

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 II

Suburban Plaza II is a Class A physician office building located in the center of a thriving metropolitan Louisville medical community. The building houses 100,000 square feet of leasable space divided among five floors. The two-story atrium lobby has three elevators and each floor has direct access to the attached parking garage. Plaza II offers five-day-a-week janitorial services and separately controlled and metered electric and heating/air conditioning. Other amenities include attached covered access to Norton Suburban Hospital, as well as close proximity to food services and physician service areas (physician lounge and library).



DETAILS

Location:	3991 Dutchmans Lane Louisville, Kentucky
Parking:	Surface parking with 1,180-car parking garage and covered patient drop-off
Amenities:	Attached covered access to Norton Suburban Hospital and Plaza III building, as well as close proximity to food services and physician service areas
Utilities:	Separately metered, individually controlled heating, ventilation and air conditioning
Janitorial Services:	Provided five days a week

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BUILDING DESCRIPTION

Major tenants	Bio-Medical Applications of Kentucky, Norton Cancer Institute, Norton Healthcare Day Surgery
Total square feet	102,818 rsf
Available square feet	1,899 rsf
Maximum contiguous	1,899 rsf
Minimum divisible	1,899 rsf
Zoning	OR-3
Construction	Steel with concrete slabs with glass curtain-wall and dryvit veneer
Number of floors	4, plus atrium level and lower level
Year built/renovated	1995
Floor plate	19,900
Column spacing	25' typical
Mullion spacing	4'
Bay depths	42'
Live load per floor	Approximately 100 pounds psf, corridors 80 pounds psf, office areas 60 pounds psf
Roof type	Metal deck, lightweight concrete floor, bituminous membrane covering
Sprinkler	Yes - wet
Fire alarm system	Simplex Grinnell 4002, monitored
HVAC type	Central boiler/chiller
Parking spaces/ratio	1,180
Emergency generator	No
Main electrical service	600/277, 3-phase, 4-wire panels
Elevators	3 - Hydraulic rated for 3,500 pounds, 150 fpm
Security	Contracted patrols
Building common area factor	19%

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