

Elk Grove Village

MEDICAL CAMPUS
Elk Grove Village, IL

Generational Medical Campus Anchored by



**FRESENIUS
MEDICAL CARE**

Adjacent to



**Ascension
Alexian Brothers**



CBRE

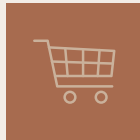
Investment Highlights



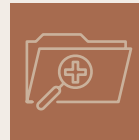
Adjacent to Market-Leading
Ascension Hospital



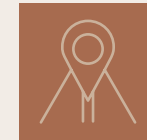
Anchored by World's
Leading Dialysis Provider with CON



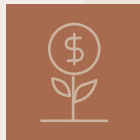
Premium Local
Amenities with
Development Opportunity



Diversified
Tenant Specialties



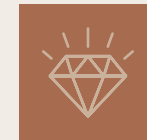
Strategic Location with
Exceptional Visibility
and Access



Excellent
Investment Basis



Aging Population &
Favorable Payor Mix



Meticulously Maintained
By Current Ownership



Site Plan

ADDRESS:
901 Biesterfield Road
Grove Village, IL 60007

LAND AREA: ±8.61 ACRES

PARKING:
±421 spaces
(8.08 spaces per 1,000 SF)

PARCELS: 08-31-202-014; -015



BEISNER RD

BIESTERFIELD RD



RENTABLE AREA:
52,126 SF

YEAR BUILT:
1988-1998

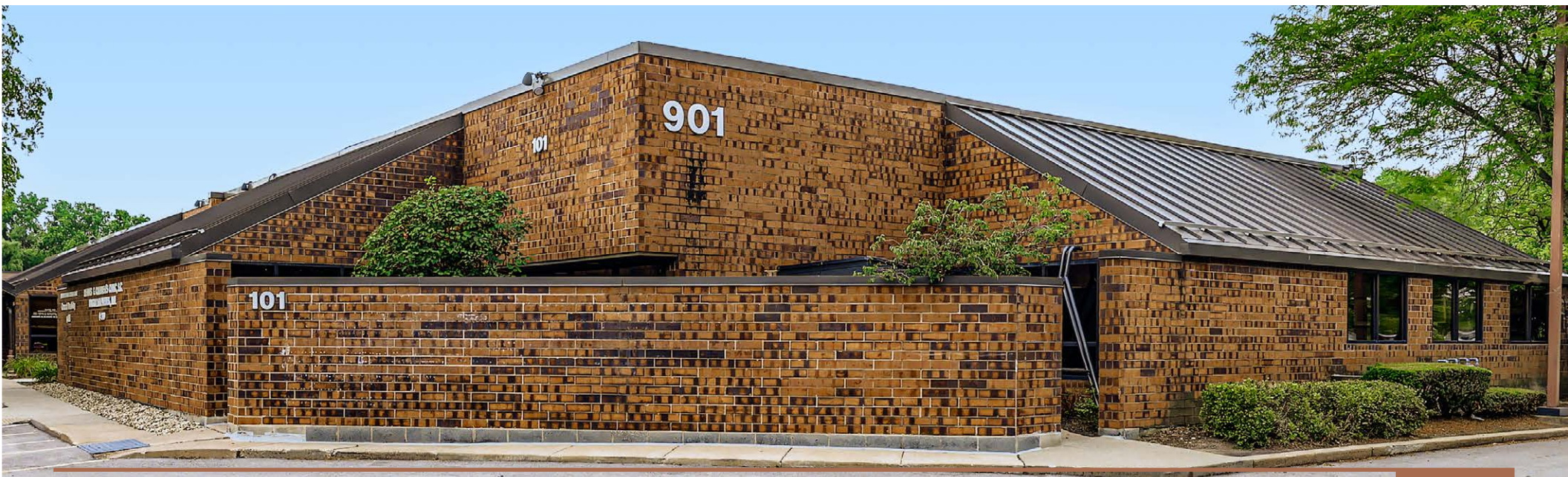
STORIES:
One (1)

COUNTY:
Cook

ZONING:
O-T

OWNERSHIP:
Fee Simple





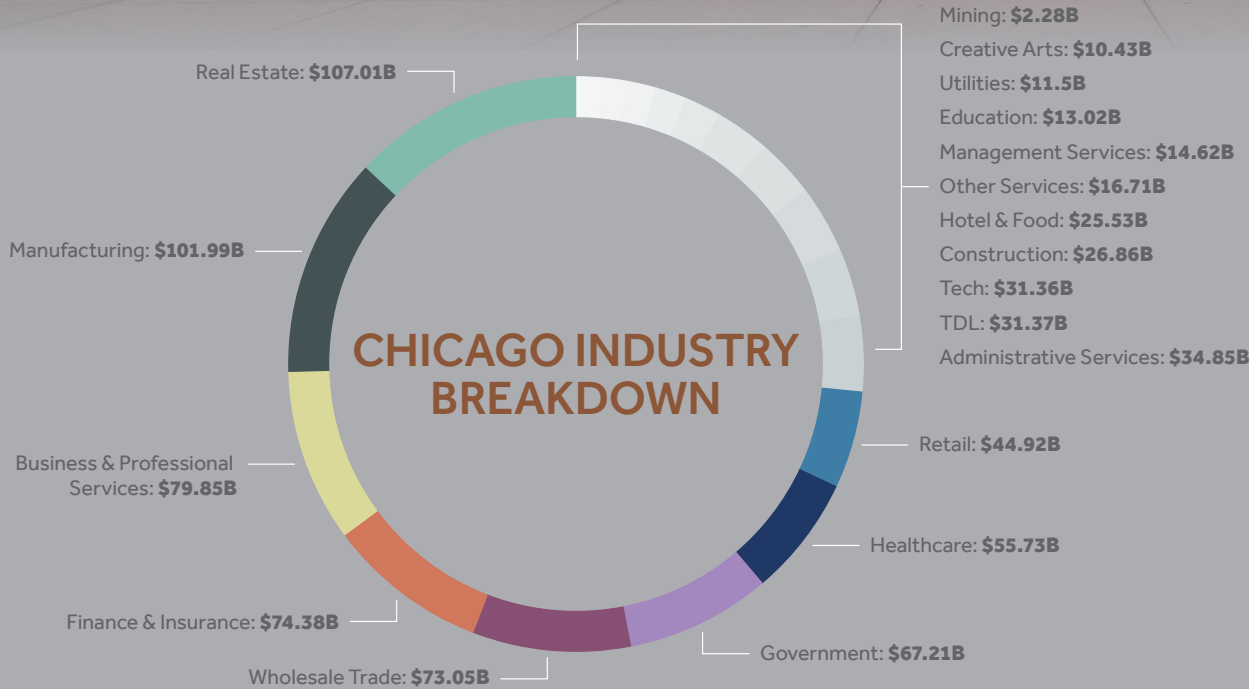


Chicago

An industry epicenter. An infrastructure powerhouse. An interconnected spirit. A livable metropolis. From economic diversity to logistical resilience, Chicago earns its global reputation as a home for business, investment and talent.

**Epicenter
Not of one industry.
All of them.**

**No one sector represents more
than 14% within the
Chicago economy.**



#1

**LARGEST METRO FOR
ECONOMIC DIVERSITY**

Source: Moody's Investor Services

Traditional industry titans—to innovative industries of tomorrow



Over 6,000 tech companies, including 19 unicorns (startups valued at over \$1B)

Source: TechChicago and Pitchbook



#1 growth market in the country for logistics tech startups

Source: World Business Chicago



Over 74 incubators and accelerators, including 1871 (a co-working facility housing 250 startups)

Source: World Business Chicago



Home to the **largest options exchange by volume**

Source: World Business Chicago

CHICAGO IS RANKED 6TH OVERALL ON THE 2024 GLOBAL FINANCIAL CENTRE INDEX

	RANK	RATING	CHANGE IN RATING
NEW YORK	1	769	6
LONDON	2	762	12
HONG KONG	3	760	11
SINGAPORE	4	750	3
SAN FRANCISCO	5	749	7
CHICAGO	6	746	6
LOS ANGELES	7	745	6
SHANGHAI	8	744	6
SHENZHEN	9	743	11
SEOUL	10	742	13

	RANK	RATING	CHANGE IN RATING
FRANKFURT	11	741	11
DUBAI	12	740	17
WASHINGTON DC	13	739	11
DUBLIN	14	738	13
GENEVA	15	737	11
LUXEMBOURG	16	736	16
PARIS	17	735	11
AMSTERDAM	18	734	22
BOSTON	19	733	16
TOKYO	20	720	+17

Source: Global Financial Centre Index, 2024



Chicago Medical Outpatient Overview

The Chicago-Naperville-Elgin medical market is supported by a population of 9,196,378 residents across the MSA consisting of 1,191 buildings totaling approximately 46.9 million square feet. Among the top 125 healthcare metros in the country, the Chicago-Naperville-Elgin MSA is the third largest in the country and has a current occupancy rate of 93.0% as of the second quarter of 2025. The average rental rate of \$24.02/sf/yr NNN represents a 4.3% increase year-over-year. The Chicago metropolitan area boasts a dynamic and highly competitive healthcare market, characterized by significant capital and clinical commitments from major health systems. Leading the charge in the Chicago healthcare landscape are prominent systems such as Ascension Illinois, Advocate Health Care (formerly Advocate Aurora Health in Illinois), Northwestern Medicine, Rush University Medical Center, and University of Chicago Medicine.

OCCUPANCY

The Chicago-Naperville-Elgin medical outpatient occupancy rate has consistently ranged between 91.4% to 92.9% over the past eight years, reaching 93.0% in the second quarter of 2025. The Chicago area offers prospective tenants quality medical space, a growing number of the nation’s top health systems, and an ideal payor mix amongst the dense local population. With the availability of quality medical space declining, coupled with limited new supply, vacancy rates are forecasted to remain stabilized as rates continue toward new highs.

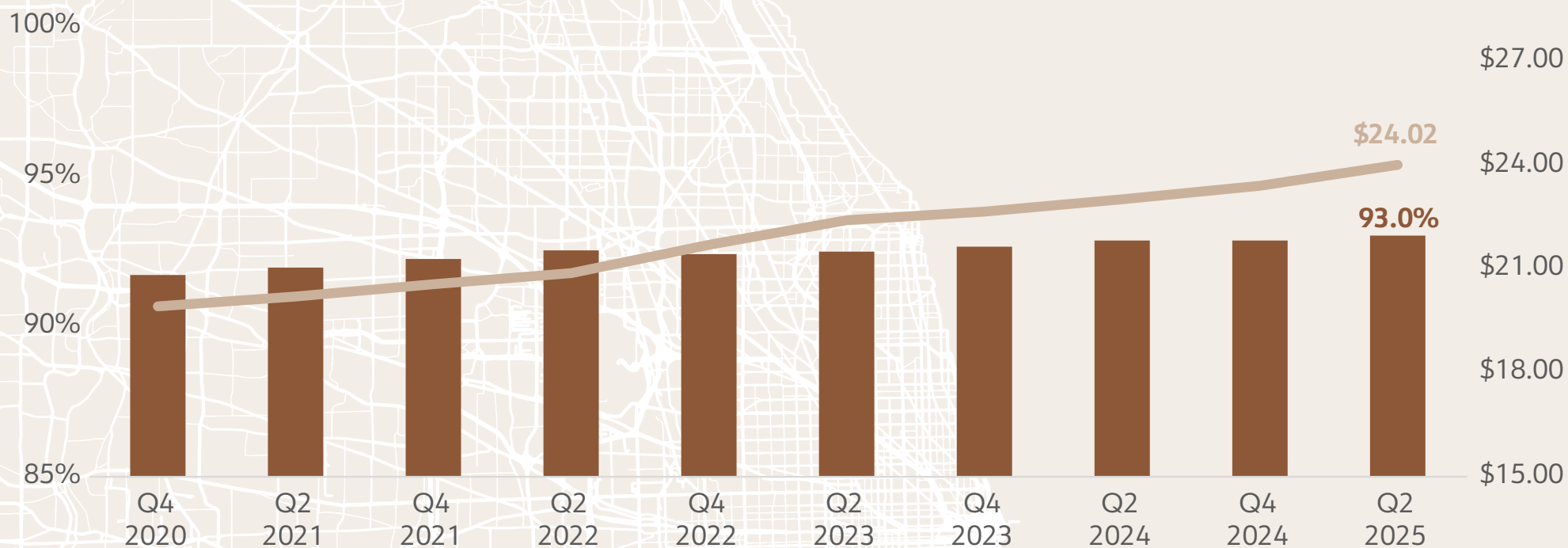
SUPPLY

The medical inventory within the Chicago-Naperville-Elgin MSA is made up of 1,191 buildings totaling 46.9 million square feet. Since 2016, 5.5 million square feet have been delivered to the market, dropping dramatically in recent years as construction costs continue to rise. Since the first quarter of 2024, just 13 projects totaling 536,000 square feet have been delivered to the market.

RENTAL RATES

Rental rates as of the second quarter of 2025 averaged \$24.02/sf/yr NNN, a 434 basis point increase from the previous year. This figure represents the highwater mark for the MSA and an 8.5% increase since the beginning of 2023. Class A rental rates averaged \$34.94/sf/yr, a 45% premium to the overall rental rates. The MSA’s affluent and rapidly aging demographic profile, coupled with expanding health systems and regional practices, will continue to fuel demand for medical services in the Chicago area.

CHICAGO-NAPERVILLE-ELGIN MOB HISTORICAL OCCUPANCY & RENTAL RATE

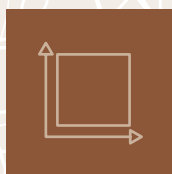


Source: Revista Q2 2025 Chicago-Naperville-Elgin Report

Occupancy Rate Rental Rate (NNN)



1,191
BUILDINGS



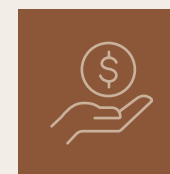
46,896,491
SQUARE FEET



7.0%
VACANCY



5.55M SF
DELIVERIES SINCE 2016



\$24.02 NNN
AVERAGE RENTAL RATES



Process & Offer Instructions

Distribute Offering Memorandum

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

Marketing Period

During the marketing period, interested parties are encouraged to: (i) review materials posted to the “Virtual Deal Room” section of www.Elk-Grove-Village.com, (ii) schedule showings / market tours with exclusive listing brokers , and (iii) dialogue with exclusive listing brokers to clarify any information provided in the offering memorandum.

Offers Process

Offers should be submitted in writing and include the following:

TERMS

- + Purchase Price
- + Earnest Money Deposit
- + Inspection Period
- + Closing Period

INVESTOR INFORMATION

- + Description of Purchaser’s entity structure and capital source
- + Details on Purchaser’s debt (if any) & equity structure
- + Description of Purchaser’s due diligence process
- + Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating Purchaser’s offer

Please submit one electronic copy of the offer to Chris Bodnar (chris.bodnar@cbre.com), Brannan Knott (brannan.knott@cbre.com) and Cole Reethof (cole.reethof@cbre.com).



INTERESTED
PARTIES ARE
REQUESTED
TO DIRECT ALL
COMMUNICATION
REGARDING THE
PROPERTY TO:

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+1 443 983 6039
brannan.knott@cbre.com

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CBRE