


Eskenazi Health

Hospital-Licensed Outpatient Center (Primary Care, Mental Health, Substance Abuse)

3419 English Ave - Indianapolis, IN 46201

 **\$4,615,000**
Asking Price

 **6.50%**
Cap Rate

ESKENAZI
HEALTH



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PORTFOLIO OFFERING

Northmarq National Healthcare Group is pleased to offer the opportunity to acquire the fee simple interest in a newly redeveloped Eskenazi Health clinic in Indianapolis, Indiana. The property features a 10-year NNN lease with above-market rental increases throughout. The tenant, Eskenazi Health, serves as the public hospital division of the Health & Hospital Corporation of Marion County, one of the country's largest Essential Health Care Systems that has served Indiana for over 150 years. This opportunity features investment grade credit with an AA+ rating from S&P and an Aa1 rating from Moody's.

INVESTMENT HIGHLIGHTS

- INVESTMENT-GRADE AA+ / AA1 CREDIT
- TENANT INVESTMENT OF \$3.4 MILLION
- STICKY LOCATION WITH HIGH BARRIERS TO ENTRY
- STRATEGIC RELOCATION SITE
- BELOW REPLACEMENT COST
- SYNERGISTIC DEVELOPMENTS NEARBY
- TAX ADVANTAGE (OPPORTUNITY ZONE)



Exclusively Listed by
Northmarq National Healthcare Group

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NORTHMARQ'S NATIONAL HEALTHCARE GROUP

Market-leading expertise for investing in healthcare properties, whether it's a single medical office or a mix of hospitals and clinics.

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THE PULSE ON THE MARKET REPORT

A quarterly newsletter that completely focuses on single and multi-tenant net lease medical trends put together by our National Healthcare Group.

The Pulse Report is a result of our daily dealings and research in healthcare capital markets.

VIEW THE REPORT



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