



COMMUNITY HEALTH PAVILION – NOBLESVILLE
INDIANAPOLIS, IN | COMMUNITY HEALTH NETWORK AFFILIATION

Key Statistics

Location: Noblesville, Indiana

Buildings: 2 Off-Campus Aligned

Total Investment: \$38 million

GLA: 126 thousand square feet

Occupancy: 96.4%

Closed: May 2015

Health System Affiliation: Community Health Network (A2)

Strategic Rationale

Indianapolis, the state capital of Indiana, is the 33rd largest MSA in the United States. With its favorable business climate, highly educated population, and low cost of living, Indianapolis continues to attract people to the area. It has a diverse and steady economy, driven by growth in the healthcare, technology, financial services, and education sectors.

One of HTA's primary tenant affiliations in Indianapolis is Community Health Network, a leading not-for-profit health system with over eight hospitals in the area. The acquisition of the Community Health Pavilion MOB consists of 126,000 square feet of medical office primarily leased to Community Health Network. A part of Community's strategy is to position physicians throughout the community and in large health pavilions like this asset.

Indianapolis serves as HTA's regional property management and leasing headquarters in the Midwest and was the first market to roll out HTA's in-house platform in 2011. This platform has helped strengthen HTA's relationships with its tenants and lower operating expenses across the portfolio. It has also enabled HTA to increase its occupancy and same property NOI in this region over the last several years.

