

MEDICAL OFFICE

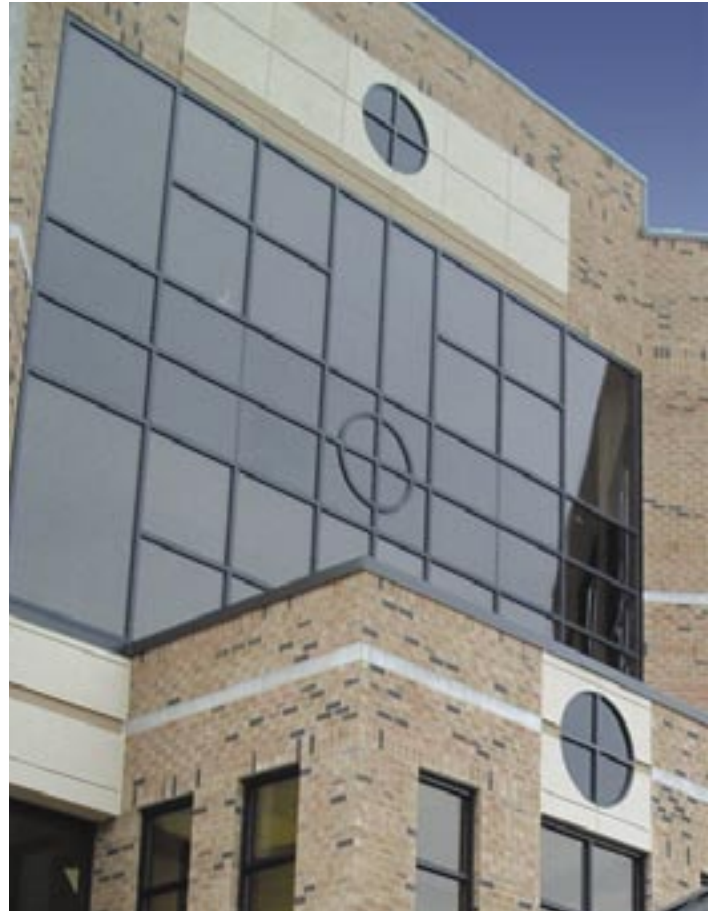
NORTON AUDUBON MEDICAL PLAZA EAST



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
Employees:	1,466
Physicians:	2,000 NHC
ER Visits:	39,711
InPatients Admitted:	12,559
OutPatients Admitted:	94,723

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 I directly connects to the southwest side of Norton Audubon Hospital and has ample patient, staff and physician parking. It also offers a gift shop and pharmacy. Audubon Medical Plaza I 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 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

Major tenants	CMA Audubon, Shiller, Bloemer & Stearns, Cardiovascular Associates	
Total square feet	88,586	
Available square feet	5,902	
Maximum contiguous	4,009	
Minimum divisible	1,893	
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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