

MEDICAL OFFICE

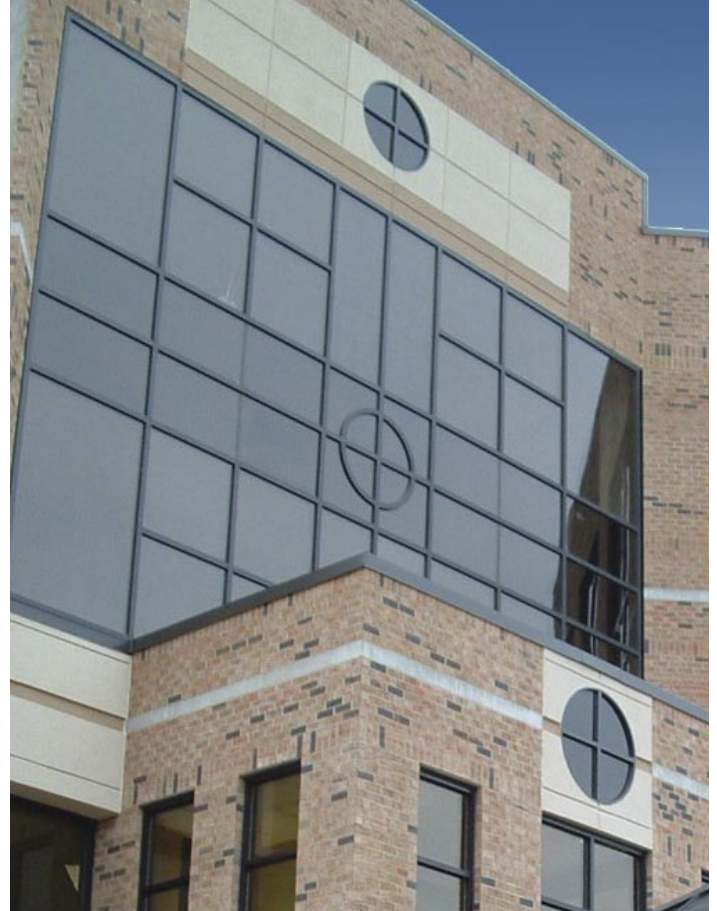
NORTON AUDUBON MEDICAL PLAZA WEST



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



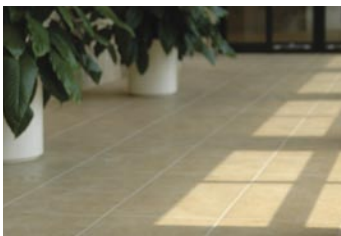
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Audubon Plaza West is centrally located on Poplar Level Road. The six-story glass and brick structure was constructed in 2004 with large open floor plates to allow efficient use of square footage. Audubon Plaza West is a state-of-the-art physician office building directly connected by a covered corridor to Norton Audubon Hospital. The professionally designed lobby offers two traction elevators, a two-story glass atrium and multiple covered patient drop off areas. It also offers a gift shop and pharmacy. Ample patient, staff and physician parking surrounds the building placed in a park-like setting adjacent to the Audubon Bird Sanctuary.



DETAILS	
Location:	2344 Poplar Level Road 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 Rice Donahue, Norton Cancer Institute, Norton Clinical Education
Total square feet	86,703
Available square feet	0 (Hospital sublease available)
Maximum contiguous	See agent
Minimum divisible	See agent
Zoning	OR-3
Construction	Steel construction with brick and dryvit fascia
Number of floors	6, including 2 lower levels
Year built/renovated	2003
Floor plate	Approximately 15,000 rsf
Column spacing	29' 30' 32'
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	480/277
Elevators	2 - AC drive 400 fpm
Security	On-site security
Building common area factor	19%

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