

The NTS logo consists of the letters 'N', 'T', and 'S' in a stylized, white, outlined font, set against a solid red rectangular background.

GATWICK MEDICAL OFFICE BUILDING
6920 Gatwick Drive, Indianapolis, IN



Midwest Center
for Joint Replacement



MIDW
SUR

6920

For more information or to schedule a tour, please contact:

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www.ntsdevelopment.com

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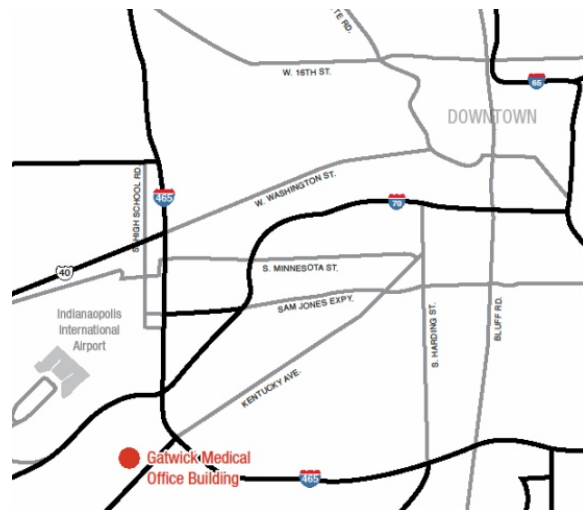
502.429.9827

mmeredith@ntsdevco.com



NTS is pleased to present Gatwick Medical Office Building, an exciting leasing opportunity at 6920 Gatwick Drive. Gatwick Medical features 2 floors with approximately 34,000 square feet of Class A Medical Office Space. Please see the information below and on the next page for more details:

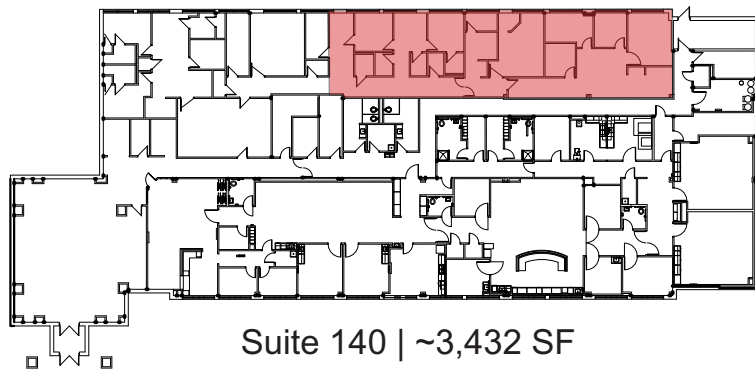
- Prime Location in Southwest Indianapolis
- Approximately 1.5 Miles from I-465, 6 Miles from the Airport
- Class A Medical Office Building
- Built in 2001, Features Modern Common Areas and HVAC Systems
- Ample Parking Included
- Abundant Retail, Restaurants, and Amenities Nearby
- Professional Space Planning Provided
- Managed by NTS Development Company
- Approximately 1.5 Miles from I-465, 6 Miles from the Airport, and 7.5 Miles from Franciscan Health Mooresville Campus



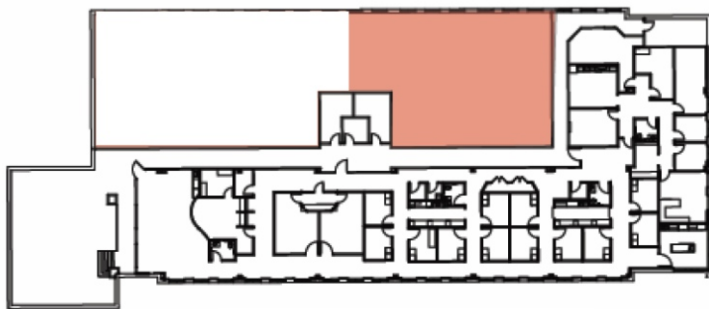


AVAILABLE SUITE FLOOR PLANS

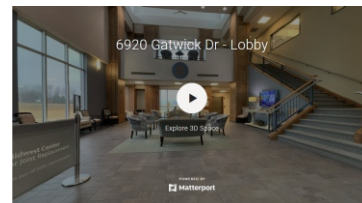
VIRTUAL TOURS



Suite 140 | ~3,432 SF



Suite 230 | ~3,657 SF



Lobby



Montecito Medical is one of the nation's largest privately held companies specializing in healthcare-related real estate acquisitions and partnering with physicians and developers to fund development of medical real estate. The company also supports providers with a suite of AI-powered technology solutions that increase revenues, reduce costs and build physician wealth. Since 2006, Montecito has completed transactions involving more than \$5 billion in medical real estate. Headquartered in Nashville, TN, the company has been named for five consecutive years as a "key influencer in healthcare real estate" by GlobeSt.com and the editors of Real Estate Forum. For more information, please visit www.montecitomac.com.



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Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other changes or conditions, prior to sale, lease or financing, or with drawl without notice and to any special conditions imposed by our principal.