

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



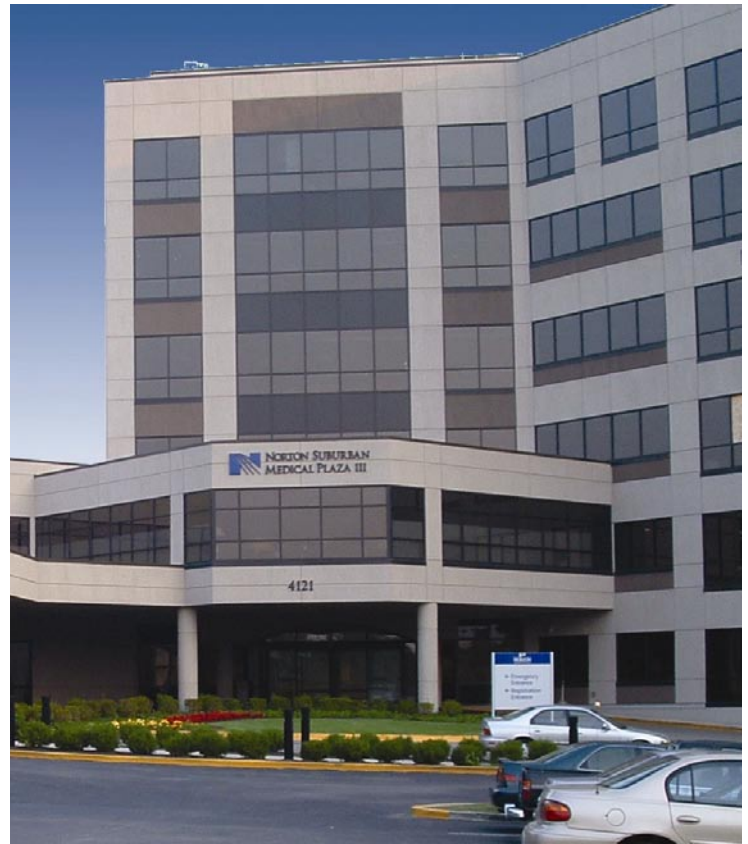
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NORTON SUBURBAN MEDICAL PLAZA III

Suburban Plaza III is a Class A physician office building located in the center of a thriving metropolitan Louisville medical community. The building houses 171,000 square feet of leasable space divided among seven floors. The main lobby features a covered patient drop off area and three traction elevators. Secondary lobbies are located on each floor at the entries from the attached parking garage. Each secondary lobby features three additional traction elevators. Plaza III offers five-day-a-week janitorial services and separately controlled and metered electric and heating/air conditioning. Endoscopy suites and oncology radiation banks are located on the ground level; Norton Hospital Labor and Delivery Suites are located on the second floor.



DETAILS	
Location:	4121 Dutchmans Lane Louisville, Kentucky
Parking	Surface parking with 529-car attached parking garage and covered patient drop-off
Amenities:	Direct, covered access to Norton Suburban Hospital and Plaza II building. Close proximity to food services and multi-use conference/meeting facilities.
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	Norton Hospital-Labor and Delivery, Norton Healthcare Endoscopy, Radiation Oncology, Vascular Lab, Louisville Physicians for Women, Total Woman
Total square feet	171,248 rsf
Available square feet	5,171 rsf
Maximum contiguous	2,404 rsf
Minimum divisible	1,338 rsf
Zoning	OR-3
Construction	Steel with concrete slabs; glass and concrete masonry exterior with pre-fabricated fiber panel veneer
Number of floors	6, plus lower level
Year built/renovated	2002
Floor plate	Approximately 25,000
Column spacing	25'
Mullion spacing	4'
Bay depths	44'
Live load per floor	Approximately 100 pounds psf, corridors 80 pounds psf, office areas 50 pounds psf
Roof type	Metal deck, lightweight concrete floor, bituminous membrane with gravel ballast
Sprinkler	Yes - wet and dry systems
Fire alarm system	Simplex Grinnell, PA system monitored
HVAC type	Water-served heat pump loop system
Parking spaces/ratio	529
Emergency generator	Yes, corridor lighting and stairwells
Main electrical service	408/277, 4,000 amp, 3-phase, 4-wire panels
Elevators	4 - Otis hydraulic rated for 3,500 pounds, 150 fpm
Security	Contracted patrols
Building common area factor	18.31%

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