

CREDIT TENANT MEDICAL OFFICE BUILDING PORTFOLIO

Three Facilities Across Indiana



\$21,450,000
Asking Price



6.40%
Cap Rate

 **Riverview Health**

  **ESKENAZI HEALTH**



Riverview Health

Orthopaedics Northeast

Eskenazi Health



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PORTRIO OFFERING

Northmarq National Healthcare Group is pleased to exclusively offer the opportunity to acquire a three-property medical office portfolio totaling approximately 38,638 square feet across Indiana. Each property is fully leased to investment-grade and market-dominant healthcare providers, including Riverview Health, a community-based health system owned by Hamilton County (now under a management agreement with Parkview Health), Orthopaedics Northeast (in a joint venture partnership with Parkview Health), and the Health & Hospital Corporation of Marion County (commonly known as Eskenazi Health). Collectively, the portfolio features a weighted average lease term (WALT) of 13.5 years, all under NNN lease structures with attractive annual rental escalations and multiple renewal options. The portfolio offers investors durable, long-term income streams with minimal landlord responsibilities, secured by tenants that are essential healthcare providers in their respective markets.

PORTRIO INVESTMENT HIGHLIGHTS

- Investment-Grade Credits w/ Hospital Systems
- Dominant Healthcare Providers in Strong Markets
- Mission-Critical Locations
- Long-Term Tenant Commitment
- Long-Term, Passive Cash Flow from NNN Leases
- Attractive Market Fundamentals

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.

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