



# FRESENIUS KIDNEY CARE

LOUISVILLE, KY



## HOME DIALYSIS TRAINING CENTER

Modern 2020 Construction |  
Build-to-Suit Fresenius Dialysis Facility

Strategic Infill Location Near Major  
Retail & Healthcare Anchors

Corporate-Guaranteed Lease to  
Global Healthcare Leader (NYSE: FMS)

Investment Grade Rating  
BBB- by S&P Global



**NNLG** NATIONAL  
NET LEASE GROUP

**CUSHMAN &  
WAKEFIELD**

### » CORPORATE-BACKED LONG-TERM LEASE | \$21 BILLION REVENUE HEALTHCARE LEADER (NYSE: FMS)

The property is corporately guaranteed by Fresenius Medical Care Holdings, Inc., a global leader in dialysis care and outpatient healthcare services. Investors benefit from stable, recurring healthcare-driven demand supported by an internationally recognized healthcare platform.

### » PASSIVE NNN LEASE STRUCTURE

The lease features minimal landlord responsibilities primarily restricted to roof, structure, and parking lot replacement. All parking lot maintenance and repairs, excluding replacement, are reimbursed by the tenant, creating a passive and management-light ownership opportunity.

### » ATTRACTIVE RENT INCREASES

The lease features built-in 10% rent escalations every five (5) years throughout the base term, providing long-term income growth and inflation protection.

### » STRATEGIC HOME DIALYSIS TRAINING LOCATION

The facility supports the continued shift toward home-based kidney care treatment models, providing investors with long-term healthcare relevance driven by growing patient preference, provider efficiency initiatives, and continued adoption of home dialysis therapies.

### » PREMIER EAST LOUISVILLE HEALTHCARE & RETAIL CORRIDOR

Dialysis treatment is a critical, non-discretionary healthcare service requiring recurring patient visits multiple times per week. The essential nature of kidney care supports long-term operational stability and resilient occupancy performance largely insulated from broader economic cycles.

### » ESSENTIAL & RECESSION-RESISTANT MEDICAL USE

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**\$4,565,614**  
PRICE



**2020**  
YEAR BUILT



**10 YEARS**  
REMAINING  
LEASE TERM



**10%**  
RENT INCREASES  
EVERY FIVE YEARS



**FEE SIMPLE**  
OWNERSHIP TYPE



**7,907 SF**  
BUILDING SIZE



**1.41 ACRES**  
LOT SIZE

DOWNTOWN  
LOUISVILLE

BOWMAN  
FIELD



## INFORMATION REQUEST

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