



## WABASH PROTOTYPE



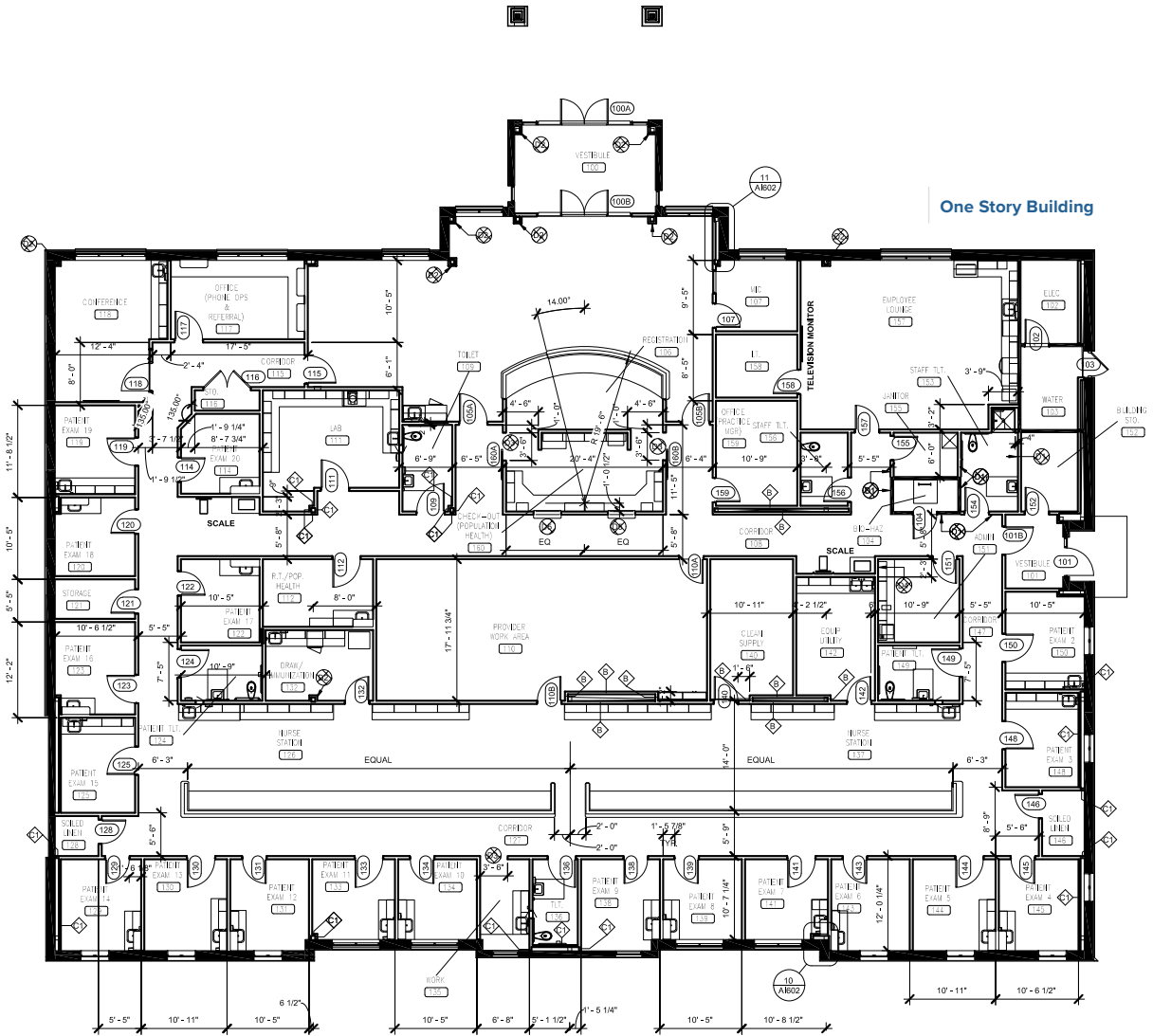
GROUND UNDER CONTRACT  
AWAITING BOARD APPROVAL  
12,000 SQ/FT

### DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

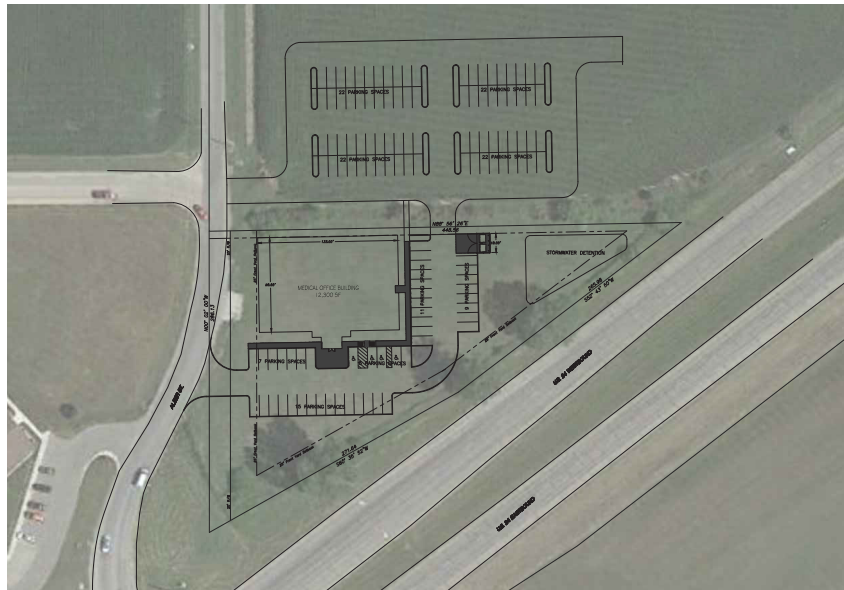
Innovcare | Innovative Healthcare Real Estate was retained by the local Wabash Office of American Health Network to investigate the opportunities to relocate and expand the current office. AHN continues to expand its practice and is outgrowing its current space which is dated and is currently on a short-term lease.

US Highway 24 (which acts as a Bypass for Wabash) is where much of the new development is taking place. We were able to find approximately 1.5 acres fronting US 24 and immediately adjacent to the Heartland Career Center which is the independent vocational center for this regional area and would probably be training some of the individuals who might work in this facility in the future.

By connecting with the Career Center, we made the political connection necessary to help with any approvals necessary from the city should they be necessary.



One Story Building



Site Plan

