

EXCLUSIVELY OFFERED
FOR SALE AT \$3,998,000

STILLWATER PORTFOLIO

NAPERVILLE | IL

MULTI-TENANT OFFICE AND
RETAIL PORTFOLIO

Route 59

87th St.

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CAPITAL COMMERCIAL

REAL ESTATE BROKERAGE

EXCLUSIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

01. EXECUTIVE SUMMARY

02. INVESTMENT HIGHLIGHTS

03. PHOTO OVERVIEW

04. LOCATION OVERVIEW

05. DEMOGRAPHICS

07. OUR TEAM

IMPORTANT DISCLOSURES

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01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Stillwater Portfolio, located at 2948 Artesian Road and 2112 Winding River Drive in Naperville, Illinois, presents an exceptional opportunity to acquire two fully occupied, income-producing commercial properties within one of the Chicago suburbs' most desirable and economically resilient communities. Totalling approximately 17,129 square feet, the portfolio comprises a 9,954-square-foot professional office building at 2948 Artesian Road and a 7,175-square-foot retail building at 2112 Winding River Drive. Each building is also available for acquisition individually, providing flexibility for investors seeking either a portfolio investment or a single-asset opportunity.

The properties are anchored by Behavioral Health Practice Services, LLC, supported by a corporate guaranty from LifeStance Health, Inc., and complemented by a diverse collection of healthcare, wellness, retail, financial, and professional-service tenants. The portfolio is 100% occupied and generates stable in-place income through a combination of net and gross leases. Contractual expense reimbursements from the portfolio's net-leased tenants further support operating performance and help limit ownership exposure to increases in property taxes and operating costs.

This offering combines dependable cash flow, diversified tenancy, and the potential for continued income growth through contractual rent increases, lease renewals, and future market-rate adjustments. Situated within the highly regarded Naperville market, the Stillwater Portfolio offers investors two complementary commercial assets with established occupancy, flexible acquisition options, and a durable foundation for long-term performance.

STILLWATER PORTFOLIO | NAPERVILLE - IL



02

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

STABLE IN-PLACE INCOME

This portfolio offers a diversified tenant base with a strong in-place net income. Stabilized and fully occupied, rental income will benefit from annual increases and renewals moving forward.

With a flexible property management arrangement, a new owner will have total control and freedom to manage expenses and operations.

Benefits from ample parking and the vibrant Naperville Route 59 corridor.



STILLWATER PORTFOLIO | NAPERVILLE - IL



2948 ARTESIAN RD (OFFICE)
2112 WINDING RIVER (RETAIL)



9,954 SQUARE FEET OFFICE



7,175 SQUARE FEET RETAIL



NAPERVILLE ROUTE 59 CORRIDOR



\$313,865 IN-PLACE NOI



7.85% BLENDED CAP RATE

2948 Artesian Road

available individually or as portfolio

SQUARE FEET:	9,954
GROSS INCOME:	\$260,627.91
EXPENSES:	\$65,250.63
NOI:	\$195,377.28

ASKING PRICE:	\$2,649,000
CAP RATE:	7.38%

2112 Winding River

available individually or as portfolio

SQUARE FEET:	7,175
GROSS INCOME:	\$174,685.90
EXPENSES:	\$56,196.90
NOI:	\$118,489.00

ASKING PRICE:	\$1,349,000
CAP RATE:	8.78%



03

PHOTO
OVERVIEW







04

LOCATION OVERVIEW



LOCATION OVERVIEW

NAPERVILLE, ILLINOIS

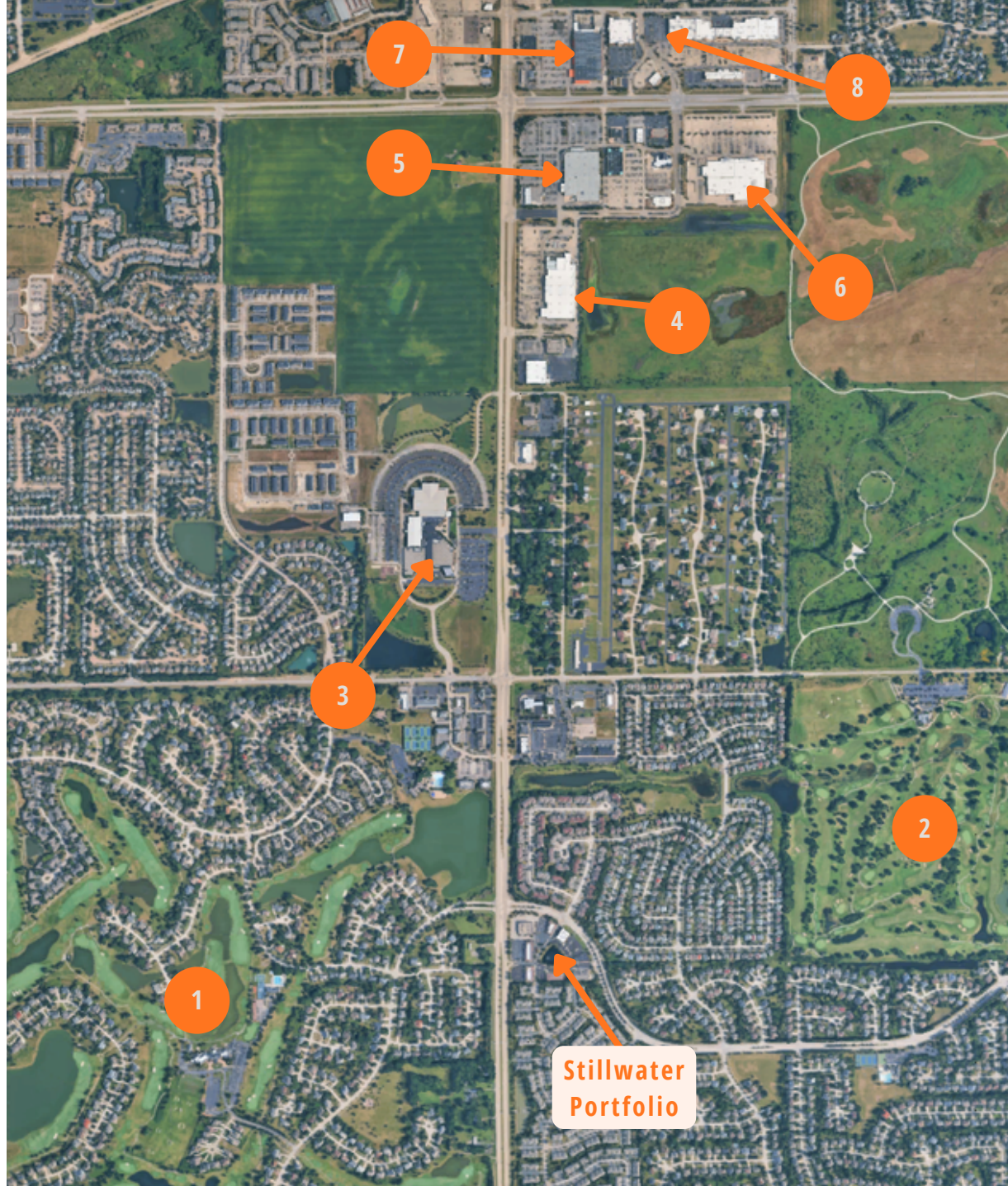
The Stillwater Portfolio, located at 2948 Artesian Road and 2112 Winding River Drive, is ideally situated within the highly desirable south Naperville market, one of Chicago's most established and economically resilient suburban communities. The properties offer excellent accessibility to Illinois Route 59 and the 87th and 95th Street commercial corridors, providing convenient connectivity to surrounding residential neighborhoods, major employment centers, and the broader Chicago metropolitan area. Surrounded by an extensive mix of restaurants, retailers, healthcare providers, professional services, and community amenities, the portfolio benefits from a substantial and affluent population base. Naperville's strong demographics, highly regarded schools, diverse economy, and sustained residential and commercial growth continue to reinforce the area's long-term appeal for tenants, investors, businesses, and residents alike.



LOCATION OVERVIEW

NEARBY AMENITIES

- 1 White Eagle Country Club
- 2 Springbrook Golf Course
- 3 Calvary Church
- 4 Lowes
- 5 Costco
- 6 Walmart
- 7 Home Depot
- 8 Whole Foods



05

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,981	100,075	245,506
MEDIAN HH INCOME	\$131,985	\$139,515	\$130,751
MEDIAN PROPERTY VALUE	\$550,268	\$451,899	\$424,954
DAYTIME EMPLOYMENT	3,244	33,928	94,755



\$139,515
MEDIAN HH
INCOME



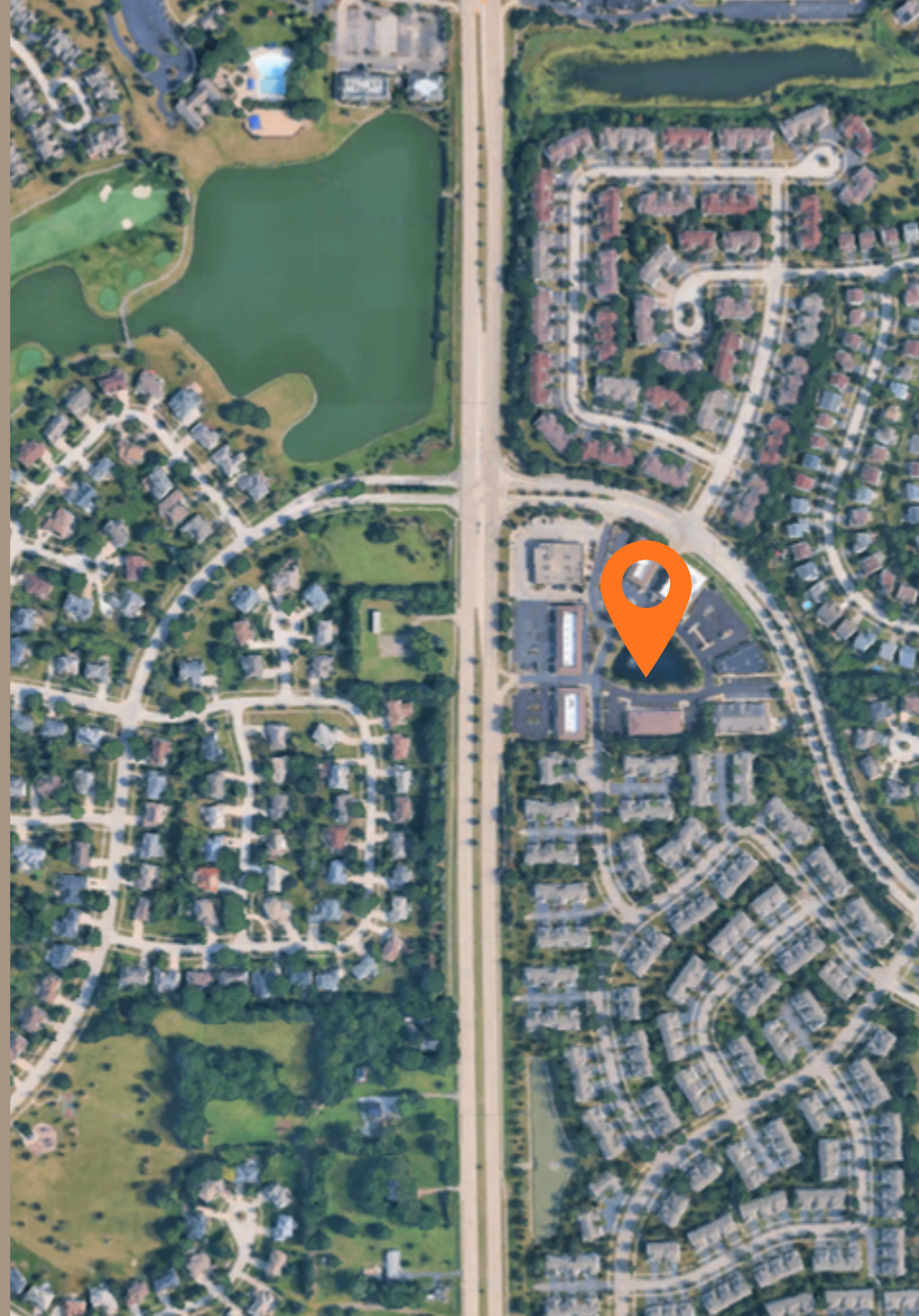
\$550,268
MEDIAN
PROPERTY VALUE



\$14,869
CONSUMER
SPENDING PER
CAPITA



42.6 YEARS
MEDIAN
AGE



06

OUR TEAM



OUR TEAM



DONNA BALLENTINE
PRINCIPAL BROKER

Donna has over 20 years of commercial real estate experience, with the last decade of concentration in tenant and landlord representation. She enjoys cultivating relationships with tenants, owners, buyers and is responsible for leasing, listing and selling commercial assets.



JEFF SHILKAITIS
PRINCIPAL BROKER

Jeff has over thirty years of building, development and commercial real estate experience with a diversified project background from tenant representation to industrial ground up entitlement projects. He represents institutional investors financial institutions on corporate real estate matters.



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