

# MEDICAL OFFICE

## NORTON AUDUBON MEDICAL PLAZA EAST



**FOR MORE THAN A CENTURY**, the residents of Kentucky and Southern Indiana have trusted the Norton name for dedicated and compassionate care. With a network of five hospitals across the state, Norton Healthcare is the region's largest health care system, providing a full-range of medical services. Its skilled and talented staff provide outstanding care to every patient, and its specialty centers like the Leatherman Spine Center and Kosair Children's Hospital are nationally known for excellence.

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:           | 1927   |
| Norton Physicians: | 828    |
| Surgeries:         | 4,160  |
| ER Visits:         | 42,609 |
| Patients Admitted: | 13,266 |
| OutPatient Visits: | 6,570  |

**FOR LEASING INFORMATION:**  
Faulkner Real Estate  
(502)891-8200



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Audubon Plaza East is an eight-floor first-class medical office building located adjacent to the Norton Audubon Hospital in central Jefferson County, Kentucky. The building, which was constructed in 1978, contains nearly 88,600 square feet of physician office space. Audubon Medical Plaza East directly connects to the southwest side of Norton Audubon Hospital and has ample patient, staff and physician parking. Audubon Medical Plaza East has three elevators in the building lobby. Each floor contains rest rooms and public waiting areas. Complete renovation of all public areas was completed in 2004.



| DETAILS              |   |
|----------------------|---|
| Location:            | Three Audubon Plaza Drive<br>Louisville, Kentucky                 |
| Parking:             | Ample surface parking and parking garage                          |
| Amenities:           | Park-like setting. Centrally located.                             |
| Utilities:           | Individually controlled heating, ventilation and air conditioning |
| Janitorial Services: | Provided five days a week   |

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### BUILDING DESCRIPTION

|                             |  |  |
|-----------------------------|--|--|
|                             |  |  |
| Total square feet           | 88,586                                 |  |
| Zoning                      | OR-3                                   |  |
| Construction                | Steel construction with brick facade   |  |
| Number of floors            | 9, including 3 lower levels            |  |
| Year built/renovated        | 1978                                   |  |
| Floor plate                 | Approximately 11,500 rsf               |  |
| Column spacing              | 24', 32' 34'                           |  |
| Mullion spacing             | 3'4"                                   |  |
| Bay depths                  | 24'                                    |  |
| Live load per floor         | Approximately 80 pounds psf            |  |
| Roof type                   | Built-up over concrete deck            |  |
| Sprinkler                   | Yes - wet                              |  |
| Fire alarm system           | Simplex with PA and central monitoring |  |
| HVAC type                   | Water source heat and cooling units    |  |
| Parking spaces/ratio        | 711                                    |  |
| Emergency generator         | Yes - emergency lighting               |  |
| Main electrical service     | 480/120                                |  |
| Elevators                   | 3 - DC drive 350 fpm                   |  |
| Security                    | On-site security                       |  |
| Building common area factor | 19%                                    |  |

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