

The logo for NTS, consisting of the letters 'N', 'T', and 'S' in a stylized, white, outlined font on a red rectangular background.

NORTON AUDUBON MEDICAL PLAZA EAST
Three Audubon Plaza Drive, Louisville, KY



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

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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 Audubon Medical Plaza East, an exciting leasing opportunity at Three Audubon Plaza Drive. Built in 1978 and recently renovated, Plaza East features 8 floors with approximately 89,000 square feet of On-Campus Class A Medical Office Space. Please see below and the next page for more details:

- Centrally Located to Serve the Greater Louisville Population
- Attached to the Premier Norton Audubon Hospital
- Immediate Access to the Hospital
- On-Campus Class A Medical Office Building
- Ample Parking (On-Site Parking Garage)
- Abundant Retail, Restaurants, and Amenities
- 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.

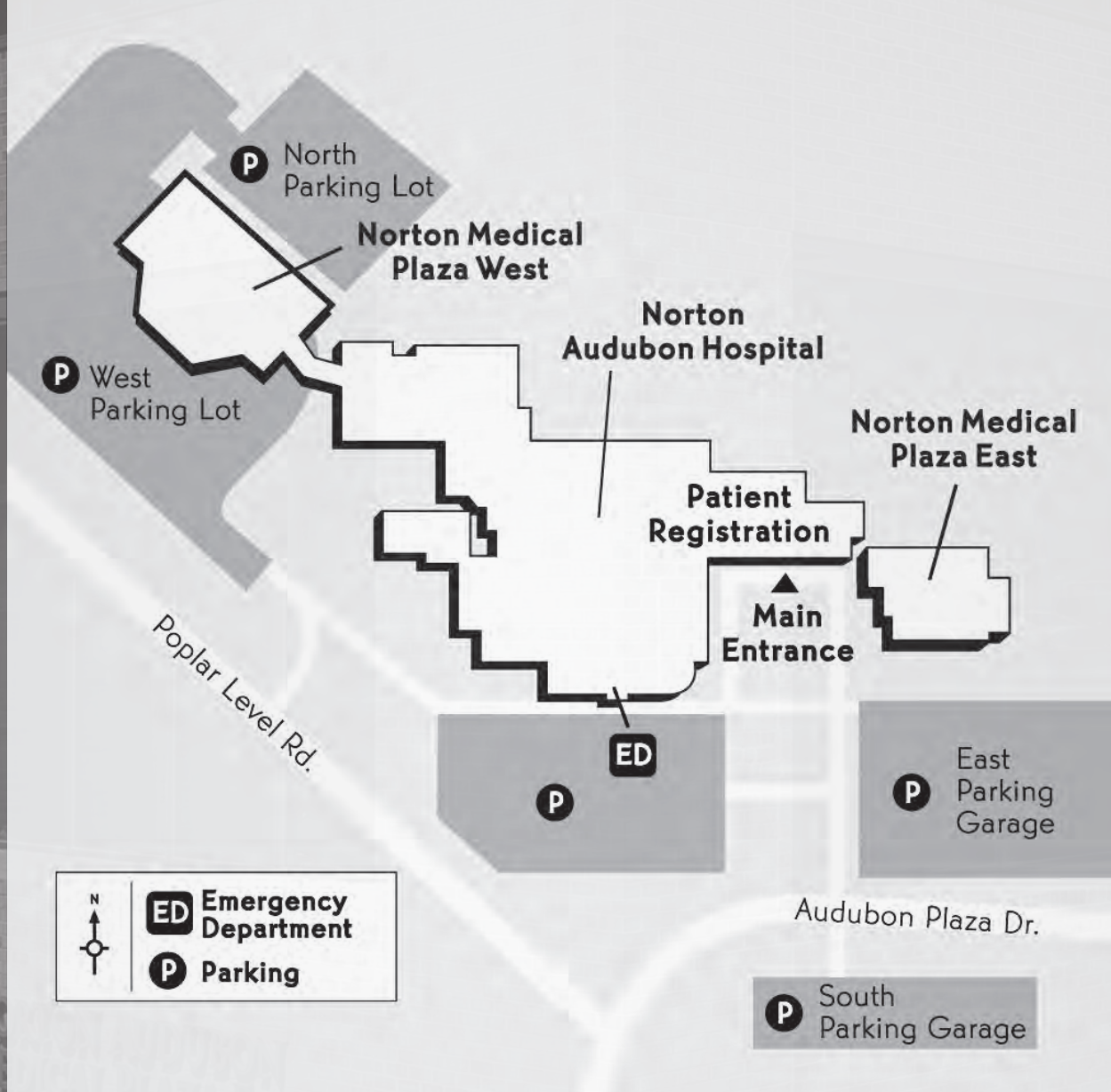
LOCATION HIGHLIGHTS

- Norton Audubon Hospital - 432 Beds
- Norton Active Staff Physicians - 2,027
- Norton Active RNs & LPNs - 2,878
- Poplar Level Rd. & Hess Ln. ADT - 26,100
- Interstate 264 & Poplar Level Rd. ADT - 189,000



HCP, Inc. (NYSE: HCP), the property owner, is a fully integrated real estate investment trust (REIT) serving the healthcare industry. HCP, Inc., was the first healthcare REIT selected to the S&P 500 and the only REIT included in the prestigious S&P 500 Dividend Aristocrats Index following 30 consecutive years of dividend increases. HCP, Inc., is headquartered in Irvine, California, with offices in Nashville, Los Angeles, San Francisco and London, and their diverse portfolio is comprised of investments in the following healthcare segments: senior housing, post-acute/skilled nursing, life science, medical office and hospital.

HOSPITAL CAMPUS MAP



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