



NORTON MEDICAL PLAZA 3 – ST. MATTHEWS  
4123 Dutchmans Lane, Louisville, KY



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

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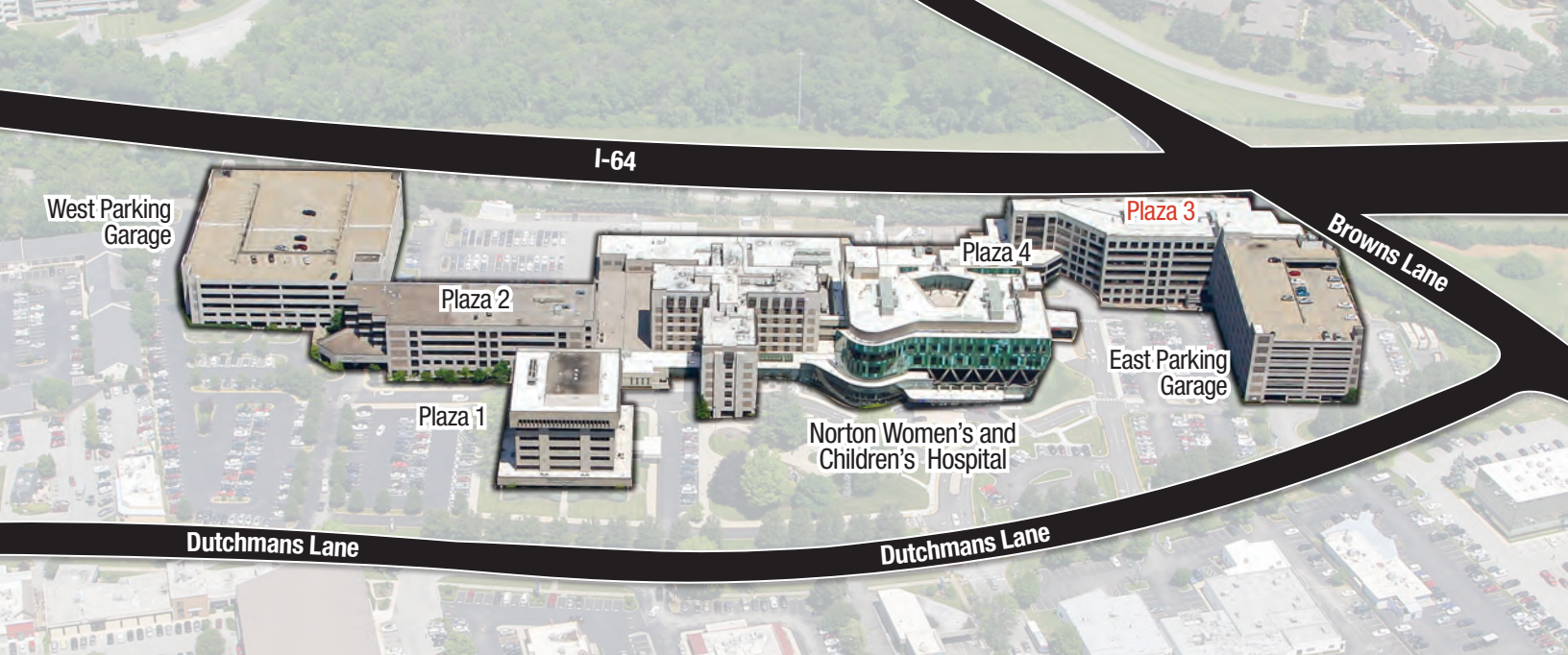


NTS is pleased to present Norton Medical Plaza 3 – St. Matthews, an exciting leasing opportunity at 4123 Dutchmans Lane. Built in 2002, Plaza 3 features 7 floors with approximately 171,000 square feet of On-Campus Class A Medical Office Space. Please see the information below and on the next page for 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

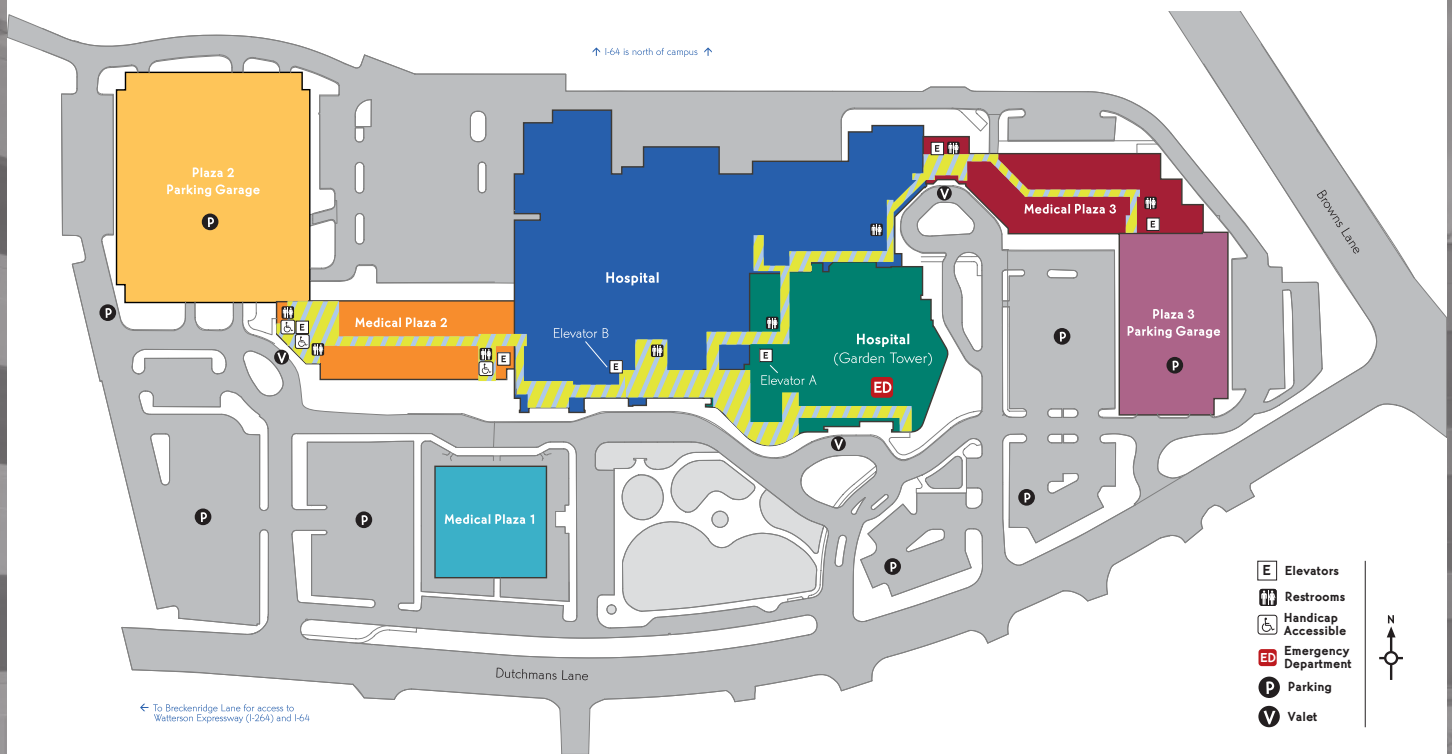
- Located on the Norton Healthcare – St. Matthews Campus
- Norton Women's and Children's Hospital – 373 Beds
- Norton Active Staff Physicians – 2,027
- Norton Active RNs & LPNs – 2,878
- Interstate 264 & Breckenridge Ln. ADT – 160,000
- Breckenridge Ln. & Dutchmans Ln. ADT – 64,500
- Interstate 64 & 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](http://www.healthpeak.com).*

# Norton Women's & Children's Hospital

Norton Healthcare – St. Matthews campus



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