

MIDWEST EYE CENTER

1700 EAST-WEST ROAD, CALUMET CITY, IL 60409



THE OFFERING



Square Feet



Occupancy



Term

Transwestern Healthcare Capital Markets (“Transwestern”) is pleased to offer the opportunity to acquire the fee simple interest in Midwest Eye Center (the “Property”), a ±21,000 rentable square foot single-tenant medical outpatient building located in Calumet City, Illinois, within the Chicago metropolitan area.

The Property is 100% leased to Midwest Eye Center, a long-standing ophthalmology practice that has operated at this location since 1988, providing a durable operating history and established presence within the surrounding healthcare corridor. The building functions as a full-service eye care facility supporting comprehensive ophthalmology services, including routine eye care, diagnostics, and surgical procedures.

INVESTMENT HIGHLIGHTS

Desirable, off-campus medical outpatient building with an ASC

- Single-tenant Ophthalmology building leased to Midwest Eye Center. The tenant has operated out of this location since 1988, demonstrating a long-term commitment to the location and the surrounding patient base.
- The lease is guaranteed by Eyecare Services Partners Holdings, LLC, a national ophthalmology management platform operating in 75+ locations, with 27 practices.
- NNN lease offering minimal landlord responsibilities to investors.

Strategic Location in the Chicago MSA

- Located approximately 20 miles south of downtown Chicago, the Property benefits from convenient regional accessibility via Interstate 94 and major retail corridors, providing strong visibility and accessibility for patients across the South Chicago suburban market.
- Within a 3-mile radius of the Property, there are approximately 115,000 residents, supporting long-term demand for outpatient medical services within the South Chicago suburban market.
- Ophthalmology services are expected to see a 10% growth over the next 10 years, furthering the need for services in this submarket.

TRANSWESTERN HEALTHCARE CAPITAL MARKETS

SETH GILFORD

Vice President

512.314.3975

seth.gilford@transwestern.com

STEVE LEATHERS

Senior Managing Director

305.357.3830

steve.leathers@transwestern.com

BILL BOYD

Senior Vice President

972.361.1152

bill.boyd@transwestern.com