8807 E Washington St.
Indianapolis, IN 46219

Healthcare Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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Table of Contents

PROPERTY OVERVIEW

Octapharma Plasma
8807 E Washington St Indianapolis, IN 46219

INVESTMENT HIGHLIGHTS

Investment Highlights

- **±19,440 SF Plasma Collection Facility:** Specialized Medical Use with Significant Tenant Investment in Buildout and Infrastructure
- **Favorable Rent Basis** | Current Rent Well Below Comparable Medical Market Rates
- **Long-Term Occupancy Since 2014:** Octapharma Has Operated at the Property for More Than a Decade Demonstrating Commitment to the Location
- **Mission-Critical Healthcare Real Estate:** Plasma Collection Centers Require Specialized Improvements, Equipment, Staffing, and Regulatory Compliance
- **High Barrier-to-Entry Industry:** FDA-Regulated Operations with Extensive Licensing Requirements Limit New Supply and Protect Existing Locations
- **Adaptive Reuse Investment:** Property Was Extensively Renovated for Plasma Operations, Including Significant Site and Interior Improvements Prior to Occupancy
- **±3.15 Years Remaining on Current Lease Term**

INVESTMENT HIGHLIGHTS

Location Highlights

- **Excellent Visibility & Accessibility:** Direct Frontage on E. Washington Street with Strong Traffic Counts and Regional Connectivity
- **Established Indianapolis Presence:** Multiple operating locations throughout the Indianapolis MSA demonstrate long-term commitment to the market
- **Strategic Interstate Access:** Less Than 1 Mile from the I-465/I-70 Interchange | I-70 Sees ±120,000 Vehicles Per Day and I-465 Sees ±112,000 Vehicles Per Day

Tenant Highlights

- **Octapharma Plasma is a Wholly Owned Subsidiary of Octapharma AG**: One of the World's Largest Privately Held Manufacturers of Plasma-Derived Therapies
- **National Plasma Collection Network:** Operates more than 190 plasma donation centers throughout the United States and Europe
- **Vertically Integrated Business Model:** Plasma Cannot Be Synthetically Replicated, Making Collection Centers a Critical Link in the Manufacturing of Life-Saving Therapies Distributed Globally
- **Plasma-Derived Therapies Treat Hundreds of Medical Conditions**: Including immune deficiencies, bleeding disorders, neurological diseases, and critical care applications


Indianapolis
±17 Minutes Away
Community GoHealth URGENT CARE
Community Health Network
Community Health Pavilion Shadeland
Alivio Medical Center
Shadeland Medical Plaza
W
BIG SANDY Superstore
WING STOP
Olive Garden
TR TECHNOLOGY RECYCLERS
Furniture for LESS
the mattress Authority
Sharp Cars of Indy
Ford
Orthodontic Specialty Services
E Washington St ± 26,000 VPD
AutoZone
Public Storage
Subject Property


W
Public Storage
octapharma plasma
E Washington St ± 26,000 VPD
Alfa Motors
O'Reilly AUTO PARTS

8807 E Washington St
Indianapolis, IN 46219

±19,440 SF
GLA

1995/2014
Year Built/Renovated

±26,000 VPD
E Washington St

NN
Lease Type

$109.31
Price Per SF

PROPERTY PHOTOS

FINANCIAL OVERVIEW

Octapharma Plasma
8807 E Washington St Indianapolis, IN 46219

FINANCIAL SUMMARY

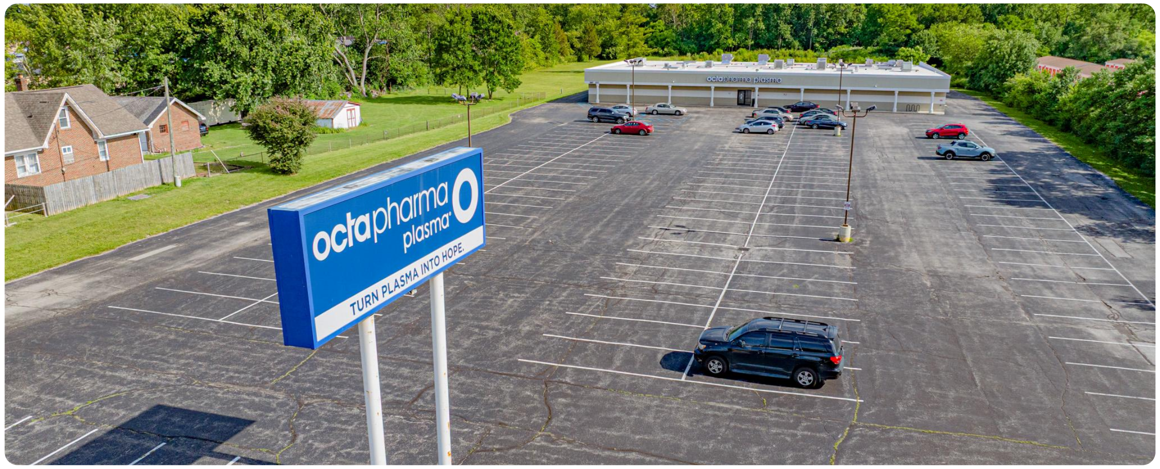
$1,937,150 List Price	**8.50%** Cap Rate	**1995/2014** Year Built/Renovated	**±2.89 AC** Lot Size

Property Details

Tenant Trade Name	Octapharma Plasma, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsibility
Original Lease Term	10 Years
Rent Commencement Date	10/1/2014
Lease Expiration Date	10/14/2029
Term Remaining on Lease	±3.15 Years
Increase	10% in Options
Options	Two, 5-Year

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 10/14/2029	**$13,721**	**$164,657**	**-**	**8.50%**
Option 2	$15,094	$181,122	10%	9.35%
Option 3	$16,603	$199,235	10%	10.28%



TENANT OVERVIEW

Year Founded
1983

Headquarters
Lachen, Switzerland

Ownership Status
Private

Employees
±3,100 (US Operations)

Locations
±115

Credit Rating
NA

Annual Revenue
±$964M (US Operations)

Tenant Overview

Octapharma Plasma is one of the largest plasma collection networks in the United States and serves as a critical component of the vertically integrated operations of Octapharma AG, a global healthcare company specializing in plasma-derived therapies. Backed by a well-established international parent organization with a strong presence in hematology, immunotherapy, and critical care, Octapharma Plasma benefits from significant operational scale, long-term industry demand drivers, and a mission-critical role in the production of life-saving medicines. The company's plasma donation centers provide an essential healthcare service while generating consistent customer traffic through a recurring donor base.

Why Invest in Octapharma?

Recession-Resistant Healthcare Use

- Plasma collection centers provide an essential healthcare service that is largely insulated from economic cycles. Demand for plasma-derived therapies continues regardless of broader retail or consumer spending trends.

Growing Industry Demand

- Plasma-derived medicines are used to treat immune deficiencies, hemophilia, neurological disorders, and critical care conditions. Global demand for these therapies has increased consistently for decades and is expected to continue growing due to aging populations and expanding treatment applications.

Mission-Critical Real Estate

- Plasma centers require significant tenant improvements, specialized equipment, regulatory approvals, and highly trained personnel. Relocation is costly and operationally disruptive, creating strong incentives for tenant retention and lease renewal.

MARKET OVERVIEW

Octapharma Plasma
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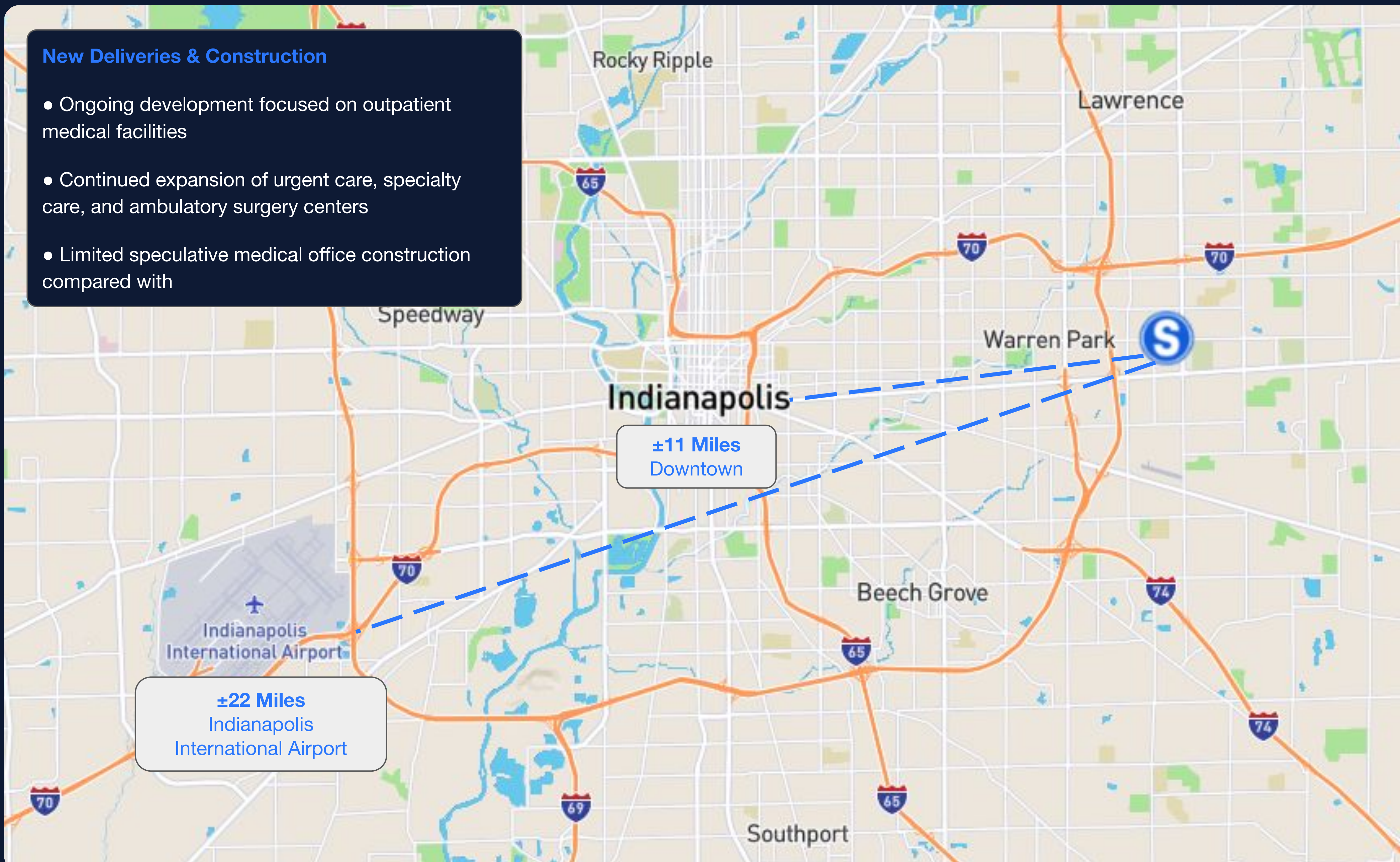
New Deliveries & Construction

- Ongoing development focused on outpatient medical facilities
- Continued expansion of urgent care, specialty care, and ambulatory surgery centers
- Limited speculative medical office construction compared with



Indianapolis , IN

Market Demographics

887,000
Total Population

$68,000
Median HH Income

169,000+
Healthcare & Social Assistance Employees

470,000
Employed Population

36%
% Bachelor's Degree

$84B+
Central Indiana Healthcare Economic Output

Local Market Overview

Indianapolis serves as the economic and healthcare hub of Central Indiana, supporting one of the Midwest's largest concentrations of medical, life sciences, and healthcare employment. The city benefits from a diversified economy anchored by healthcare systems, pharmaceutical manufacturing, logistics, advanced manufacturing, and professional services. Strong population stability, a growing suburban workforce, and a favorable cost of living continue to attract employers and residents throughout the metropolitan area. The East Washington Street corridor, located within Indianapolis' east side submarket, provides convenient access to dense residential neighborhoods, Interstate 465, and major healthcare providers serving Marion County and surrounding communities.

Healthcare demand in Indianapolis is supported by a substantial aging population, continued regional population growth, and nationally recognized medical institutions. The area is home to major healthcare networks including Indiana University Health, Community Health Network, Ascension St. Vincent, and Eskenazi Health, creating a significant employment base and sustained demand for outpatient facilities.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,306	58,532	180,039
Current Year Estimate	4,391	59,743	182,939
2020 Census	4,554	59,303	178,894
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,709	23,390	70,045
Current Year Estimate	1,776	24,152	71,883
2020 Census	1,825	23,778	69,461
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$82,318	$83,479	$79,160

$199B
GDP

±10 Miles
Downtown Indianapolis

10M+ Annual Passengers
Indianapolis International Airport

Healthcare, Life Sciences, and Logistics Anchor the Indianapolis Economy

Strategically positioned at the crossroads of America, Indianapolis provides access to major Midwest population centers within a one-day truck drive.

Indianapolis has developed into one of the nation's leading healthcare and life sciences markets. The region supports extensive healthcare delivery, pharmaceutical manufacturing, biotechnology research, and medical education activities. Major institutions including Indiana University Health, Community Health Network, Ascension St. Vincent, and Eli Lilly and Company contribute significantly to regional employment and economic output. The city also benefits from Indianapolis International Airport, extensive interstate connectivity, and a central geographic location that supports healthcare distribution and logistics operations. Healthcare and life sciences remain among the region's fastest-growing sectors and continue to drive demand for medical office and outpatient facilities

NEARBY DEVELOPMENTS

Indy 500 | Motor Speedway Museum

The Indianapolis 500, often called the "Greatest Spectacle in Racing," is one of the most prestigious and historic motorsport events in the world. Held annually at the Indianapolis Motor Speedway in Speedway, Indiana, the race dates back to 1911 and takes place every Memorial Day weekend. Drivers compete over 200 laps on the 2.5-mile oval, totaling 500 miles, with speeds often exceeding 220 mph. The event attracts hundreds of thousands of fans from around the globe and serves as a cornerstone of American motorsport culture, blending tradition, innovation, and raw competition. The winner's celebration—complete with the famous bottle of milk and the Borg-Warner Trophy—has become a hallmark of racing lore.

Located within the Speedway grounds, the Indianapolis Motor Speedway Museum preserves and showcases the rich history of the track and the Indy 500. The museum features an impressive collection of race cars, trophies, and memorabilia that chronicle over a century of automotive and racing achievements. Visitors can explore exhibits dedicated to legendary drivers, technological advancements, and the evolution of motorsport. In addition to its permanent displays, the museum offers guided tours that take fans behind the scenes—sometimes even onto the famous "Yard of Bricks" start/finish line—providing an immersive experience that connects past and present in one of racing's most iconic venues.

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