

The logo for NTS, consisting of the letters 'N', 'T', and 'S' in a stylized, white, outlined font on a red rectangular background.

NORTON MEDICAL PLAZA 1 – ST. MATTHEWS  
3999 Dutchmans Lane, Louisville, KY

A large, modern, multi-story building with a tan and white facade and dark window frames. The building is identified as Norton St. Matthews Medical Plaza 1. The address number 3999 is visible on the lower part of the building.

NORTON ST. MATTHEWS  
MEDICAL PLAZA 1  
3999

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

Tony Fluhr, SIOR, CCIM

502.429.9820

[tfluhr@ntsdevco.com](mailto:tfluhr@ntsdevco.com)

[www.ntsdevelopment.com](http://www.ntsdevelopment.com)

Mark Meredith, CCIM

502.429.9827

[mmeredith@ntsdevco.com](mailto:mmeredith@ntsdevco.com)

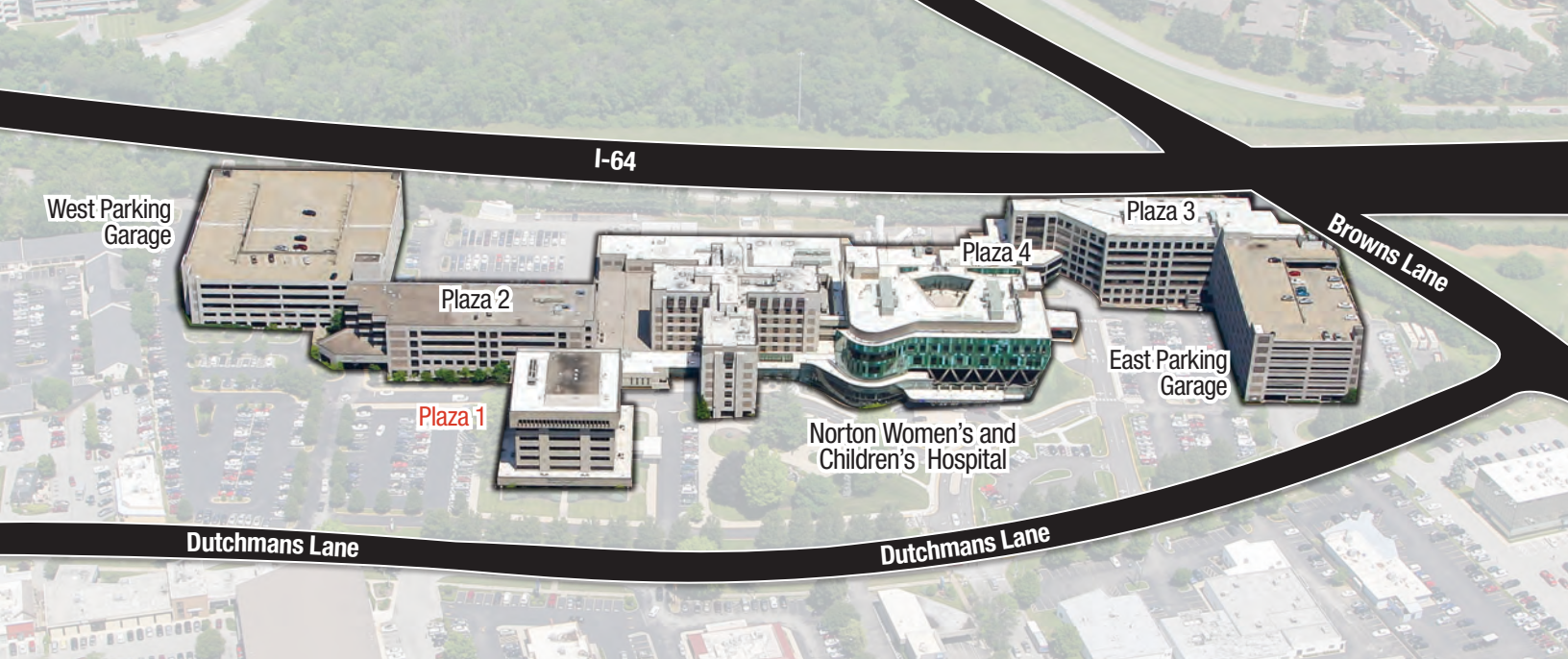
Although all information furnished regarding the property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions,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



NTS is pleased to present Norton Medical Plaza 1 – St. Matthews, an exciting leasing opportunity at 3999 Dutchmans Lane. Built in 1971 and renovated in 2002 and 2019, the recent full building renovation positions Plaza 1 as the newest state-of-the-art medical outpatient property in Louisville. With 8 floors and approximately 95,000 square feet, it is optimized for superior practice efficiencies, with the latest in modern designs and finishes.

- Prime Location in the Thriving St. Matthews Medical Submarket
- Attached to Norton Women's & Children's Hospital
- Immediate Access to the Hospital
- On-Campus Class A Outpatient Medical Property
- Ample Parking
- Valet and Shuttle Services
- Interactive Kids' Center
- "Doctors' Club" Facility Available
- Abundant Retail, Restaurants, and Amenities Nearby
- Professional Space Planning Provided
- See Attached Floor Plans





## HOSPITAL AFFILIATION

For over 125 years, Norton Healthcare's faith heritage has guided its mission to provide quality health care to all those it serves. Today, Norton Healthcare is a leader in serving adult and pediatric patients throughout Greater Louisville, Southern Indiana, the Commonwealth of Kentucky and beyond. The hospital and health care system is the Louisville area's third largest private employer, providing care at more than 140 locations throughout Greater Louisville and Southern Indiana. The Louisville-based not-for-profit system includes 5 Louisville hospitals with 1,837 licensed beds; 7 outpatient centers; 12 Norton Immediate Care Centers; nearly 12,000 employees; more than 700 employed medical providers; and nearly 2,600 total physicians on its medical staff.

## LOCATION HIGHLIGHTS

- Located on the Norton Healthcare – St. Matthews Campus
- Norton Women's & Children's Hospital – 373 Beds
- Norton Active Staff Physicians – 2,027
- Norton Active RNs & LPNs – 2,878
- Interstate 264 & Breckenridge Ln. ADT – 160,000
- Breckenridge Ln. & Dutchmans Ln. ADT – 64,500
- Interstate 64 & Breckenridge Ln. ADT – 82,100

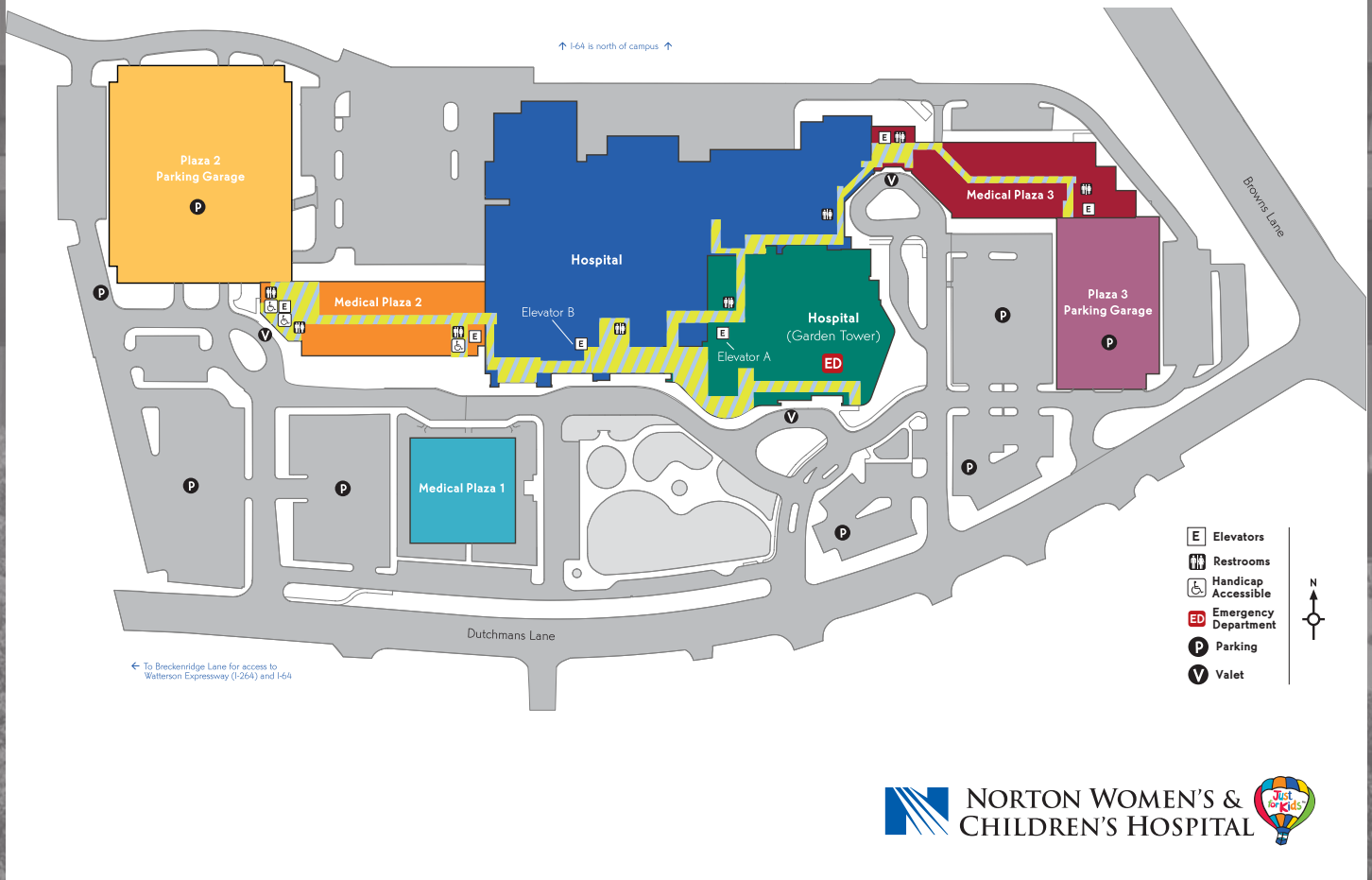


**Healthpeak**<sup>®</sup> | **DOC LISTED NYSE**

*Healthpeak Properties, Inc. is a fully integrated real estate investment trust (REIT) and S&P 500 company. Healthpeak owns, operates, and develops high-quality real estate for healthcare discovery and delivery. For more information regarding Healthpeak, visit [www.healthpeak.com](http://www.healthpeak.com).*

# Norton Women's & Children's Hospital

Norton Healthcare – St. Matthews campus



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

Tony Fluhr, SIOR, CCIM  
502.429.9820  
tfluhr@ntsdevco.com

Mark Meredith, CCIM  
502.429.9827  
mmeredith@ntsdevco.com

[www.ntsdevelopment.com](http://www.ntsdevelopment.com)

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 sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.