



MAGMILE
MEDICAL PAVILION

ELEVATING HEALTH & WELLNESS



EXECUTIVE SUMMARY

Mag Mile Medical Pavilion will initially feature 130,000 SF of Class-A medical office space in one of the world's most iconic towers, 875 North Michigan Avenue. This 908,000 SF building is also the world's largest mixed-use facility that features 49 floors of residential condominiums, 22 floors of traditional office and 170,000 SF of ground floor retail space.

A host of exciting renovations, all strategically designed to create an independent medical "building within a building" and an unparalleled patient experience will include a new patient drop-off area with valet service on East Delaware Place, dedicated elevators, and four floors (28, 29, 30 & 33) designed for outpatient care delivery ranging from clinical to surgical.

The building also includes an integrated and enclosed heated parking garage, with a full level exclusively for patient parking. Garage entrances are located on East Delaware Place and Chestnut Street.

Mag Mile Medical Pavilion is conveniently located in the North Michigan Avenue submarket and offers quick and easy access to public transit and other major healthcare destinations:

0.3

MILES

from
Northwestern
Memorial Hospital

0.4

MILES

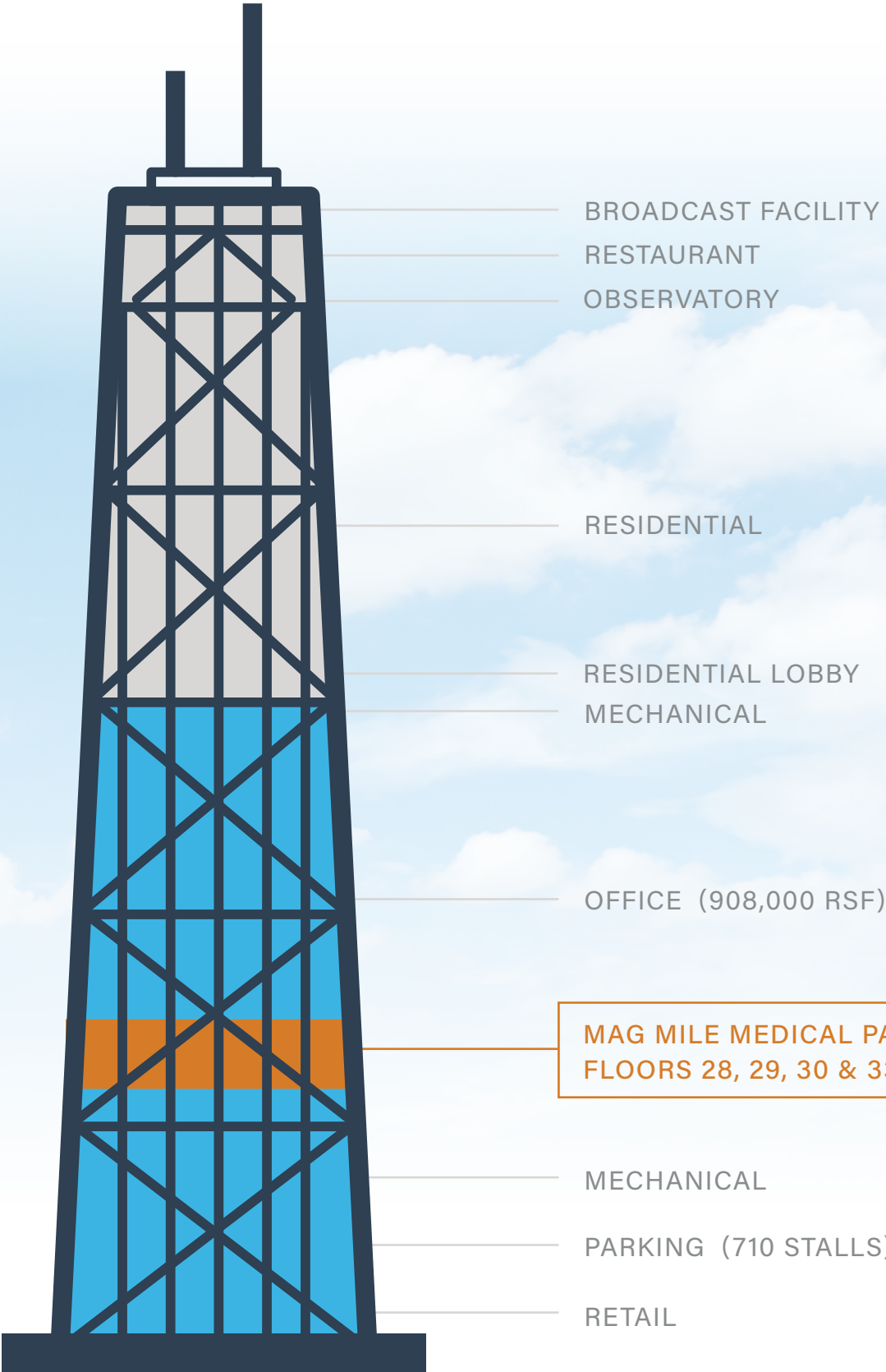
from
the Chicago L-train
stop

0.3

MILES

from
Ann & Robert H Lurie
Children's Hospital

CHICAGO'S ICONIC TOWER



REGIONAL HEALTHCARE LANDSCAPE

1. Northwestern Memorial Hospital

251 E Huron Street
Chicago, IL 60611

2. Ann & Robert H. Lurie Children's Hospital

225 E Chicago Avenue
Chicago, IL 60611

3. Rush University Medical Center

1620 W Harrison Street
Chicago, IL 60612

4. University of Illinois Hospital

1740 W Taylor Street
Chicago, IL 60612

5. John H. Stroger, Jr. Hospital of Cook County

1969 W Ogden Avenue
Chicago, IL 60612

6. Ascension Saint Mary - Chicago

2233 W Division Street
Chicago, IL 60622

7. Advocate Illinois Masonic Medical Center

836 W Wellington Avenue
Chicago, IL 60657

8. University of Chicago Medical Center

5841 S Maryland Avenue
Chicago, IL 60637

9. Advocate Christ Medical Center

4440 W 95th Street
Oak Lawn, IL 60453

10. Loyola University Medical Center

2160 S First Avenue
Maywood, IL 60153

11. Northshore Evanston Hospital

2650 Ridge Avenue
Evanston, IL 6020

12. Shirley Ryan AbilityLab

355 E Erie Street
Chicago, IL 60611



13. Thorek Memorial Hospital

850 W Irving Park Road
Chicago, IL 60613

14. Weiss Memorial Hospital

4646 N Marine Drive
Chicago, IL 60640

15. Kindred Chicago Lake Shore

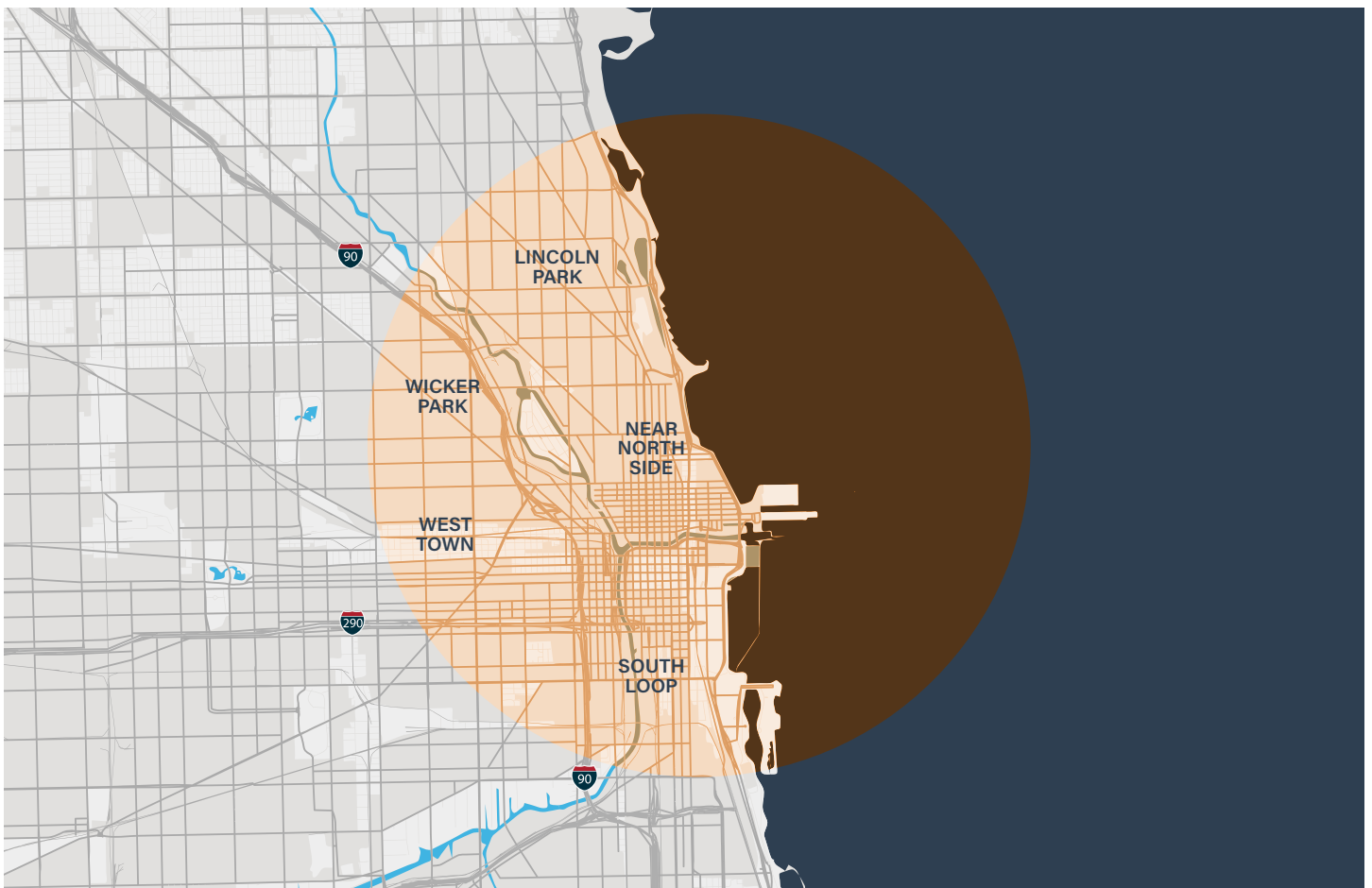
6130 North Sheridan Road
Chicago, IL 60660

16. Swedish Hospital

5140 N California Avenue
Chicago, IL 60625

AT THE CENTER OF CHICAGO'S PREMIER SUBMARKET

Set in the heart of the affluent and densely populated Gold Coast neighborhood, Mag Mile Medical Pavilion is strategically located to benefit from the large, surrounding concentration of office buildings and multi-family high rises, providing patients unbeatable access to healthcare where they work and live.



20,000

MULTI-FAMILY
UNITS

within a 3-mile radius

162

MILLION SF
OF OFFICE SPACE

within a 3-mile radius

HEALTHCARE DEMAND GROWTH

Surging growth projections for numerous service lines within a 5-mile radius from Mag Mile Medical Pavilion provide an opportunity for healthcare providers to tap into unmet demand in Chicago's most highly-coveted healthcare submarket.

HEALTHCARE DEMAND GROWTH (5-Mile Radius)		
Service Line	5 Yr Growth	10 Yr Growth
Cardiology	6.2%	9.1%
Cosmetic Procedures	10.5%	21.2%
Dermatology	12.9%	20.9%
Endocrinology	14.3%	17.4%
ENT	12.7%	14.2%
Evaluation and Management	4.2%	6.8%
Gastroenterology	5.0%	8.0%
General Surgery	2.7%	5.0%
Gynecology	1.8%	3.4%
Lab	7.1%	11.5%
Miscellaneous Services	11.9%	10.1%
Nephrology	9.5%	21.1%
Neurology	18.4%	28.8%
Neurosurgery	20.5%	28.6%
Oncology	0.2%	3.8%
Ophthalmology	15.5%	25.1%
Orthopedics	24.3%	36.0%
Pain Management	26.2%	39.6%
Physical Therapy/Rehabilitation	25.6%	35.2%
Podiatry	18.8%	36.0%
Psychiatry	5.7%	12.6%
Pulmonology	13.6%	18.9%
Radiology	2.2%	3.6%
Spine	25.0%	31.9%
Thoracic Surgery	26.6%	35.7%
Urology	4.6%	9.0%
Vascular	15.4%	25.8



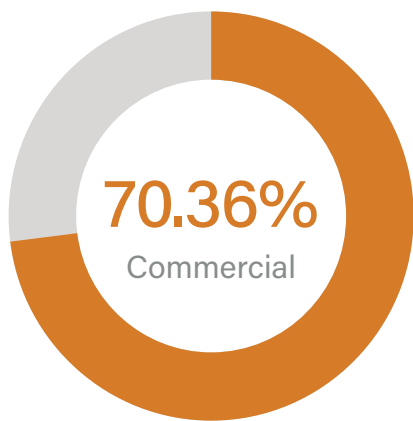
Source: The Advisory Board



KEY DEMOGRAPHICS

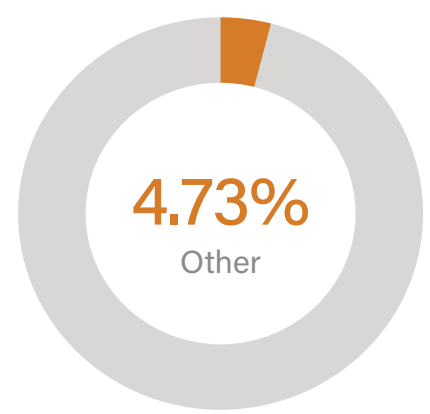
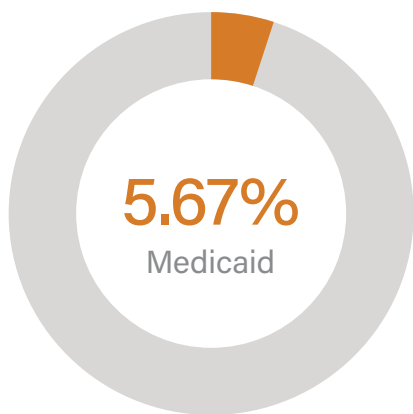
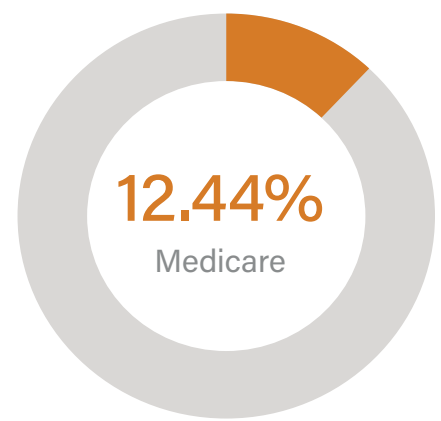
5-MILE RADIUS

Local Population	746,527
Local Households	372,093
Average Income	\$133,369
Median Age	35.1
Over 45+ Years Old	30.32%
Healthcare Spending	\$2.863 Billion
Healthcare Spending Per Person Person	\$7,697



STRONG PAYER MIX (WITHIN 5-MILE RADIUS)

% Insured



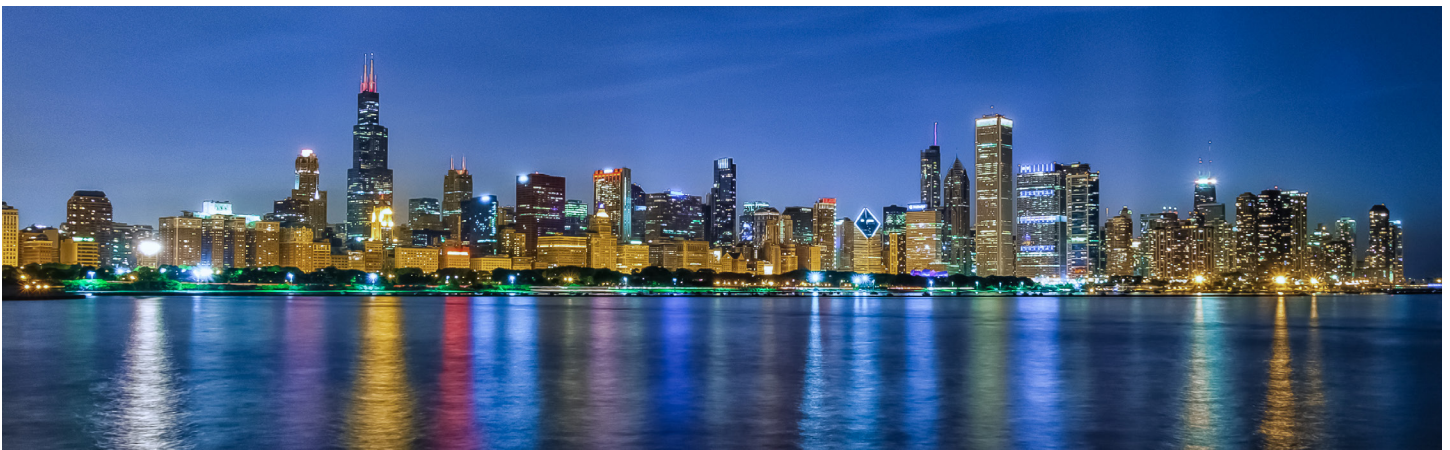
SHIFT IN CARE

Mag Mile Medical Pavilion will provide a superior setting for hospital systems and specialty practice groups focused on shifting clinical care and surgical procedures to the off-campus environment where costs for patients and payers can be significantly less. This new “building within a building” will meet the demand for greater efficiency and an improved patient experience, which can contribute to ultimately better outcomes for patients.



PROMINENT LOCATION

Located at the center of a densely populated and affluent Chicago submarket, Mag Mile Medical Pavilion is no more than .5 miles away several major healthcare destinations including Northwestern Memorial Hospital. And sitting just .5 miles away from Northwestern’s Feinberg School of Medicine, the building offers the largest block of Class-A medical space in the North Michigan Avenue submarket.





MEDICAL OFFICE INVESTMENT

Ownership has dedicated \$80 million to planned renovations to help position Mag Mile Medical Pavilion as the premier medical office destination for outpatient clinical and surgical uses in the downtown Chicago submarket. Some of these renovations include:

- The creation of a designated patient drop-off area, with full-service valet dedicated specifically to staff and patients of medical tenants.
- Elevators will be designed to specifically service the medical floors, allowing for easy access to each floor directly from the parking garage or building lobby.
- Common areas on each medical floor will be updated to allow for easy patient navigation, on and off the elevator.
- Dedicated directory and concierge on the 1st floor lobby to help guide patients.
- New fitness facilities and conferencing center.



EFFICIENT FLOORPLATE DESIGN

Mag Mile Medical Pavilion's iconic design includes unique exterior cross-bracing construction, eliminating the need for an interior column. This contributes to the building's efficient 29,000-38,000 SF floor plates which are 35% larger than nearby medical office buildings, allowing for ideal core-to-window depth and increases efficiency by maximizing throughput and experience.

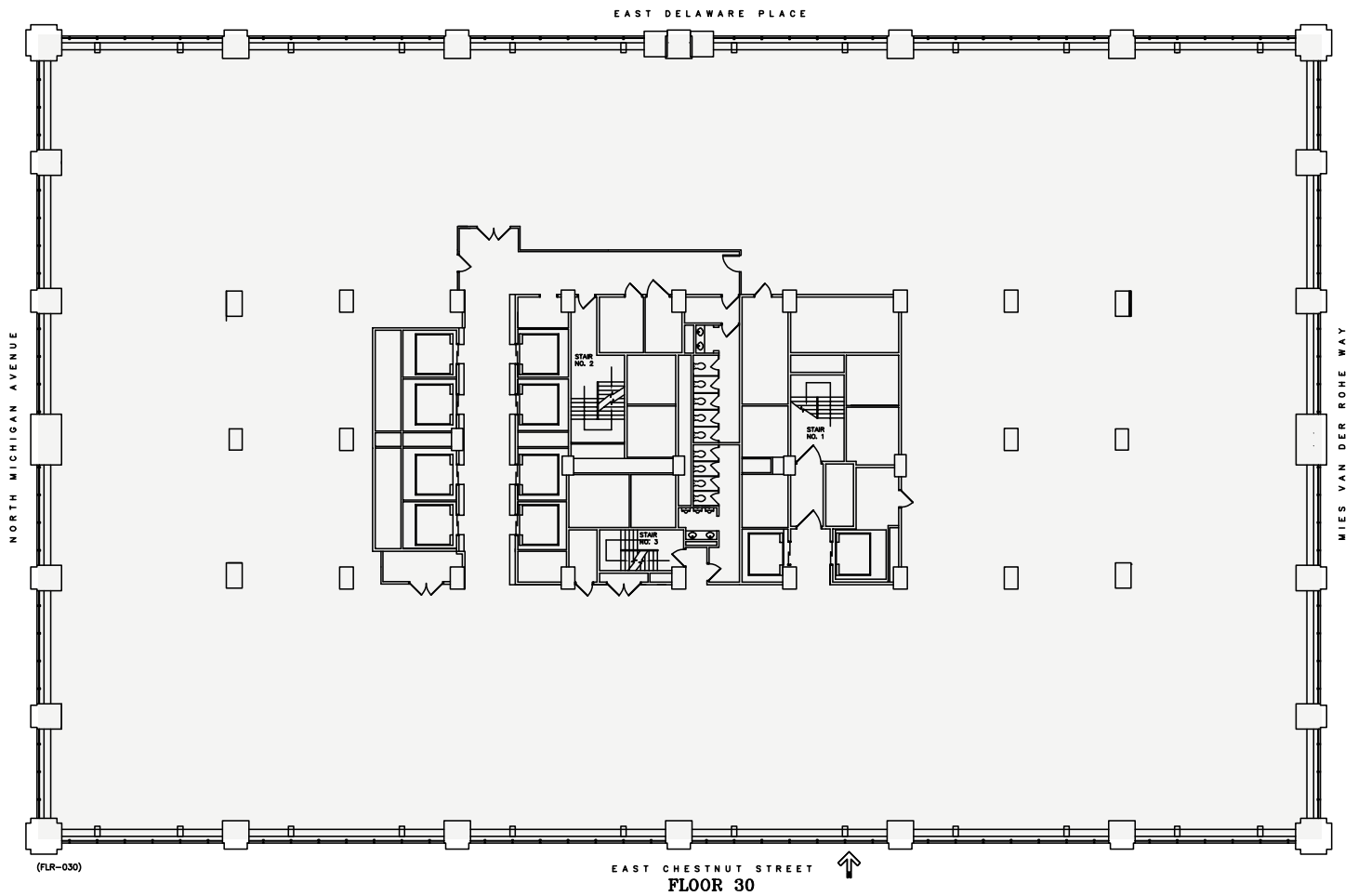


OPEN FLOORPLATE

FLOOR

30

32,591 SF





MAG MILE MEDICAL PAVILION CHECKS ALL THE BOXES

- ✓ Immediate access to the Streeterville Healthcare campus
- ✓ Secured patient parking with private elevator access to medical floors
- ✓ Dedicated patient entrance and valet service
- ✓ Identified locations for back-up, tenant generators ensures life-safety redundancy
- ✓ 12'6" slab-to-slab ceiling height easily accommodates any additional tenant or equipment piping and ductwork requirements
- ✓ Additional exhaust and supply ventilation ensure air can be easily accessed on each tenant floor

Dedicated
Medical Office
Elevator Lobby

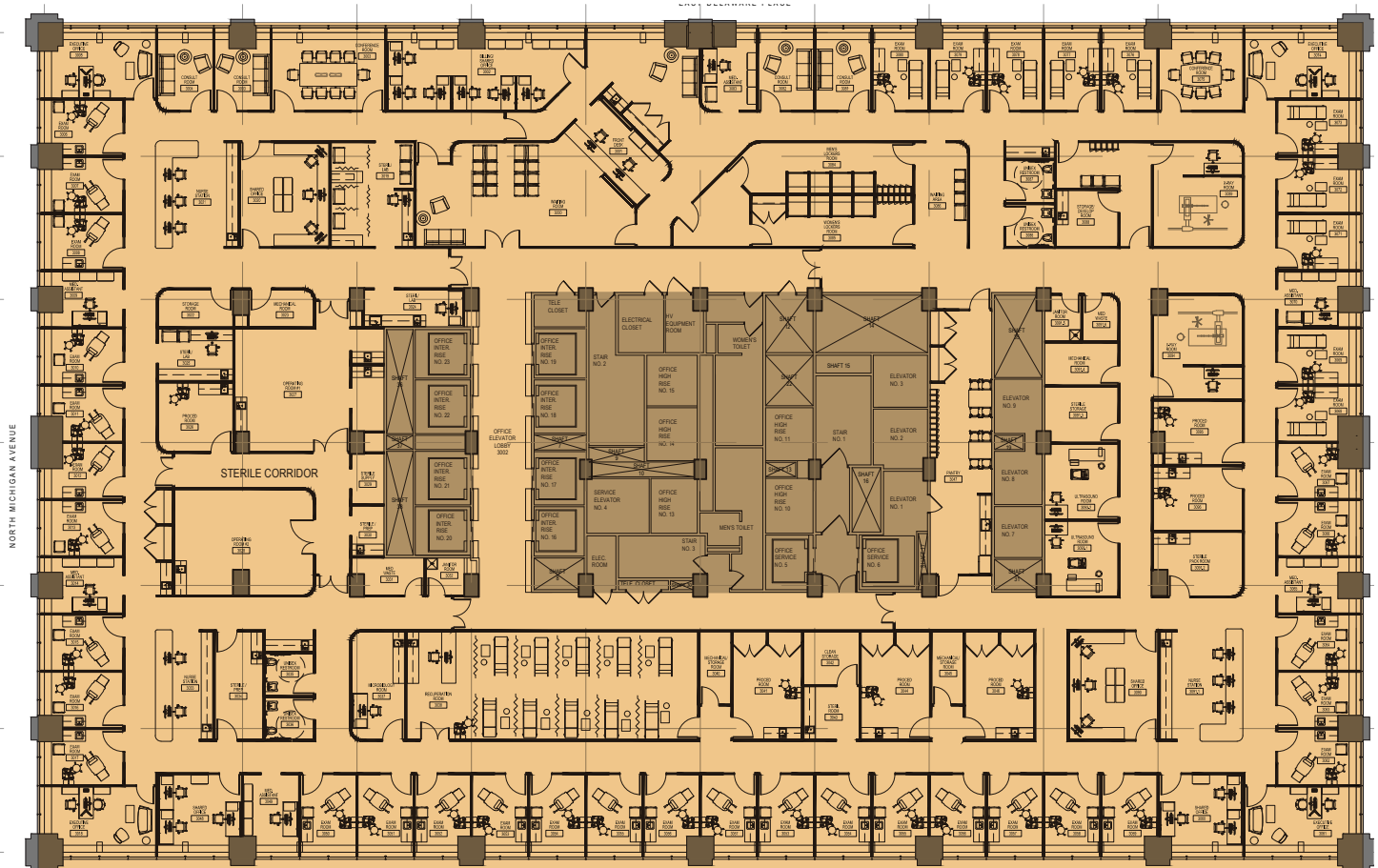


MAG MILE
MEDICAL PAVILION



FLOOR 30 | HYPOTHETICAL TEST FITS

FULL FLOOR ASC/CLINIC



GENERAL:

- (1) WAITING AREA
- (1) FRONT DESK
- (4) EXECUTIVE OFFICE
- (1) SHARED OFFICE BILLING
- (4) SHARED OFFICES
- (1) CONFERENCE ROOM
- (1) SMALL CONFERENCE RM
- (1) CHANGING - LOCKER RM
- (42) CONSULT / EXAM ROOMS
- (1) GENERAL STERILE-LAB ROOM
- (1) WHEELCHAIR-STRETCHER AREA
- (4) ADA RESTROOMS
- (1) RECUPERATION AREA
- (1) MICROBIOLOGY ROOM
- (1) PANTRY

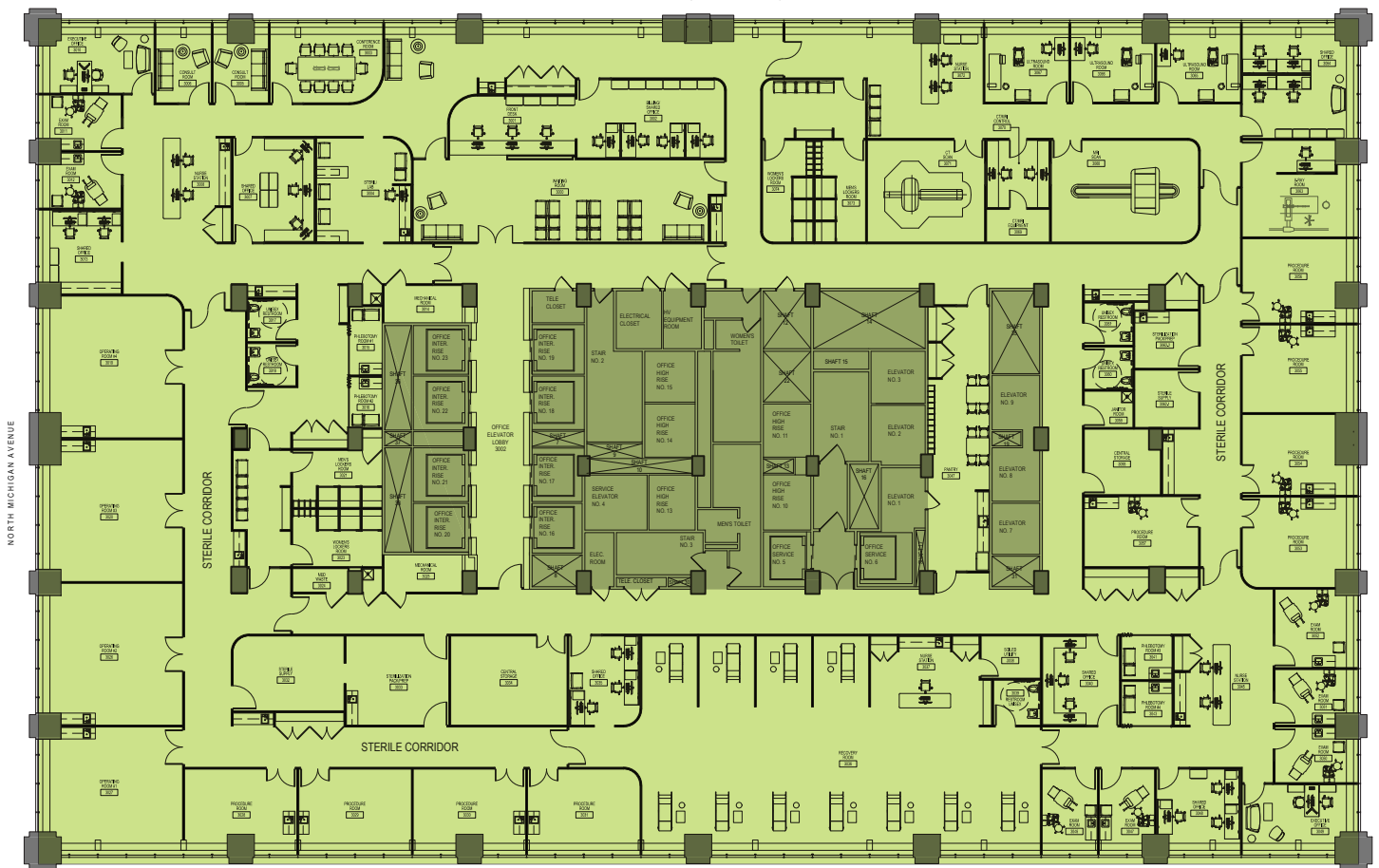
SURGICAL / PROCEDURE AREA:

- (2) OPERATING ROOMS
- (6) PROCEDURE ROOMS
- (3) NURSE STATIONS
- (1) STERILE /LAB ROOMS
- ADDITIONAL SUPPORT
- MECHANICAL, STORAGE RM

IMAGING AREA:

- (2) X-RAY ROOM
- (2) ULTRASOUND ROOMS
- (1) STERILE-LAB ROOM
- ADDITIONAL SUPPORT
- MECHANICAL, STORAGE RM

FULL FLOOR ASC



GENERAL:

- (1) WAITING AREA
- (1) FRONT DESK
- (2) EXECUTIVE OFFICE
- (1) SHARED OFFICE BILLING
- (5) SHARED OFFICES
- (1) CONFERENCE ROOM
- (2) CHANGING - LOCKER ROOMS
- (1) GENERAL STERILE-LAB ROOM
- (4) PHLEBOTOMY AREAS
- (2) WHEELCHAIR-STRETCHER AREA
- (4) ADA RESTROOMS
- (1) PANTRY

SURGICAL AREA:

- (4) OPERATING ROOMS
- (4) PROCEDURE ROOMS
- (1) STERILIZATION - PREP AREA
- (1) STERILE SUPPLY ROOM
- (1) CENTRAL STORAGE
- (1) NURSE STATION
- ADDITIONAL SUPPORT MECHANICAL, STORAGE RM

PROCEDURE AREA:

- (5) PROCEDURE ROOMS
- (1) STERILIZATION - PREP AREA
- (1) STERILE SUPPLY ROOM
- (1) CENTRAL STORAGE
- (1) NURSE STATION
- ADDITIONAL SUPPORT MECHANICAL, STORAGE RM

IMAGING AREA:

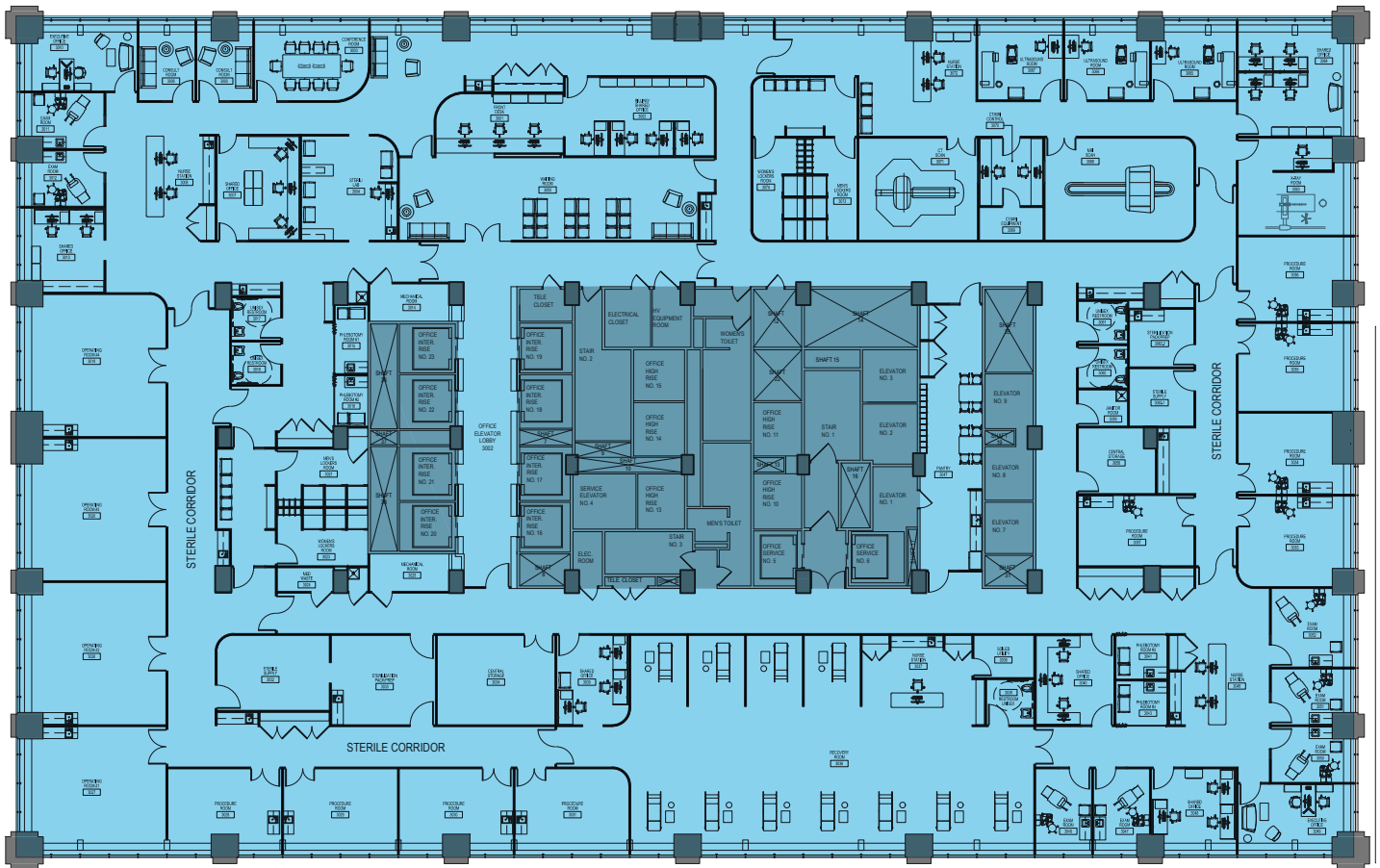
- (1) CT SCAN ROOM
- (1) MRI SCAN ROOM
- (1) CT/MRI CONTROL ROOM
- (1) CT/MRI EQUIPMENT
- (1) X-RAY ROOM
- (4) ULTRASOUND ROOMS
- (1) NURSE STATION
- ADDITIONAL SUPPORT MECHANICAL, STORAGE RM

RECOVERY AREA:

- (1) NURSE STATION
- (1) SOILED UTILITY ROOM
- (1) ADA RESTROOM

FLOOR 30 | HYPOTHETICAL TEST FITS

FULL FLOOR IMAGING USE



GENERAL:

- (1) WAITING AREA
- (1) FRONT DESK
- (4) EXECUTIVE OFFICE
- (1) SHARED OFFICE BILLING
- (4) SHARED OFFICES
- (1) CONFERENCE ROOM
- (1) SMALL CONFERENCE RM
- (1) CHANGING - LOCKER RM
- (31) CONSULT / EXAM ROOMS
- (1) GENERAL STERILE-LAB ROOM
- (1) WHEELCHAIR-STRETCHER AREA
- (4) ADA RESTROOMS
- (1) PANTRY

IMAGING AREA:

- (2) CT SCAN ROOM
- (2) MRI SCAN ROOM
- (2) CT/MRI CONTROL ROOM
- (2) CT/MRI EQUIPMENT
- (2) DEXA SCAN ROOM
- (2) X-RAY ROOM
- (1) ECOGRAPHY ROOM
- (1) MAMMOGRAPHY RM
- (1) PET-CT ROOM
- (1) STERILE-LAB ROOM
- (1) NURSE STATION
- ADDITIONAL SUPPORT
- MECHANICAL, STORAGE RM

MULTI-TENANT FLOOR

4,010USF
SUITE 3010

2,914 USF
SUITE 3020
DENTAL OFFICE



10,853 USF
SUITE 3000

3,149 USF
SUITE 3040

4,586 USF
SUITE 3030
PHYSIOTHERAPY

SUITE 3000:

- (1) WAITING AREA
- (1) FRONT DESK
- (2) EXECUTIVE OFFICES
- (2) PRIVATE OFFICES
- (1) SHARED OFFICE BILLING
- (1) SHARED OFFICE
- (4) ADA RESTROOMS
- (4) PROCEDURE ROOMS
- (23) EXAM ROOMS
- (1) STERILE-LAB ROOM
- (1) RECOVERY ROOM
- (1) PANTRY

SUITE 3010:

- (1) WAITING AREA
- (1) FRONT DESK
- (1) PRIVATE OFFICE
- (1) SHARED OFFICE
- (2) ADA RESTROOM
- (1) PROCEDURE ROOM
- (12) EXAM ROOMS
- (1) PANTRY

SUITE 3020:

- (1) WAITING AREA
- (1) FRONT DESK
- (1) PRIVATE OFFICE
- (2) SHARED OFFICE
- (1) ADA RESTROOM
- (5) EXAM ROOMS
- (1) STERILE AREA
- (1) PANTRY

SUITE 3030:

- (1) WAITING AREA
- (1) FRONT DESK
- (1) PRIVATE OFFICE
- (1) SHARED OFFICE
- (2) ADA RESTROOM
- (2) PHYSIOTHERAPY ROOMS
- (8) EXAM ROOMS
- (1) PANTRY

SUITE 3040:

- (1) WAITING AREA
- (1) FRONT DESK
- (1) PRIVATE OFFICE
- (1) SHARED OFFICE
- (2) ADA RESTROOM
- (1) PROCEDURE ROOM
- (8) EXAM ROOMS
- (1) PANTRY

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magmilemedical.com

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