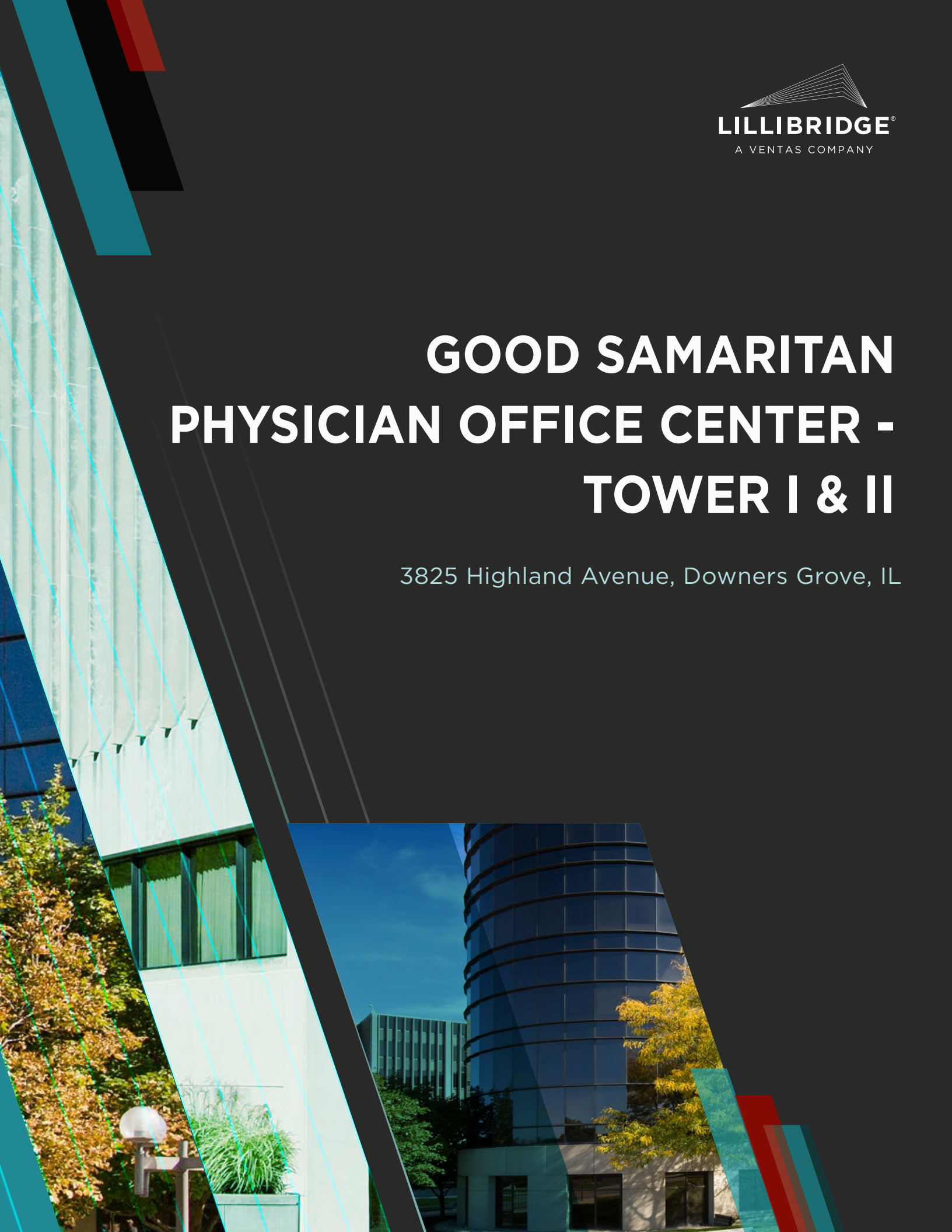


GOOD SAMARITAN PHYSICIAN OFFICE CENTER - TOWER I & II

3825 Highland Avenue, Downers Grove, IL

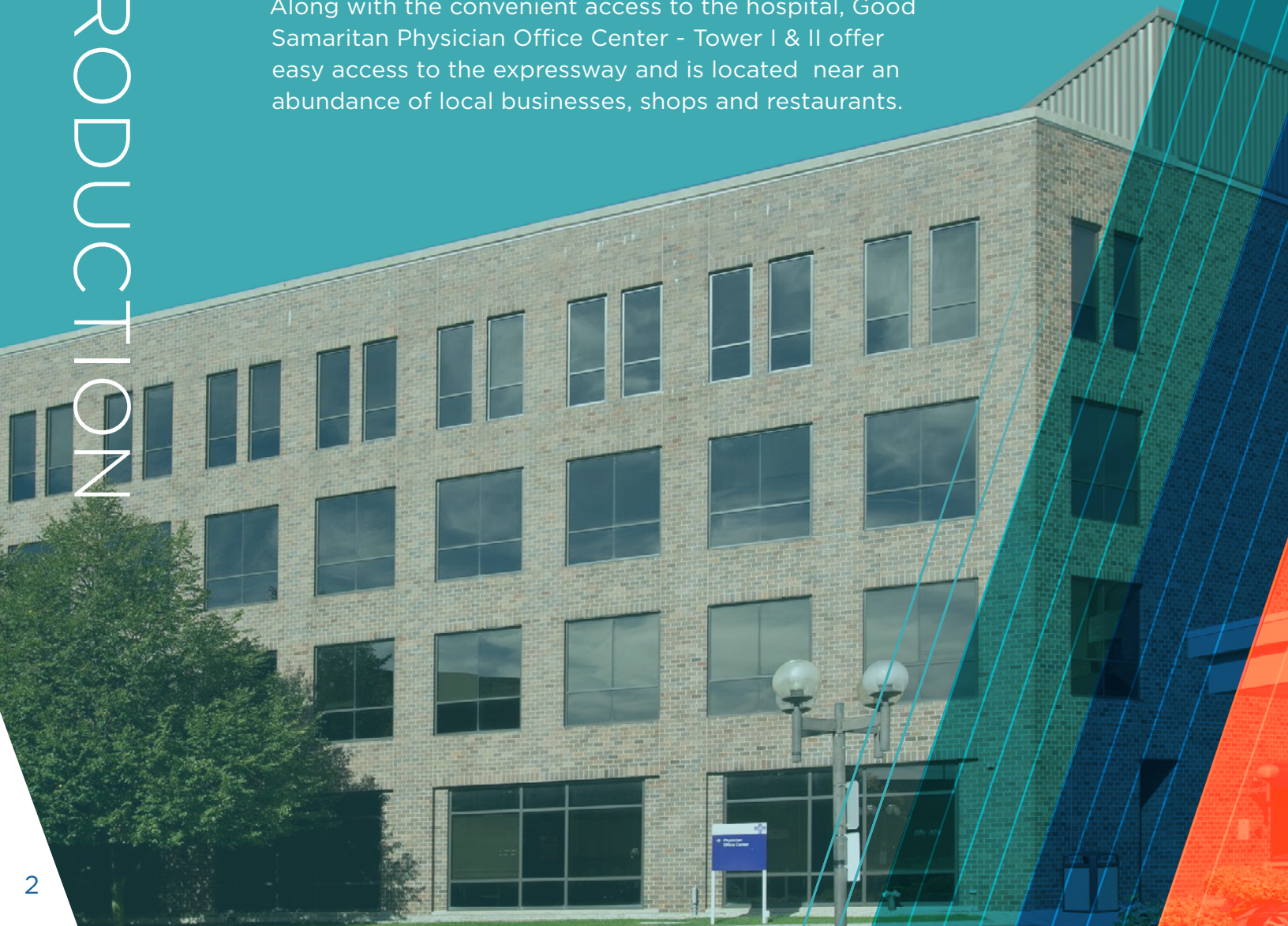


Creating Exceptional

Good Samaritan Physician Office Center (POC) - Tower I & II are located in Downers Grove, IL - one of America's Friendliest Towns according to Forbes.

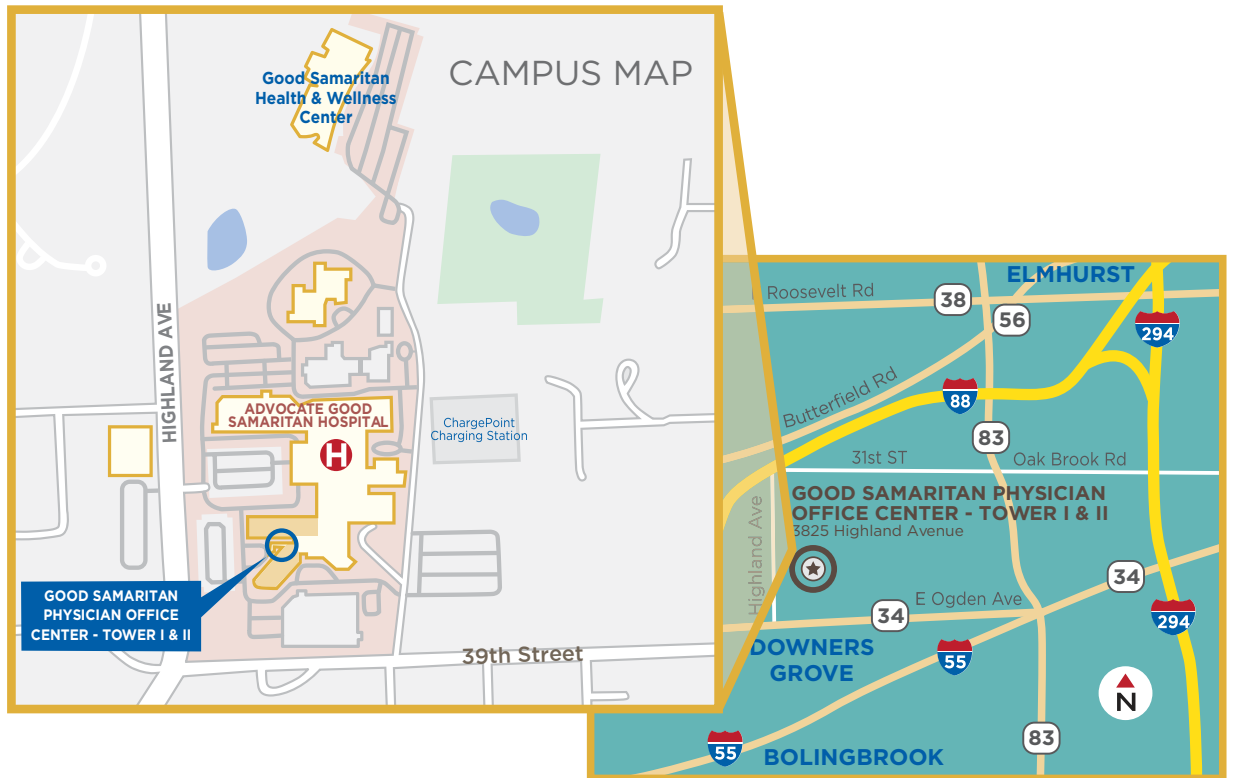
The buildings are directly connected to Advocate Good Samaritan Hospital and offer physicians and patients covered parking access. As a nationally recognized leader in health care, Good Samaritan hospital has earned incredible achievements including ranking among the nation's 100 Top Hospitals list five times and being the only health care organization in the state to earn the Malcolm Baldrige National Quality Award. The hospital also operates the only Level 1 trauma center in the county of DuPage.

Along with the convenient access to the hospital, Good Samaritan Physician Office Center - Tower I & II offer easy access to the expressway and is located near an abundance of local businesses, shops and restaurants.



Good Samaritan Physician Office Center - Tower I & II

Campus Map



Aerial Map



DEMOGRAPHICS



GOOD SAMARITAN PHYSICIAN
OFFICE CENTER - TOWER I & II

POPULATION AND HOUSEHOLDS		
POPULATION	1 Mile	5 Mile
2023 Total Population	8,938	267,262
2028 Total Population	8,939	267,701
Population Growth 2023-2028	0.01%	0.16%
Average Age	43.10	41.30
HOUSEHOLDS	1 Mile	5 Mile
2023 Total Households	3,444	107,066
2028 Total Households	3,439	107,233
Growth 2023-2028	-0.15%	-0.16%
Average Household Size	2.50	2.50
Median Home Value	\$401,753	\$341,314
Median Year Built	1967	1972

AVAILABLE SPACE

TOWER I
80,593 SF BUILDING

- 5 story MOB

TOWER II
76,384 SF BUILDING

- 5 story MOB
- Conveniently connected to Advocate Good Samaritan Hospital
- Attached, covered parking with ample surface parking
- Cafeteria on campus
- Property holds a mix of healthcare specialties
- On site property management and maintenance support
- Competitive lease package
- Conveniently located off Highland Avenue



GOOD SAMARITAN PHYSICIAN OFFICE CENTER - TOWER I



GOOD SAMARITAN PHYSICIAN OFFICE CENTER - TOWER II

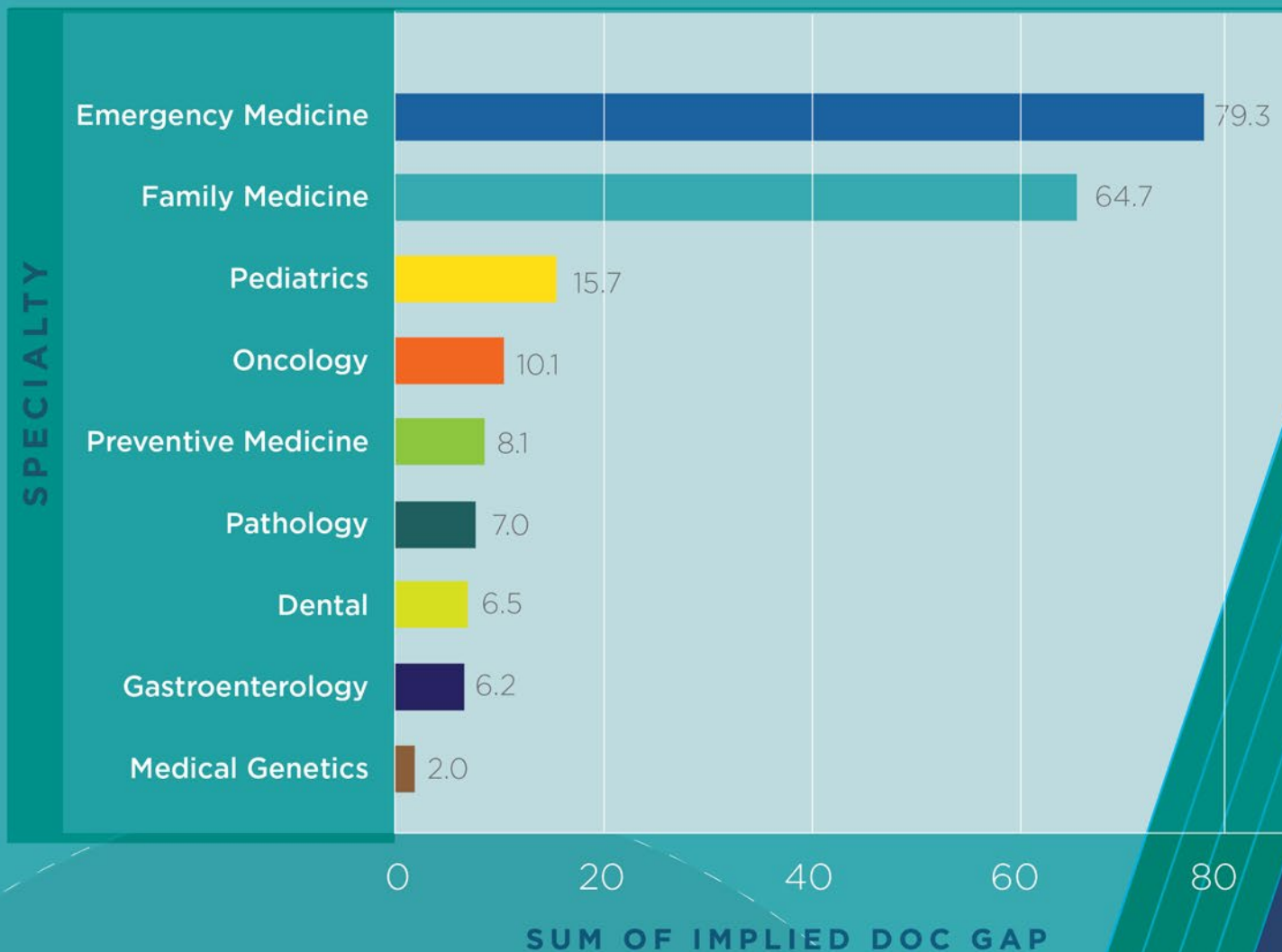
For Leasing Information

Contact Regional Leasing Director
Brian Lauck at (630) 324-6953
Brian.Lauck@LillibrIDGE.com

SPECIALTIES IN DEMAND

Top 9 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 1,013,440



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

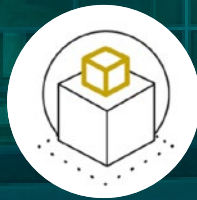
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

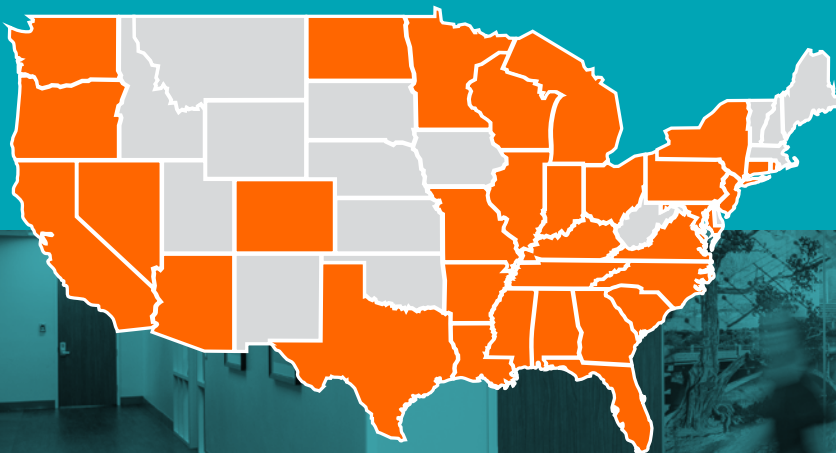
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

	<p>KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION</p>	
		<p>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</p>
<p>ESG ACHIEVEMENTS</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="795 640 966 808">  </div> <div data-bbox="1047 682 1388 777">  </div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"> <div data-bbox="795 829 909 945">  </div> <div data-bbox="925 840 1396 934"> <p>CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR</p> </div> </div>		

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**GOOD SAMARITAN PHYSICIANS
OFFICE CENTER - TOWER I & II**

Regional Leasing Director:

BRIAN LAUCK

Brian.Lauck@Lillibridge.com

(630) 324-6953



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654