

# Orthopaedics Northeast (ONE)

Orthopedics and Specialty Care Clinic

315 E 200 North - Warsaw, IN 46582



**\$7,030,000**

Asking Price



**6.50%**

Cap Rate



**CLICK HERE TO DOWNLOAD OFFERING MEMORANDUM**

## PORTFOLIO OFFERING

**Northmarq National Healthcare Group** is pleased to exclusively offer the opportunity to acquire the leasehold interest in a newly developed medical office building that is fully leased by Orthopaedics Northeast ("ONE"). Orthopaedics Northeast will be offering a wide-range of specialty orthopedic services in the Property. The Property features a brand new, 15-year NNN lease with attractive 2.50% annual rental increases along with 2, 5-year renewal options. Orthopedics Northeast is one of the largest and most experienced specialty orthopedic providers in the region and also benefits from an operating partnership with Parkview Health, which has a credit rating of Aa3 from Moody's. This contractual operating partnership spans across the entire Northeast Indiana market and is not just for the Property.

## INVESTMENT HIGHLIGHTS



STRATEGICALLY POSITIONED  
IN MEDICAL HUB



ATTRACTIVE NNN  
LEASE STRUCTURE



STRONG OPERATING PARTNERSHIP  
(ONE & PARKVIEW HEALTH)

Exclusively Listed by  
Northmarq National Healthcare Group

### POINT OF CONTACT



#### Jeff Matulis

Senior Vice President

jmatulis@northmarq.com

P: +1 918.794.9525

#### Toby Scrivner

Director

tscrivner@northmarq.com

P: +1 918.794.9554

#### Phillip Kelly

Senior Associate

pkelly@northmarq.com

P: +1 404.823.6377

#### John Heitmann

Vice President - Debt & Equity

jheitmann@northmarq.com

P: +1 847.323.0312

#### Trevor Burns

Investment Analyst

tburns@northmarq.com

P: +1 918.899.2211

In Association with:

#### Tom Fritz

IN Lic #RB14048630



### 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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6120 South Yale Avenue | Suite 300  
Tulsa, Oklahoma 74136  
P: 918.494.2690  
northmarq.com