



FRESENIUS

5440 RENOVATION AND EXPANSION



10,300 SQ/FT

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

Innovcare | Innovative Healthcare Real Estate completed the successful negotiation of a new renovation and expansion of an existing building for Fresenius Dialysis in Indianapolis, IN. The tenant is a \$23B market cap company. The project consisted of a new development lease. The existing building was approximately 7,000 square feet. Innovcare added 3,000 square feet to the building to fit the needs of the Fresenius program. The \$4M development was completed in six months. The developer, Innovcare, completed the project on time and on budget within the guidelines of Fresenius's construction matrix.

CHALLENGES PRESENTED

The project was a challenge given the existing building construction type and timing of the deal. The developer successfully negotiated the build to suit lease into synthetic lease financing.

INNOVATION AND ACCOMPLISHMENT

Innovcare saw this project from start to finish which included the purchase of an outdated building, expansion of that building, completion of construction, and transition to synthetic lease financing.



innovcare

innovcare

333 n. pennsylvania street, suite 100, indianapolis, in 46204 | thinkinnovcare.com



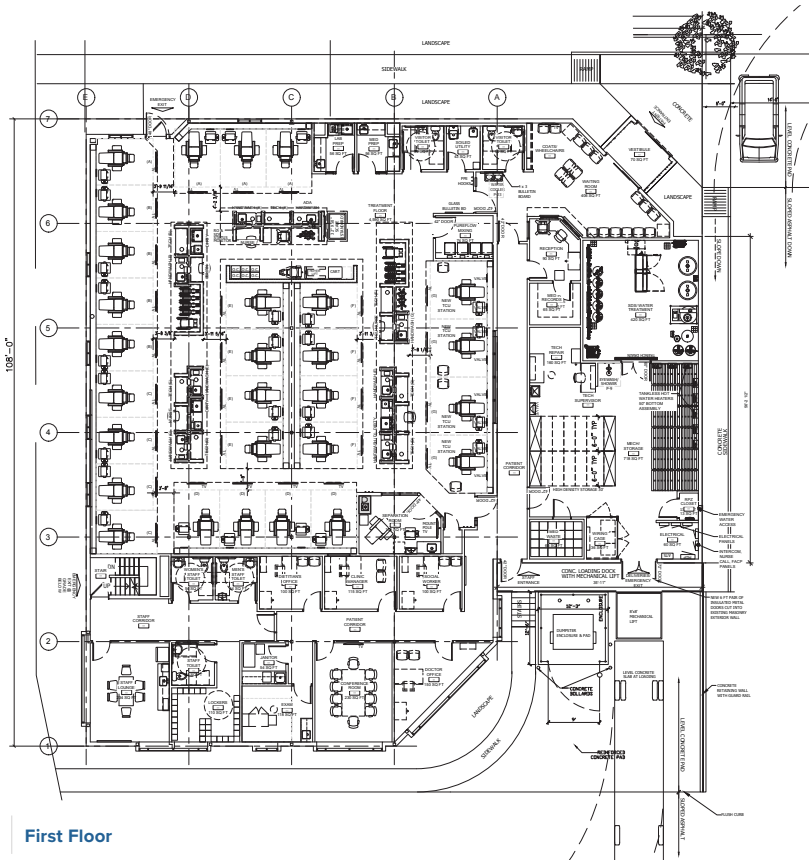
FRESENIUS 5440 RENOVATION AND EXPANSION



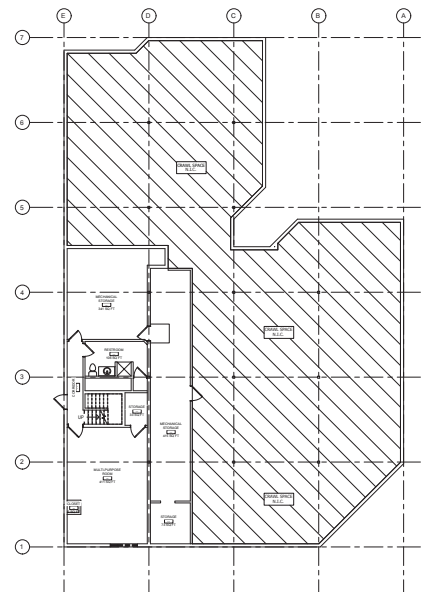
Rendering—Back Entrance



Site Plan



First Floor



Basement



innovcare

innovcare

333 n. pennsylvania street, suite 100, indianapolis, in 46204 | thinkinnovcare.com