



## MEDICAL PORTFOLIO 3

GREATER INDIANAPOLIS, IN

### Property Description

Medical Portfolio 3 is a collection of 13 healthcare-related properties comprising 24 buildings located throughout the greater Indianapolis area. Medical Portfolio 3 consists of approximately 689,000 square feet of gross leaseable area. The portfolio is 91 percent leased, and is primarily anchored by Clarian Health Partners, which has occupancy in nine of the 13 properties for an approximate gross leaseable area of 325,000 square feet.

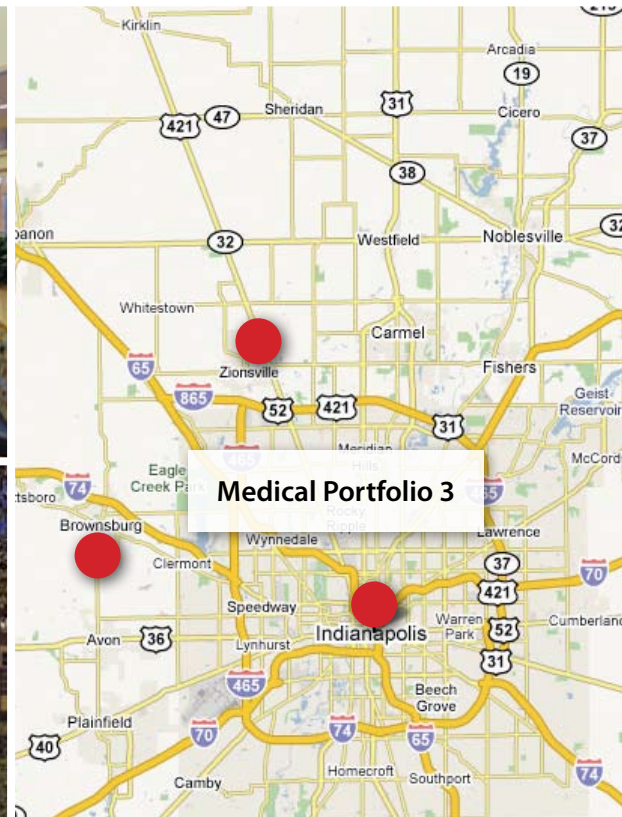
Clarian Health Partners, one of the largest healthcare providers in Indiana, is a consolidated healthcare organization that is comprised of Methodist Hospital, Indiana University Hospital and Riley Hospital for Children. The nine properties leased to Clarian Health represent the company's "Beltway Strategy," an initiative to provide a network of state-of-the-art medical facilities and services to the community in convenient locations off or near the Indianapolis beltway, Interstate 465, delivering quality care and convenience to the communities near retail, residential and commercial areas in the entire eight-county region. Most of these medical properties are anchored by outpatient centers with substantial ancillary programs such as ambulatory surgery centers, imaging centers and primary care practices.



### PROPERTY AT A GLANCE

Address	13 locations throughout the greater Indianapolis area
Built	1988-1996
Gross Leaseable Area	689,000 Square Feet
% Leased	91%
Acquisition Date	June 2008

# Medical Portfolio 3



## Location Information

Indianapolis, Indiana is situated on the White River at its confluence with Falls Creek near the center of the state. The city was founded in 1821 and became the state capital in 1825. Indianapolis is a hub of road, rail, and air transportation, as well as a leading grain market and industrial center. Manufacturers include pharmaceuticals, machinery, transportation and electrical equipment. The Indianapolis 500 automobile race is an international event attracting thousands of visitors annually. The unemployment rate is low at 4.1 percent as of April 2008, significantly less than the 5.5 percent national average.

Sources: Encyclopedia Britannica Online  
Bureau of Labor Statistics, U.S. Department of Labor