



2 Jennifer Court



3 Jennifer Court



419 Village Drive



417 Village Drive



OFFERING MEMORANDUM

MEDICAL OFFICE PORTFOLIO | Carlisle, PA



This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which require valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose. A comparative market analysis prepared in accordance with this act shall not be deemed to be an appraisal within the scope of the act of July 10, 1990 (P.L. 404, No. 98), Known as the "Real Estate Appraisers Certification Act."

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INVESTMENT SUMMARY

The **Carlisle Medical Office Portfolio** consists of **four medical and professional office buildings** totaling **±68,706 square feet**. The Portfolio is approximately **98% leased**. Located within Carlisle's established healthcare corridor, the Portfolio benefits from proximity to both UPMC Carlisle Hospital and the newly opened WellSpan Carlisle Hospital.

The tenant roster includes a diverse mix of healthcare and professional users, including UPMC, Penn State Health, US Renal Care, DaVita, Gentiva, Drayer Physical Therapy, Horizon Eye Care, and Morgan Stanley. Lease commitments extend through 2036, providing stable in-place cash flow and long-term occupancy.

Supported by strong regional healthcare demand, limited competing medical office inventory, and continued population growth throughout Cumberland County, the portfolio offers investors a rare opportunity to acquire a well-leased medical office portfolio in one of Central Pennsylvania's leading healthcare corridors.



2 JENNIFER COURT | ±17,439 SF | UPMC



3 JENNIFER COURT | ±20,993 SF | MULTI-TENANT MEDICAL



417 VILLAGE DRIVE | ±9,433 SF | MEDICAL & PROFESSIONAL



419 VILLAGE DRIVE | ±20,841 SF | MEDICAL & PROFESSIONAL



LONG-TERM LEASE PROFILE

Lease commitments extend through 2036, supporting long-term income stability.



HEALTHCARE-FOCUSED

Anchored by UPMC, US Renal Care, DaVita, Penn State Health, and other healthcare providers.



LIMITED NEAR-TERM ROLLOVER RISK

Lease expirations are staggered through 2036, limiting near-term rollover exposure.



STRONG INSTITUTIONAL TENANCY

Anchored by institutional healthcare systems, regional providers, and professional service users.