



WARSAW ONE CLINIC



9,945 RSF Clinic
COMING SOON

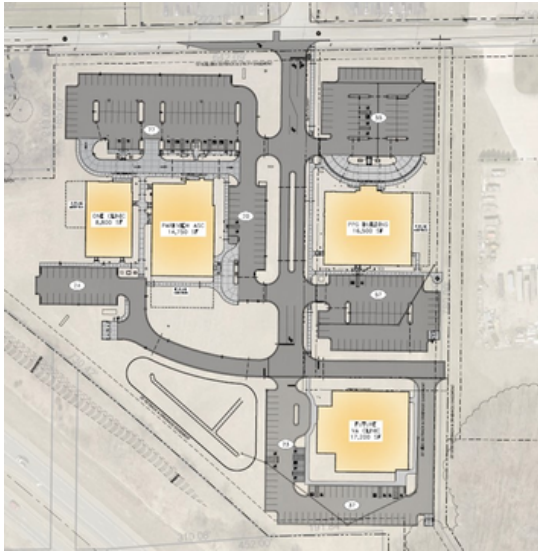
DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

Innovcare | Innovative Healthcare Real Estate is developing Ortho Northeast's new medical office building on Parkview Health's new medical hub campus, located just off US-30, west of Parkview Kosciusko Hospital in Warsaw, Indiana. The campus will serve as a hub for healthcare services, along with the 9,945-square-foot office clinic for Ortho Northeast (ONE), it will feature an Ambulatory Surgery Center (ASC) developed in partnership with Parkview Health and ONE. The campus will also offer a free-standing primary care facility for Parkview Physicians Group.

The Parkview medical campus will provide the community with access to top-tier orthopedic care and surgical services in a modern, patient-centered environment. The clinic will be home to Ortho Northeast (ONE), a leading provider of orthopedic services. Warsaw, often referred to as the "orthopedic capital of the world," will now include ONE's cutting-edge services and innovative approaches to patient care.

Innovcare was a key player in securing Parkview's purchase of the 16-acre parcel of agricultural land and continued to work with Parkview Health as well as local authorities and state officials to develop this property into Warsaw's new medical hub campus.

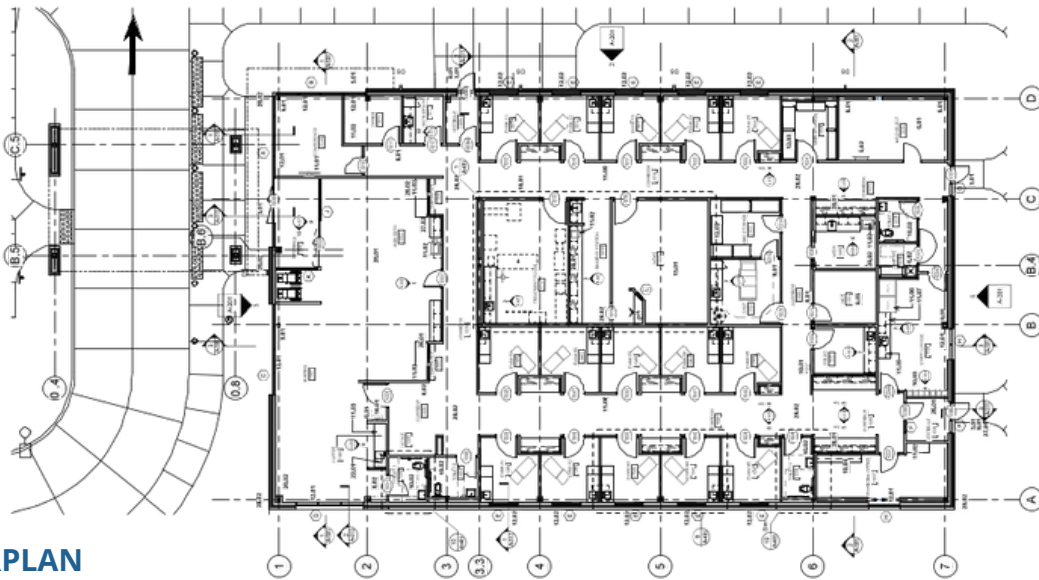
The new medical office building is scheduled to open in Q4 2025.



MASTER SITE PLAN



EXTERIOR RENDERING



FLOORPLAN

CHALLENGES PRESENTED AND OUR SOLUTIONS

Market Location & Strategy | Developer pursued multiple land sites in the market before advising Parkview Health and ONE to pursue this off-market land option. The City of Warsaw and state representatives wanted this specific site developed into healthcare to pave the way and establish the encompassing trade area as the new “Medical HUB” in Warsaw. The developer brokered the 16-acre land purchase on behalf of Parkview, working closely with the 2nd generation family-ownership group thru sentimental attachments while still negotiating a fair market value for the land.

Master Development Design Standards | Developer worked with its design team to meet the aesthetic needs and pricing expectations of ONE while adhering to Parkview's internal and campus design standards. Navigating the ONE project in conjunction with the hospital's development of their ASC and MOB, the developer worked with hospital officials to create covenants, easements, ingress/egress, and shared signage for the medical park.

Illiquid Market & Rising Costs | Developer had to navigate a difficult financial market to identify the correct lending partner for the project willing to share in the risk. At the same time, the developer pre-negotiated and locked-in fixed prices with our construction and design teams to combat the rising material and labor costs.