

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

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

A large, modern, multi-story office building with a light-colored facade and large glass windows. The building is identified as Norton St. Matthews Medical Plaza 3. The address number 4123 is visible on the lower level. The building is surrounded by greenery and a clear blue sky with some clouds.

NORTON ST. MATTHEWS
MEDICAL PLAZA 3

4123

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

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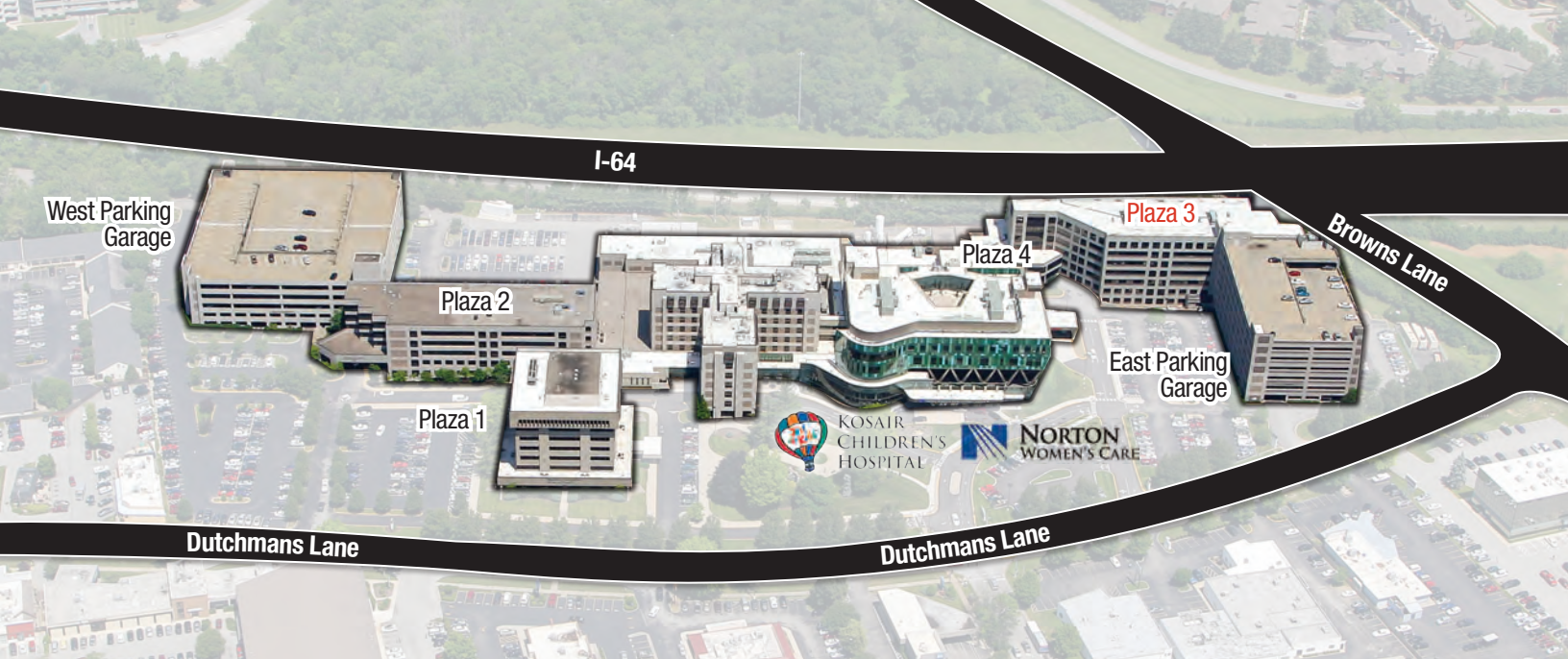
Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, 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 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 Kosair 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.

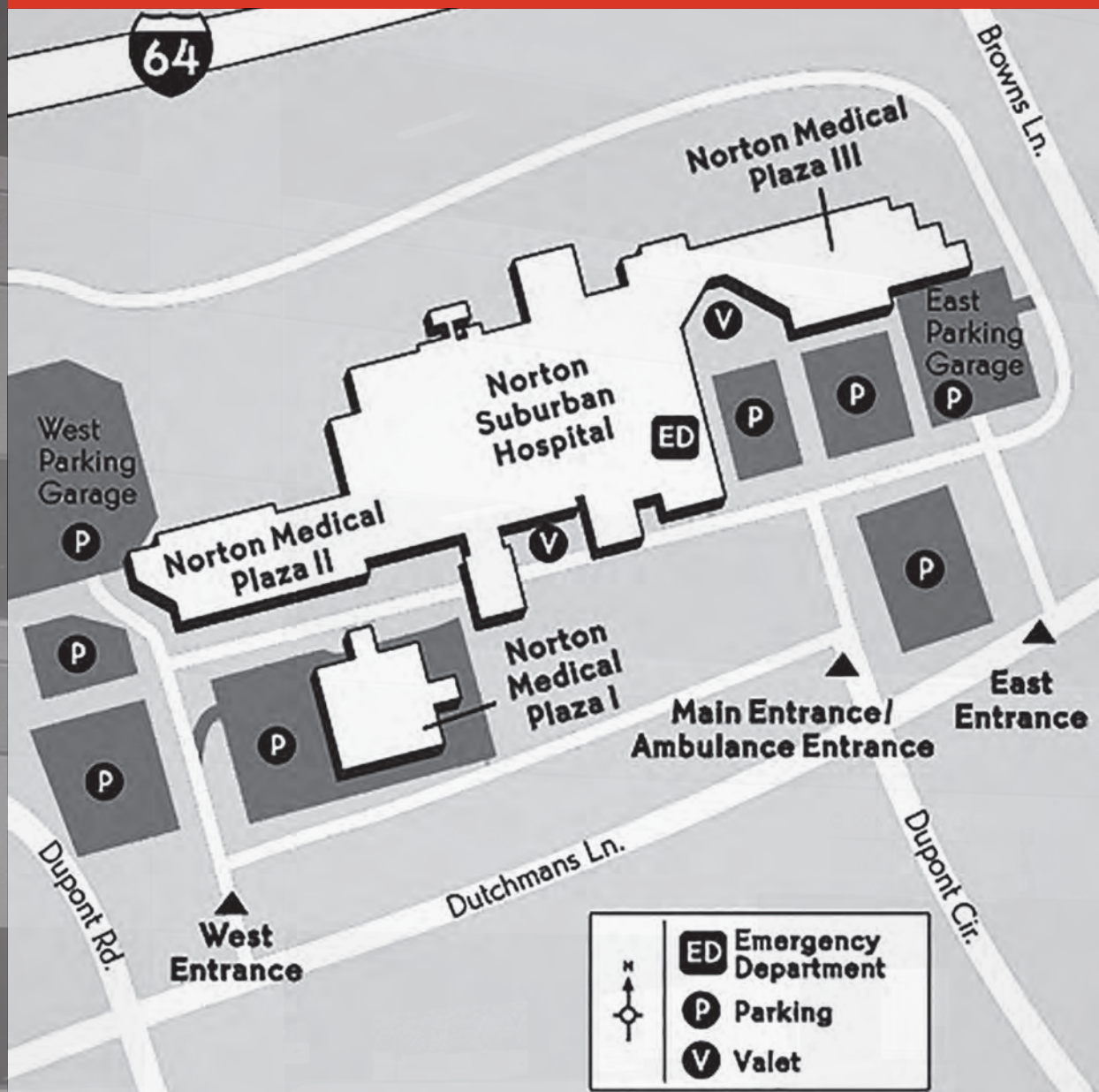
LOCATION HIGHLIGHTS

- Located on the Norton Healthcare – St. Matthews Campus
- Norton Women's and Kosair 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



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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