



CUSHMAN &
WAKEFIELD

2050 CLAIRE COURT

GLENVIEW, IL 60025



OFFERING
MEMORANDUM





LISTING TEAM

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CONTENTS

04 EXECUTIVE SUMMARY

05 PROPERTY DETAILS

08 INVESTMENT HIGHLIGHTS

12 PROPERTY AERIALS

15 FLOOR PLANS

19 SITE PLAN

20 MARKET OVERVIEW

23 ZONING USES

25 OFFERING INSTRUCTIONS



EXECUTIVE SUMMARY

Cushman & Wakefield's US Healthcare Capital Markets Team is pleased to present this unique opportunity to purchase 2050 Claire Court, Glenview, IL 60025 (the "Property"). This former 16-bed hospice hospital and administration building is currently vacant and presents a unique opportunity to reposition the Property for various alternative healthcare uses including:



**INPATIENT
REHAB**



**SURGICAL
HOSPITAL**



**PEDIATRIC
HOSPITAL**



**SKILLED
NURSING**



**HOSPICE/ASSISTED
LIVING AND/OR
MEMORY CARE**



**ACUTE
PSYCHIATRIC
HOSPITAL**



**BEHAVIORAL
HEALTH FACILITY**



**MEDICAL
OFFICE**



PROPERTY DETAILS

PROPERTY DETAILS

Property Address:	2050 Claire Court, Glenview, IL 60025
Parcel:	04-22-406-009-0000
Admin/Office:	47,418 SF
Hospice Hospital:	22,374 SF
Land Size:	4.24 Acres
Occupancy:	0%
Use:	Former Hospice & Administrative Office
Year Built:	2006
Parking:	126 Spaces (ability to add approximately 40-50 more)
Stories:	Three (3)
Foundation:	Poured concrete slab
Structural Frame:	Masonry and Metal
Exterior:	Masonry and Metal Siding
Windows:	Fixed Casement
Roof/Cover:	White EPDM Flat Roof
Rooms / Beds:	16 Beds
Current Zoning:	I-2 Light Industrial

PROPERTY AMENITIES

Glenview CareCenter Building

Built by Valenti Builders in May 2012

- 23,656 square feet, USGBC LEED Certified Gold for New Construction
 - » 16 private patient rooms with stunning views over the N. Branch of Chicago River Nature Area
 - » Family lounge w/ fireplace, dining room, chapel, and commercial kitchen
 - » Conference Rooms: 2 medium, 1 small
 - » 2nd floor staff/family lounge
 - » Healing Garden with water feature

Medical Gas System

- Medical Vacuum System, Beacon Medes dual vacuum pumps
- Medical O2 Bulk System with high pressure H2 back-up (removed by vendor May 2022)
- Medical Gas System Alarm Panel, Beacon Medes Total Alert2

Mechanical Systems

- Energy efficient geothermal well system supplying heat pumps
- Radiant floor heating under 14 patient rooms

HVAC

- Package AnnexAir roof top air handler with heat recovery and geothermal heat/cooling
- Geothermal Heat Pumps for each individual patient room
- Two negative pressure airborne infection isolation room (Room 9 & 11)
- Trane Tracer SC Building Automation System (shared with Admin Bldg.)

Electrical Systems

- 1200 Amp Service 120/208 3-Phase
- Generac 625KVA Diesel Standby Generator backs up entire building
 - » 200Amp Generac ATS serving Essential Loads (Red outlets, med gas, nurse call, fire alarm, exit signs/lights)
 - » 1200AMP Generac ATS serving Normal Loads

Plumbing

- Domestic Water main feed from Admin Building
- Two (2) redundant Gas-fired 130 gal hot water heaters

Fire Systems

- Fully Sprinklered
- Notifier Fire Alarm System (tied back to Admin Building)
- 2-hour fire separation between Admin Building

Security

- S2 NetBox card access system (shared with Admin Bldg.)
- CCTV cameras a 3x Logic video recorder

Elevator

- Two (2) Schindler single jack hydraulic patient elevator w/ 5,000 lbs. capacity

Ambulance Garage

- Drive-in with 10' overhead door

Washrooms

- Private restroom on 1st floor, 2nd floor, 2 on 3rd floor w/ shower

Kitchen

- Commercial cooktop & oven, refrigerators, freezer, and 3-compartment sink available with sale.

PROPERTY AMENITIES

Glenview Administration Building

Built by Valenti Builders in August 2005

- 55,950 Square Feet
 - » 21 Private Offices
 - » Conference Rooms: 5 large, 6 medium, 8 small

Mechanical Systems

- Heating hot water provided by redundant gas-fired boilers with lead/lag centrifugal supply pumps controlled by VFD Drives

HVAC

- Two package Trane roof top air handlers with 66-Ton DX cooling and natural gas heating
- Temperature zonal control provided by 90+ VAV boxes with hot water reheat coils
- Liebert 10-ton DX server room cooling unit
- Trane Tracer SC Building Automation System (shared with CareCenter Bldg.)

Electrical Systems

- 1200 Amp Service 120/208 3-Phase
- Kohler 125KVA Natural Gas Standby Generator
 - » Serves 2nd Floor Server Room, site lighting, domestic water pumps, sump pumps, server room cooling unit
- Liebert 20kVa UPS serving 2nd Floor Server Room

Plumbing

- 4-inch Domestic Water main
- Redundant Domestic Water booster pumps
- Electric hot water heaters (120 gal & 85 gal)
- Landscaping Irrigation system

Fire Systems

- Fully Sprinklered with 500 GPM Fire Pump (separately metered)
- Pre-Action Fire System for server room
- FM200 Clean Agent Fire System for server room
- Notifier Fire Alarm System
- Area of Rescue Assistance System
- 2-hour fire separation between Inpatient CareCenter Building

Security

- S2 NetBox card access system
- Sonitrol burglar alarm system

Elevator

- Schindler single jack hydraulic passenger elevator w/ 3500 lbs. capacity

Loading dock details

- Separated receiving entrance with doubled doors at grade, no dock leveler

Washrooms

- 2 Men's & 2 Women's restrooms per floor
- Private restroom in basement w/ Shower
- Private restroom in 2nd floor medical clinic area

Kitchen

- 1st floor kitchenette, 2 commercial refrigerators available with sale
- 2nd floor kitchenette

INVESTMENT HIGHLIGHTS

- Class A Hospital & Office
- High-End Hospital Finishes in Hospice Space
- 16 Beds
- Open Floor Plan in Office Space
- Very Appealing Architectural Design
- Beautiful Views of Protected Nature Preserve









PROPERTY AERIAL

RIDGE DR

RAVINE WAY

2050
CLAIRE COURT

CLAIRE CT

GLENVIEW AERIAL



WILLOW RD

Kent Fuller Air Station
Prairie Preserve

WILLOW FESTIVAL



KOHL'S

43

DREAMWORKS
Graphic Communications

**2050
CLAIRE COURT**



Chicago Wolves



NA
NORTH AMERICAN

**KOHL CHILDREN'S
MUSEUM**

Munz Athletic Park

LEHIGH AVE

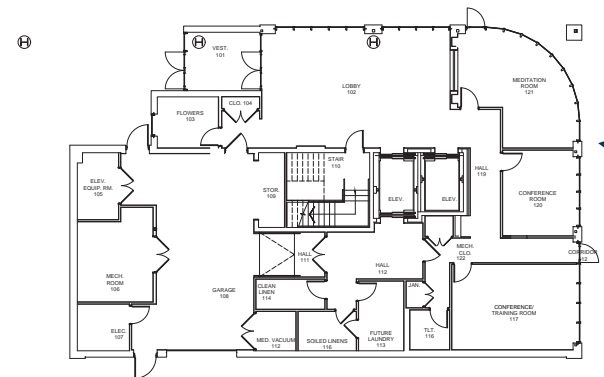
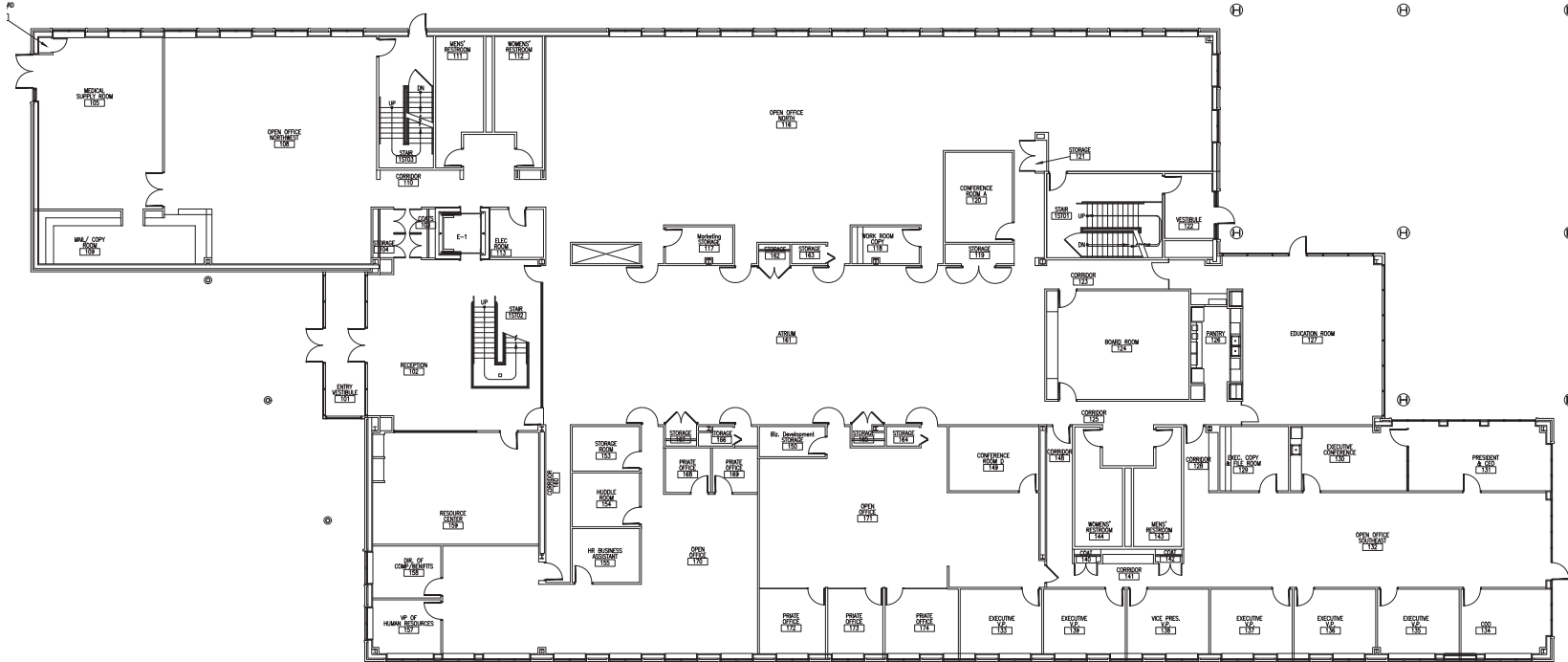
CHICAGOLAND AERIAL

**2050
CLAIRE COURT**



FLOOR PLANS

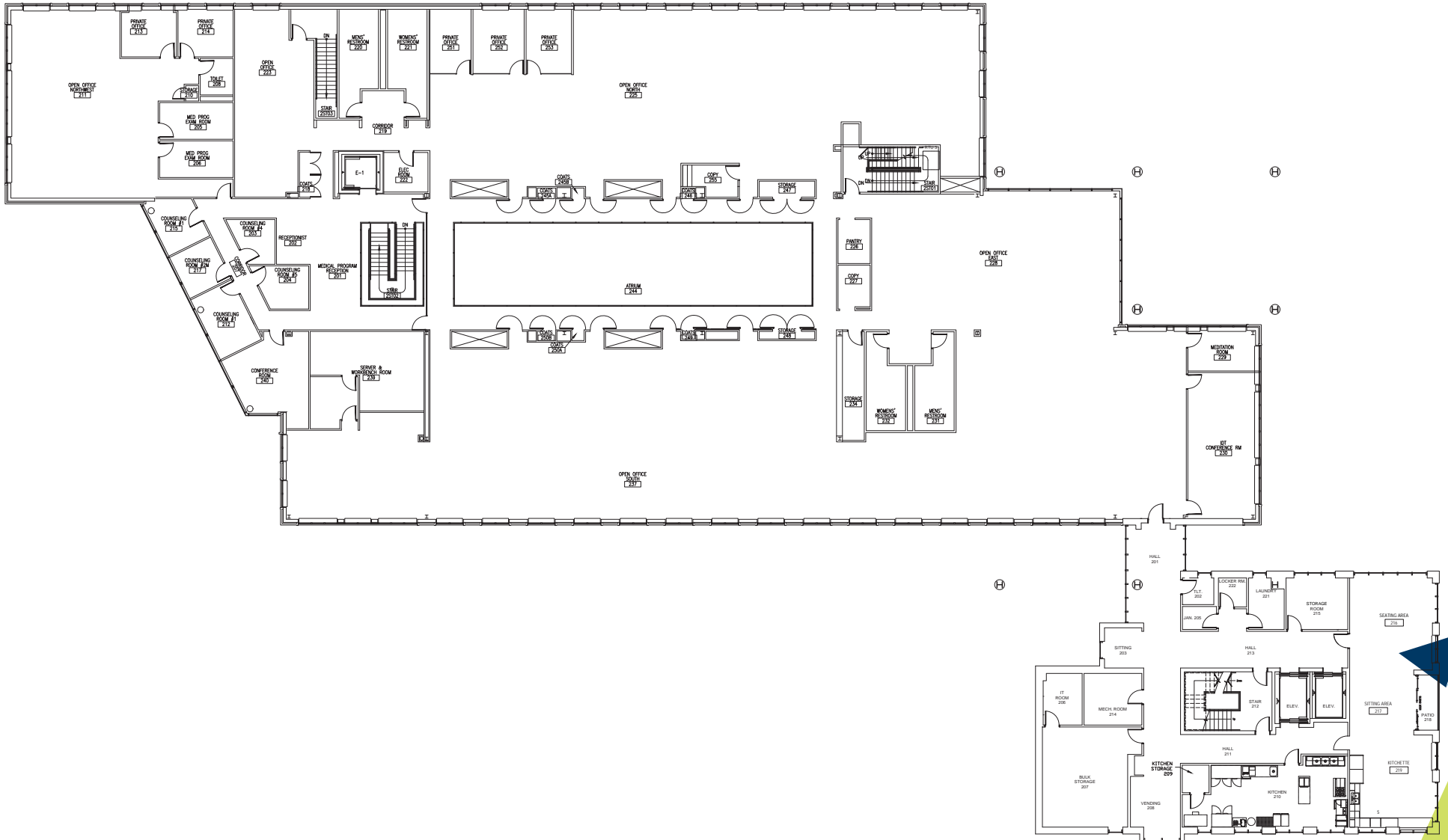
1ST FLOOR



Virtual Tour

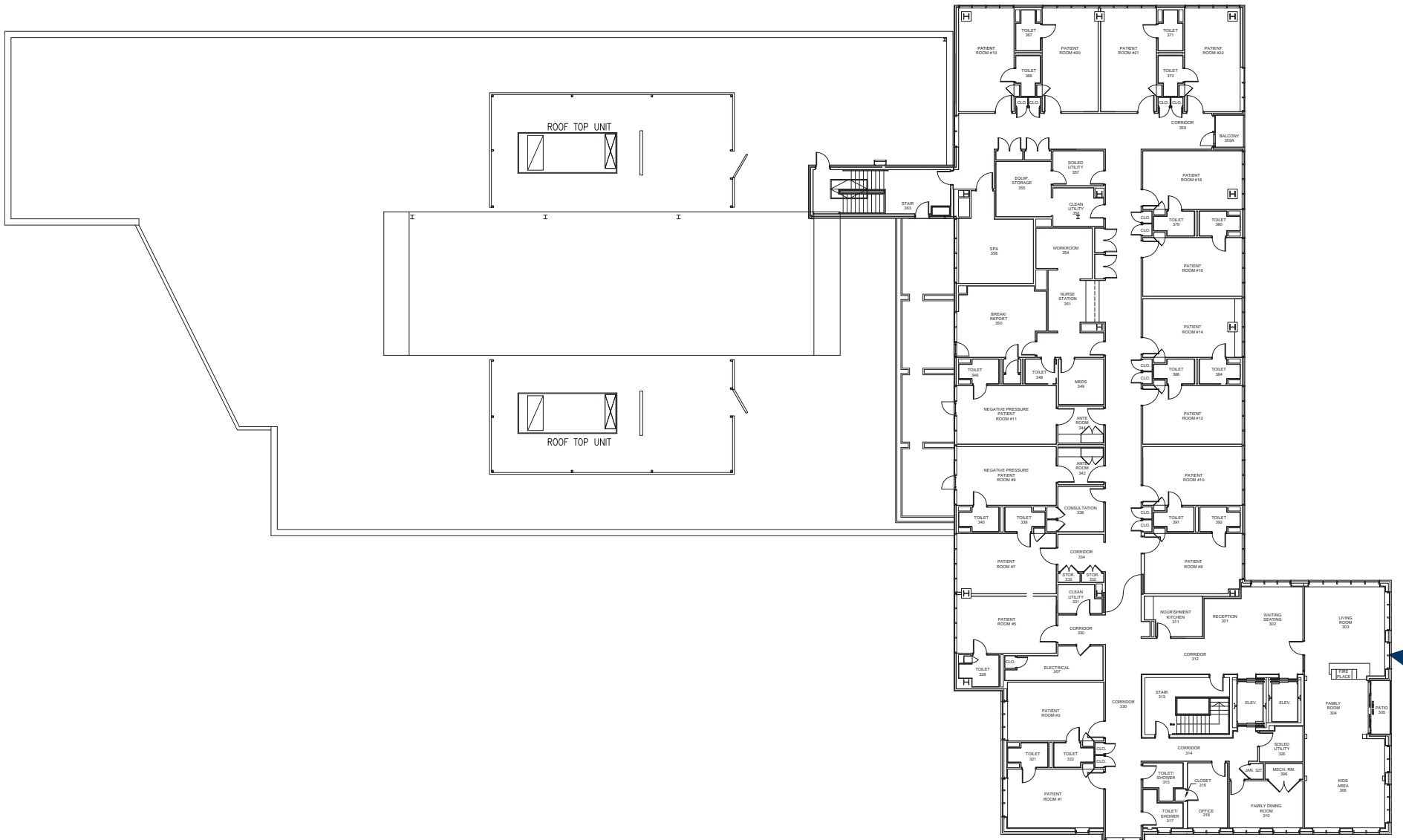
FLOOR PLANS

2ND FLOOR



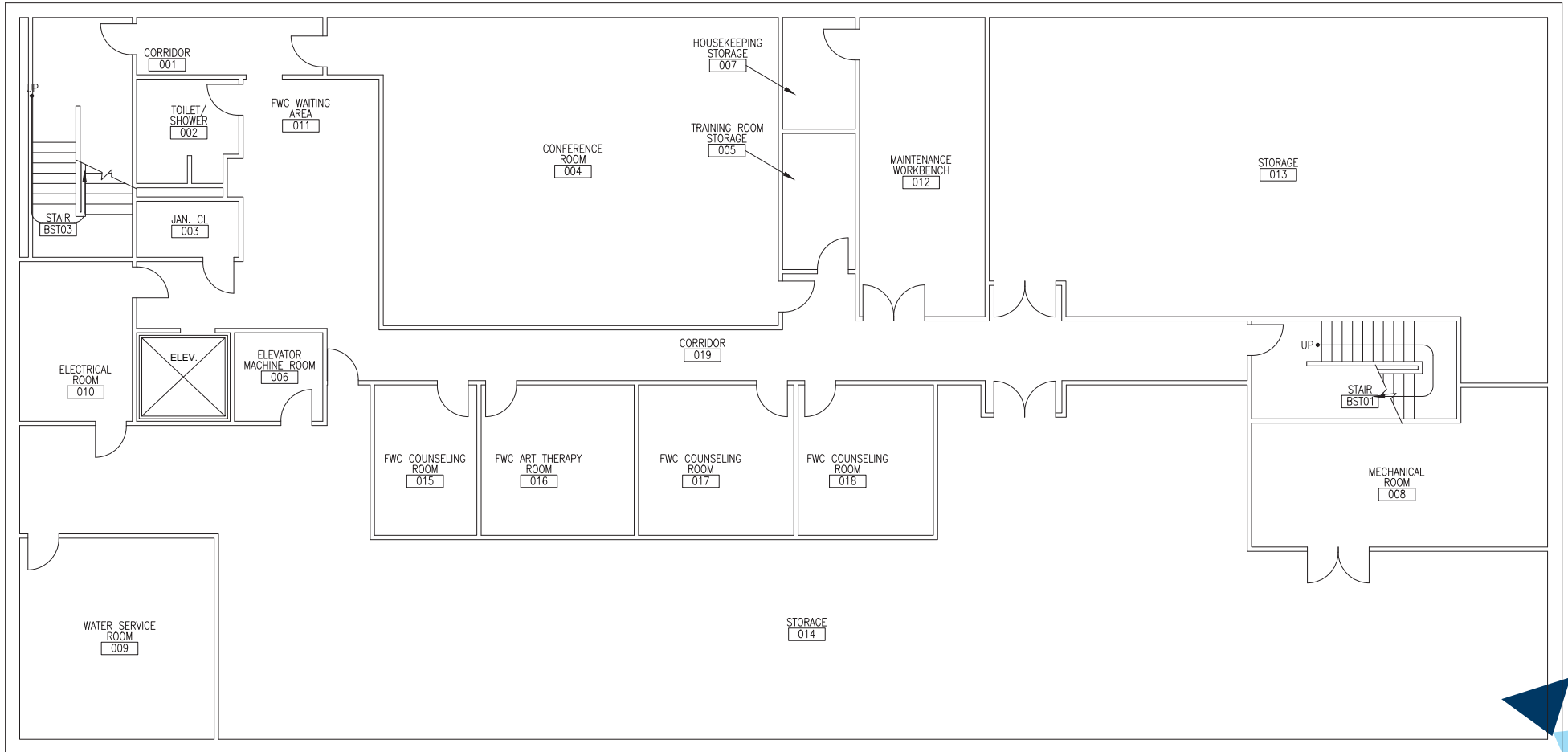
FLOOR PLANS

3RD FLOOR

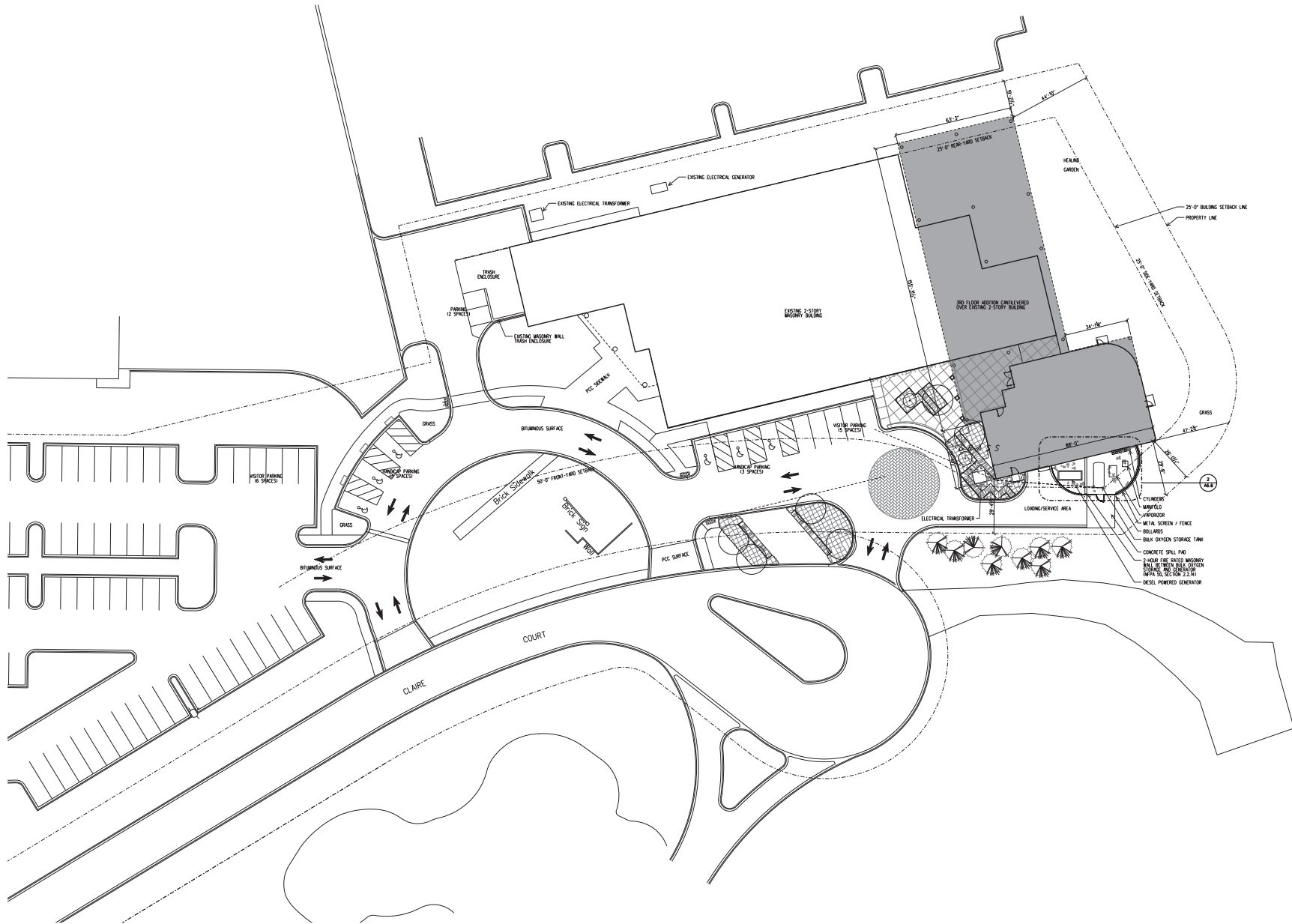


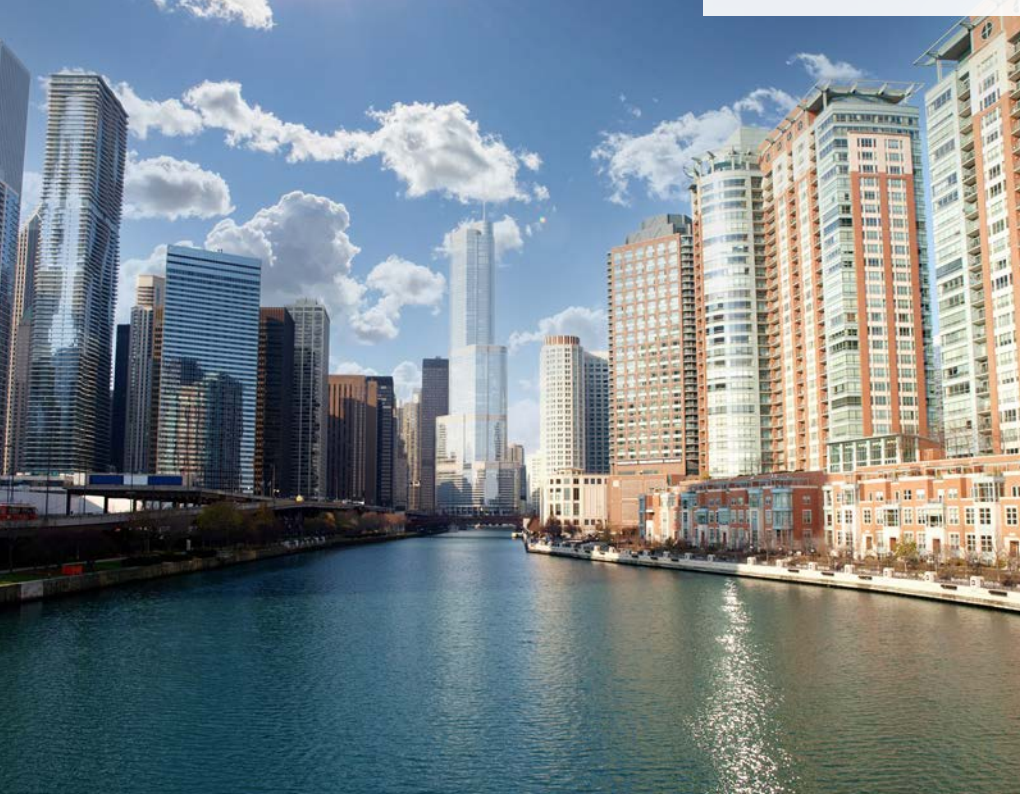
FLOOR PLANS

BASEMENT



SITE PLAN





MARKET OVERVIEW

The Village of Glenview had 350 residents when it was incorporated in 1899. Today, the population is almost 47,000. Located in Cook County, the Village's fine amenities and services, excellent schools, 34 parks and playgrounds covering more than 290 acres, numerous options for shopping and dining and proximity to local expressways and commuter trains have made it one of Chicago's premier suburbs -- a vibrant, thriving community that manages growth with success and style.

Glenview is bounded on each side by the Forest Preserves of Cook County. On the west are roughly 28-miles of the unpaved Des Plaines Trail System through Camp Pine, Lake Avenue-East and Allison Woods. On the east are the Blue Star Memorial and Watersmeet Woods and the approximately 20-mile paved and unpaved North Branch Trail System along the North Branch of the Chicago River.

Glenview is located between the Edens Expressway (I-94) to the east and the Tri-State Tollway (I-294) to the west, just 20 miles north of downtown Chicago. The Village is served by two train lines: Metra's Milwaukee North line, which runs between Chicago's Union Station and Fox Lake, serves Glenview at two stations -- downtown Glenview (1116 Depot Street) and the Glen of North Glenview (3000 Old Willow Road), with the average commute at 30-35 minutes.



DEMOGRAPHICS

GLENVIEW, IL



SUMMARY	CENSUS 2010	2021	2026
Population	44,704	46,209	45,884
Households	16,787	17,488	17,391
Families	12,313	12,708	12,620
Average Household Size	2.62	2.61	2.60
Owner Occupied Housing Units	14,153	14,173	14,273
Renter Occupied Housing Units	2,634	3,314	3,118
Median Age	45.4	47.1	47.4

HOUSEHOLDS BY INCOME	2021	2026
<\$15,000	874	742
\$15,000 - \$24,999	789	633
\$25,000 - \$34,999	719	600
\$35,000 - \$49,999	977	834
\$50,000 - \$74,999	1,815	1,664
\$75,000 - \$99,999	1,845	1,786
\$100,000 - \$149,999	2,872	2,815
\$150,000 - \$199,999	2,233	2,455
\$200,000+	5,364	5,861
Median Household Income	\$125,566	\$140,985
Average Household Income	\$180,810	\$200,162
Per Capita Income	\$68,334	\$75,756



46,209
2021 POPULATION



47.01
MEDIAN AGE



\$200,162
AVERAGE
HOUSEHOLD
INCOME



17,488
HOUSEHOLDS

GLENVIEW I-2

ZONING USES

ZONING DISTRICT (P = Permitted Use, C = Conditional Use, Blank = Not Permitted)	2021
Principal Use	I-2
Adult-Use Cannabis Business Establishments	
Air conditioning and heating, sales and service establishments	C
Amusement and family entertainment establishments, indoor	C
Amusement and family entertainment establishments, outdoor	C
Animal hospitals (all activities indoors)	C
Animal Hospitals (some activities outdoors)	C
Animal kennels, indoor and outdoors	C
Animal day care and training establishments	C
Animal (pet) stores, including pet grooming	C
Apparel and accessory stores, retail	C
Aquatic parks	C
Arboretums and botanical gardens	
Archery ranges — Indoor	C
Archery ranges — Outdoor	
Art galleries or studios	C
Art, dance, music or other fine arts schools	C
Arts and crafts or hobby stores	C
Athletic training facilities, martial arts instruction, fitness centers, or gymnasiums	P
Auction rooms	C
Auditoriums or theaters for the performing arts	C
Automotive fuel stations	C
Automotive repairs	P
Automotive sales and/or rentals	C
Automotive washing or detailing	P
Bakeries or other food processor, commercial	P
Bakeries, retail	C
Banks, credit unions and financial institutions	C
Banquet facilities	C
Batting cages	C
Beverage distributors, commercial	P
Bicycle sale, rental or repair	C
Billiard parlors	C
Bowling alleys	C
Building and construction material, sales	P
Call Centers	C
Catering establishments	C
Chiropractic offices	C

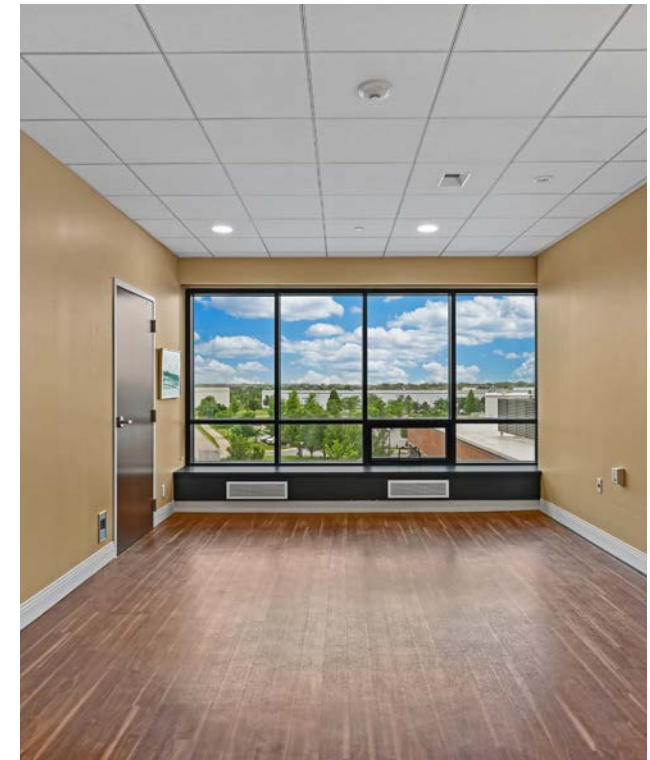
Cinemas/indoor movie theaters	C
Cinemas/outdoor movie theaters	
Clothing or costume rental shops	C
Commercial offices	P
Commercial radio and television transmitting towers	P
Compounding, processing and blending chemical products	P
Community residences, family	
Community residences, group	
Continuing care retirement communities	
Conference centers and exhibition halls	C
Copy shops, retail	C
Courier and delivery services, retail	
Courier and delivery services, warehouse and distribution	P
Craft brewery	P
Day care centers and pre-schools	C
Day care homes	
Department stores	C
Drive-through uses, other	C
Drugstores and pharmacies	C
Drugstores and pharmacies, with drive-through	C
Dry cleaning and laundries, retail	C
Dry cleaning and laundries, plants	P
Dwelling units, multi family	
Dwelling units, multi family — management offices and/or superintendent's quarters	P
Dwelling units, single family	
Education specialty schools/tutoring	C
Elementary or secondary schools, private or public	
Equestrian centers/polo fields	
Equipment rental establishments	C
Exterminating services	C
Flea markets	C
Florists	C
Foodstores	C
Fortunetellers	C
Funeral services, cemetery	C
Funeral services, funeral home or mortuary	C
Funeral services, monument sales	C
Gifts, stationery, cards, books and specialty retail stores	C
Golf courses, academies	C
Golf driving ranges, indoor, swing nets	C
Golf driving ranges, outdoor	C
Health and beauty personal services	C

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Health and beauty personal services	C

GLENVIEW I-2

ZONING USES CONTINUED

Health clubs and fitness centers	C	Pawnbrokers	C	Swimming and diving facilities, outdoor	C
Heliports		Permanent cosmetics, microblading, and micropigmentation	C	Tailors and dressmakers businesses	C
Home furnishing, appliance and decorating stores	C	Pet supply stores	C	Taxidermists	C
Home improvement stores	C	Photographic studios, commercial	P	Telecommunications service facilities	C
Hospices	C	Photographic studios, retail	C	Tennis, racquetball and handball centers, outdoor	C
Hospitals and trauma centers		Physical therapy establishments	C	Tennis, racquetball and handball centers, indoor	C
Hotels		Picture framing stores or services	C	Theatrical equipment rentals	C
Hotels, extended stay		Printing and publishing businesses, retail	C	Ticket offices	C
Household appliance repair businesses	C	Printing and publishing businesses, commercial	P	Training centers	
Ice centers, roller rinks, indoor	C	Private clubs	C	Transportation stations	C
Ice centers, roller rinks, outdoor	C	Private country clubs, including 18-hole golf course on premises		Upholstering, weaving and mending establishments	C
Ice cream, yogurt and confections	C	Public, government buildings	C	Use of Tobacco, Electronic Cigarettes, and/or Alternative Nicotine Products	
Libraries	C	Public parks, playgrounds, forest preserves		Warehouse and storage facilities	P
Liquor stores	C	Public utility facilities	P	Wholesale establishments	P
Loan offices, currency exchanges and finance companies	C	Racetracks/drag strips			
Locksmith shops	C	Recreational vehicles, boats, ATVs, cargo or other similar, sales or rental	C		
Lodging houses and bed and breakfast establishments		Recreational vehicles, private ownership or storage			
Machine shops and metal products manufacturing establishments	P	Religious worship, buildings primarily devoted to religious worship			
Manufactured or mobile home communities		Research laboratories	P		
Manufacturing, packaging, fulfillment, processing facilities	P	Restaurants, full service; brewpubs	C		
Massage therapy establishments	C	Restaurant, carry-out food service	C		
Media production centers/studios	P	Restaurant, delivery, food service	C		
Media sales and rental, video stores	C	Restaurant, limited service	C		
Medical and dental offices	P	Restaurant, drive-in food and beverage service	C		
Medical cannabis cultivation centers and medical cannabis dispensing organizations	C	Retail stores, other	C		
Medical clinics, urgent or immediate care	P	Sale of Tobacco, Electronic Cigarettes, and/or Alternative Nicotine Products	C		
Medical service and research centers, laboratories	P	Scoreboards for sport fields accessory to elementary or secondary schools, public or private or governmental agencies			
Miniature golf establishments, indoor	C	Self-storage miniwarehouse facilities	P		
Miniature golf establishments, outdoor		Senior citizen housing facilities			
Monasteries, convents or retreat houses		Sexually oriented businesses	P		
Museum/science or discovery centers		Shooting ranges/galleries-indoor	C		
Musical instrument stores and instruction	C	Sign painting or fabricating	C		
Nurseries	C	Sledding hills			
Nursing homes or assisted living facilities		Spas and wellness centers	C		
Office supply stores	C	Sports complexes, recreational centers and arenas indoor/outdoor			
Optical goods sales	C	Sports equipment sales	C		
Outdoor athletic fields (baseball, softball, soccer, etc.)		Swimming and diving facilities, indoor	C		
Paintball establishments, indoor					
Paintball establishments, outdoor					
Parking lots or structures, principal use	C				



OFFERING INSTRUCTIONS

Evaluation Considerations

- ◆ Offering Price
- ◆ Financial Capacity
- ◆ Timing of close
- ◆ Contingencies
- ◆ Proposed capitalization structure
- ◆ Experience in similar transactions

Offering Instructions



Property Tours:
By appointment only



Process:
Seller will respond to offer as received



Purchase Price:
Negotiable



Offers should be submitted via email to jonathan.metzl@cushwake.com and include the following -

- 1** PURCHASE PRICE
- 2** SOURCE OF DEBT AND EQUITY
- 3** EARNEST MONEY DEPOSIT
- 4** DUE DILIGENCE AND CLOSING TIME FRAMES
- 5** DETAILED LIST OF CONTINGENCIES INCLUDING INVESTMENT COMMITTEE, APPRAISAL AND/OR LENDER APPROVALS THAT MAY BE REQUIRED



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2050
**CLAIRE
COURT**

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