



RIVERVIEW - WESTFIELD MOB



13,630 RSF Clinic

DESCRIPTION OF SITUATION AND HOW IT RELATES TO HEALTHCARE

The medical facility, developed by Innovcare | Innovative Healthcare Real Estate, in partnership with Riverview Health, is located at the northeast corner of State Road 32 and Spring Mill Road in Westfield, Indiana. The 13,630-square-foot building houses a combination of primary care and specialized medical services from Riverview Health, bringing enhanced healthcare options to the growing community.

In 2018, Riverview Health Westfield Hospital opened its doors and quickly became a valued member of the community offering residents convenient options to medical care. Westfield is the 6th fastest growing city in the country (according to 2023 Census Bureau report) and to keep pace with the residential growth, Riverview expanded its healthcare offerings to ensure the highest quality of readily available services for its inhabitants.

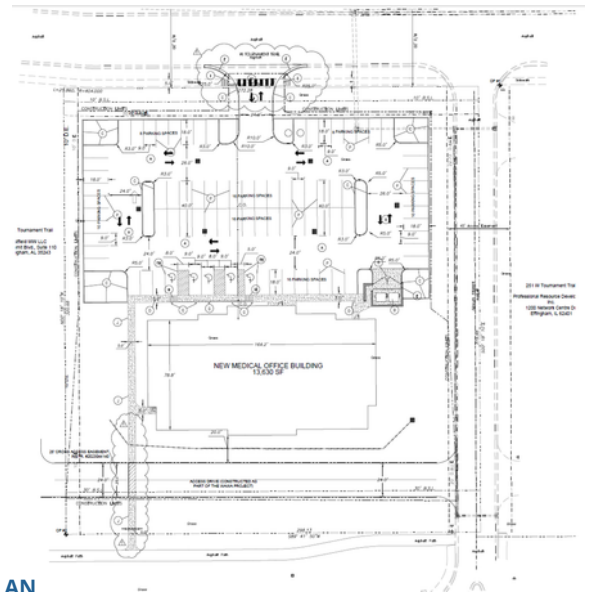
The new facility, opened Q1 2026, was developed by Innovcare | Innovative Healthcare Real Estate, LLC along with Wurster Construction, Arc Design, Tesco and GBC Bank.



EXTERIOR RENDERING



FLOORPLAN



SITE PLAN

CHALLENGES PRESENTED AND OUR SOLUTIONS

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, developer pre-negotiated and locked-in fixed prices with our construction and design teams to combat the rising material and labor costs.

Design Standards | Developer worked with the design team to meet the needs and goals of Riverview while adhering to the City of Westfield's stringent design overlay for the 32-corridor and also observing the cross-access easements and specifications required by the Spring Mill Centre Business Park.

Hospital Shifting Resources | Developer negotiated and assisted in the land purchase on behalf of Riverview as well as working with the city on a "payment in lieu of taxes" program. With the health system's capital deployment reallocating to operations rather than hard assets, the developer subsequently leased the land and developed the medical office building per their guidelines.