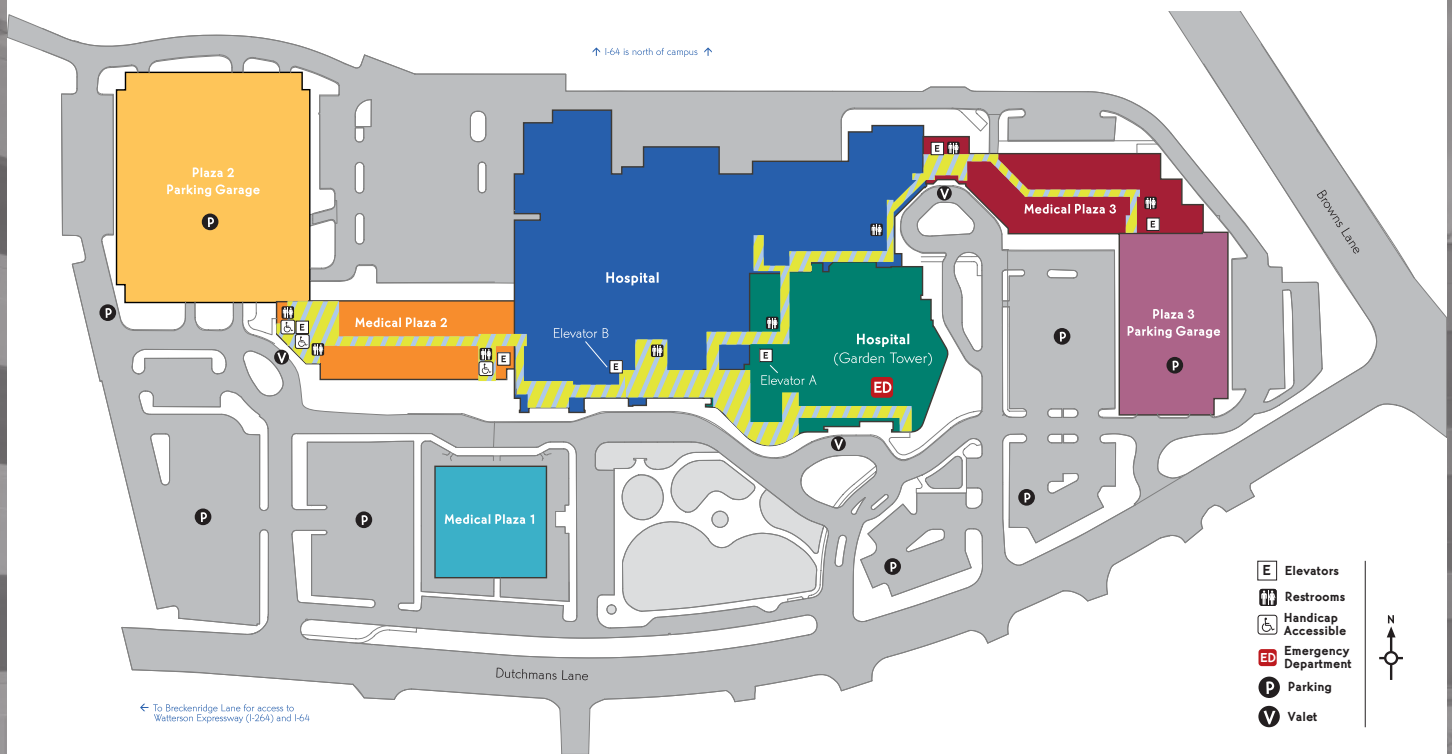
- Located on the Norton Healthcare – St. Matthews Campus
- Norton Women's and Children's Hospital – 373 Beds
- Norton Active Staff Physicians – 2,027
- Norton Active RNs & LPNs – 2,878
- Interstate 264 & Breckenridge Ln. ADT – 160,000
- Breckenridge Ln. & Dutchmans Ln. ADT – 64,500
- Interstate 64 & Breckenridge Ln. ADT – 82,100



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.

Norton Women's & Children's Hospital

Norton Healthcare – St. Matthews campus



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

Tony Fluhr, SIOR, CCIM
502.429.9820
tfluhr@ntsdevco.com

Mark Meredith
502.429.9827
mmeredith@ntsdevco.com

www.ntsdevelopment.com

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.