

MEDICAL OFFICE

NORTON SUBURBAN MEDICAL CAMPUS



IN 1972, WHEN EASTERN JEFFERSON COUNTY was nothing but farmland, a group of visionary physicians joined together to create Suburban Hospital. Today, under the not-for-profit ownership of Norton Healthcare, Norton Suburban boasts a medical staff of more than 1,300 physicians.

Conveniently located in east Louisville, Norton Suburban Hospital offers a full range of diagnostic, therapeutic, emergency and surgical services. Norton Suburban has the only Level III Neonatal Intensive Care Unit in eastern Jefferson County. Norton Suburban also offers a wide range of health and wellness classes and support groups, including Red Hot Mamas Menopause Management Series, a full range of prenatal and child-birth preparation classes, bariatric surgery support groups and diabetic educational classes.

In the mid-1990's, Norton Healthcare and Faulkner Real Estate came together to establish what has become a very strong corporate real estate partnership. This relationship began with Faulkner's purchase of existing medical office buildings, which were then leased back to Norton. Over the past 10 years, this relationship has grown to include build-to-suit medical office buildings, as well as developing a highly specialized Women's Pavilion.

Today, Faulkner's portfolio of medical office buildings consists of nearly 1,000,000 square feet. The company currently manages and leases all the properties.



STATISTICS

Founded:	1972
Norton Physicians:	1,323
Surgeries:	3,975
ER Visits:	32,916
Patients Admitted:	17,526
OutPatient Visits:	5,544
Deliveries:	5,690

FOR LEASING INFORMATION:

Faulkner Real Estate
(502)891-8200



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NORTON SUBURBAN MEDICAL PLAZA I

Suburban Plaza I is a Class A physician office building located in the center of a thriving metropolitan Louisville medical community. This eight-floor physician office building was constructed in 1971 and completely renovated in 2002. It offers more than 95,000 square feet of space. The recently renovated lobby has three traction elevators with separate entrances to surface level parking. There is a lower-level tunnel that connects Suburban I to the hospital cafeteria. Lease packages are full-service and include five-day-a-week janitorial service and utilities.



DETAILS	
Location:	4001 Dutchmans Lane Louisville, Kentucky
Parking:	Surface parking and covered driveway entrance
Amenities:	Centrally located Doctors Club health facility. Connected via tunnel to hospital.
Utilities:	Included in rent agreement
Janitorial Services:	Provided five days a week

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BUILDING DESCRIPTION

Major tenants	Gastroenterology Consultants of Louisville, Louisville OBGYN, Norton Cancer Institute
Total square feet	95,327 rsf
Available square feet	16,176 rsf
Maximum contiguous	4,042 rsf
Minimum divisible	2,226 rsf
Zoning	OR-3
Construction	Reinforced concrete slabs with fixed-glass panels and concrete walls
Number of floors	7, plus lower level
Year built/renovated	1972
Floor plate	Floors 1-7: 11,000; lower level: 16,000
Column spacing	24' typical
Mullion spacing	5'
Bay depths	30'
Live load per floor	Approximately 85 pounds psf
Roof type	Metal deck, lightweight concrete floor, bituminous membrane with gravel ballast
Sprinkler	Yes - wet
Fire alarm system	Simplex Grinnell, monitored
HVAC type	4-pipe central boiler/chiller
Parking spaces/ratio	N/A
Emergency generator	No
Main electrical service	408/277, 3-phase, 4-wire panels
Elevators	3 - Dover hydraulic rates for 3,500 pounds, 150 fpm
Security	Contracted patrols
Building common area factor	19%

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