

MEDICAL OFFICE

GRAY STREET



COMBINING MORE THAN A CENTURY OF compassionate care with the latest advances in medical technology, Norton Hospital delivers quality treatment with a caring attitude. Norton Hospital is a leading referral center for oncology, spine and maternal-fetal medicine and a leader in medical education. The hospital has served as a teaching facility for the University of Louisville School of Medicine for more than 50 years.

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.



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

SPECIAL SERVICES PROVIDED BY NORTON HOSPITAL

Norton Cancer Care, the region's most comprehensive cancer program, treats more than half the inpatient cancer cases in Kentucky and Southern Indiana.

World-renowned Norton Hospital Leatherman Spine Center defines how modern medicine approaches the treatment of spinal disease.

Intra-operative MRI's offers the ultimate in computer-assisted, image-guided technology for use during pediatric and adult surgeries.

Norton Healthcare specialists have pioneered many of the techniques used to treat heart disease.

Kosair Children's Hospital, part of the Norton Healthcare family, is the only freestanding, full-service children's hospital in the region.

STATISTICS

Founded:	1886
Physicians:	1,414
InPatient Surgeries:	7,720
OutPatient Surgeries:	11,065
ER Visits:	27,041
Patients Admitted:	17,970



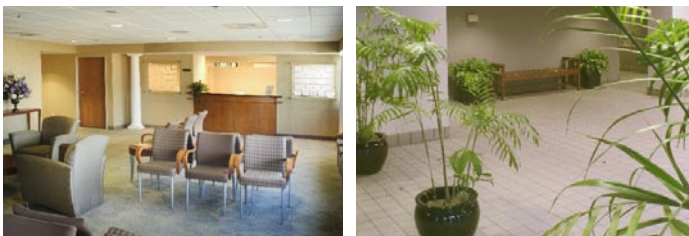
MEDICAL OFFICE

GRAY STREET



GRAY STREET MEDICAL OFFICE BUILDING

Gray Street Medical Office Building is located in a thriving downtown medical community. This unique structure provides more than 124,000 square feet within six floors of medical office space plus five floors of a parking garage containing 733 spaces. A convenient covered pedway provides direct access to multiple buildings within the Norton Hospital system and other downtown medical addresses.



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

DETAILS

Location:	210 East Gray Street Louisville, Kentucky
Amenities:	Attached parking garage. Centrally located to Norton Hospital, Norton Kosair Children's Hospital, Jewish Hospital and University of Louisville Hospital
Utilities:	Separately metered utilities
Easy Access to:	Interstate 64, Interstate 65 and Interstate 71

MEDICAL OFFICE

GRAY STREET



FAULKNER
HEALTHCARE REAL ESTATE

BUILDING DESCRIPTION

Total square feet	124,278	
Zoning	C-3	
Construction	Steel and concrete construction with EIFS facade	
Number of floors	11	
Year built/renovated	1991	
Floor plate	Approximately 16,000 rsf	
Column spacing	28'	
Mullion spacing	5'	
Bay depths	South side 45'; north side 32'	
Live load per floor	Approximately 50 pounds psf	
Roof type	Single-ply asphalt	
Sprinkler	Yes - wet	
Fire alarm system	Simplex with PA; monitored 24/7	
HVAC type	6 roof top condensing units (1 per floor)	
Parking spaces/ratio	733	
Emergency generator	Yes - building systems only	
Main electrical service	480/2000 amps, 3-phase	
Elevators	4 Cable	
Security	Elevators: card access; contract security guards	
Building common area factor	19%	

MEDICAL OFFICE

GRAY STREET

