

- + VALUE-ADD OPPORTUNITY
- + MULTI-TENANT MEDICAL OFFICE BUILDING
- + EXISTING MEDICAL TENANCY

# 86,492 SF Medical Office Building For Sale



# Sale Details

<b>ASKING PRICE</b>	Subject to Offer
<b>BUILDING SIZE</b>	86,492 SF
<b>PERCENTAGE LEASED</b>	56%
<b>IN PLACE NOI (1/1/2026)</b>	\$544,077
<b>PROJECTED NOI (85% OCCUPANCY)</b>	\$1,059,033
<b>TAXES ('24 PAYABLE '25)</b>	\$110,119 (\$1.27 PSF)
<b>OPEX (2025 BUDGETED)</b>	\$510,881 (\$5.91 PSF)

Built in 1989, this 86,492 single story medical/office building is located in Vernon Hills, IL, a northwest suburb of Chicago. The project offers an investor the opportunity to complete the conversion of the building to medical to capitalize on the existing medical tenancy currently in the building and the growing demand for medical in the area. Low Lake County taxes gives this property an advantage over northern Cook County to control operating costs and yield higher net rents. An investor has the ability to lease up to stabilization and capture a double digit cap return while taking advantage of a healthy medical investment market.



## Investment Highlights

- Lake County real estate taxes
- 7.85 acre site
- Existing WALT of 4.91 years
- Parking ratio of 4.53/1,000 SF
- Value-add opportunity
- 56% occupancy
- Strong demographics



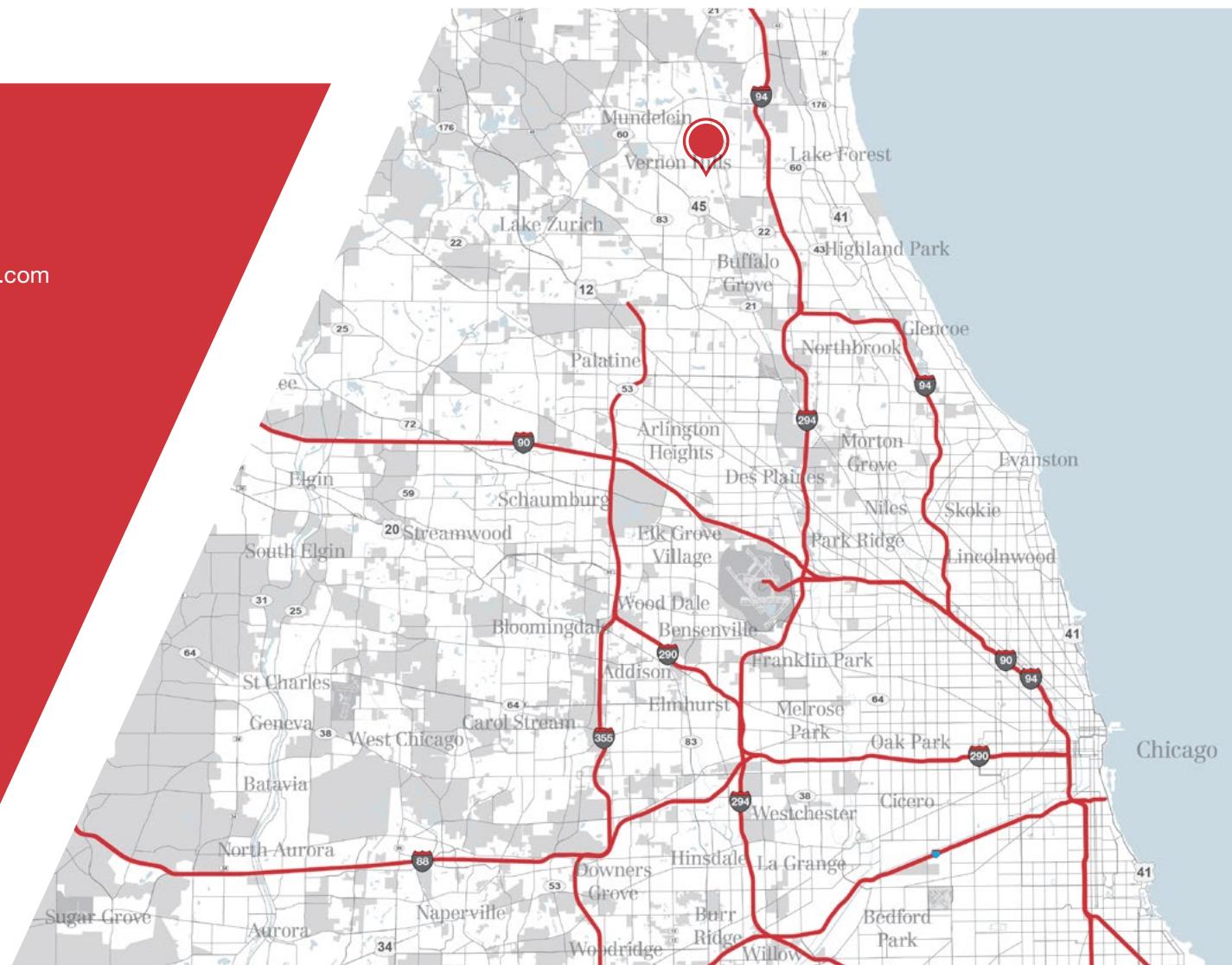
# 86,492 SF Medical Office Building For Sale

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