

New Construction | Medical Office

1705 Mediterranean Drive, Sycamore, IL 60178

DeKalb County | Home to



Northern Illinois
University



FOR SALE OR LEASE | WARM SHELL

Julia Evinger

Managing Director, Investments
0: 317.218.5366 | D: 317.437.6544
Julia.Evinger@marcusmillichap.com
License IN: RB14040143

Steven Weinstock

Illinois Broker of Record
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
Lic #: 471.011175

Marcus & Millichap

THE EVINGER GROUP

**OFFERING
MEMORANDUM**

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

All Property Showings are by Appointment Only. Please Consult Your Marcus & Millichap Agent for More Details.

Activity ID #ZAG0260005

Marcus & Millichap
THE EVINGER GROUP

www.marcusmillichap.com/the-evinger-group

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

January 13, 2026



Marcus & Millichap
THE EVINGER GROUP

CONTENTS

OFFERING SUMMARY	4
PROPERTY DESCRIPTION	6
PHOTOS & MAPS	8
FINANCIAL OVERVIEW	20
RENT COMPS	21
MARKET OVERVIEW	22

OFFERING SUMMARY

Marcus & Millichap
THE EVINGER GROUP

 1705 MEDITERRANEAN DR
SYCAMORE, IL 60178

PROPERTY OVERVIEW

Price:	\$1,620,000
Price/SF:	\$162.59
GLA:	9,964 SF
Lot Size:	2.15 Acres
Construction:	Metal Frame with EIFS Exterior
Year Built:	2023
Zoning:	C-3 Highway Business
Parking:	54 Spaces
Parcel ID:	09-06-398-015 09-06-398-014

INVESTMENT HIGHLIGHTS

- **9,964 SF New Construction Medical Office Building:** Built 2023 | Metal Frame with EIFS Exterior Construction | Shell Space Ready to Finish for New Tenant
- **Patient Friendly Design:** Canopy for Patient Drop-Off & 54 Parking Spaces (5 ADA)
- **Zoned C-3 Highway Business:** Permits Retail, Food Service, Professional & Service-Based Businesses in High-Traffic Areas
- **Proximity to Major Healthcare Facilities:** 1 mile from Northwestern Medicine Kishwaukee Hospital (98-Bed Acute-Care Hospital with 24/7 Emergency Services) & 2.5 miles from Kindred Hospital Sycamore (69-Bed Specialty Acute Care & Rehab Center)
- **Bethany Business Campus Location:** Surrounded by Medical & Professional Businesses, Including Northwestern Medicine, Radiant Dermatology, Patel Family Dental Care & Oral & Maxillo Facial Surgeons for Northern Illinois
- **Neighboring Business Park Expansion:** Adjacent to Sycamore Prairie Business Park, a 235 AC Planned Campus for Medical/Professional Offices, R&D, Manufacturing, Logistics, Distribution & Data Centers
- **Major Roadways:** Direct Access to Illinois Route 23 (21,400 VPD) via Bethany Rd (11,000 VPD)
- **Economic Drivers:** Meta, Ferrara Candy, Kraft Heinz & Amazon Have Developed in DeKalb | 132 AC, 7-Building Data Center Approved Near Meta (July 2024) | ChicagoWest Business Center Expansion (Dec 2024) with 560 AC Edged "Project Vector" Campus Approved (Dec 2025) | 30 AC Solar & Data Center Project Proposed (Jan 2025)
- **Educated Population:** Home to Northern Illinois University (15,504 Students) & Kishwaukee College (4,060 Students)
- **Chicago Metropolitan Area:** 2024 Population: 9,408,576 (Rank: 3rd Largest)
- **Affluent Demographics:** \$101,326 AHII & 30,613 Population Within 3 Miles

Modern medical office building in a prime location, ideal for investors or owner-users. C-3 Highway Business zoning allows for diverse uses. Excellent access to medical facilities and major transportation corridors.

ZONING CODE PERMITTED USES*

C-3 Highway Business

The Highway Business District is established to provide locations and standards for a wide range of retail, food service, service, and repair businesses for community residents and outlying market areas. Such districts shall be generally concentrated around intersections along arterial streets. The map symbol and short name for this district shall be "C-3".

For a complete list of permitted uses, refer to:

[Chapter 5 – Use Districts, Article 5.3](#) on the
[City of Sycamore Planning & Zoning Division website.](#)



*Per City of Sycamore as of 5/28/2025

Marcus & Millichap
THE EVINGER GROUP

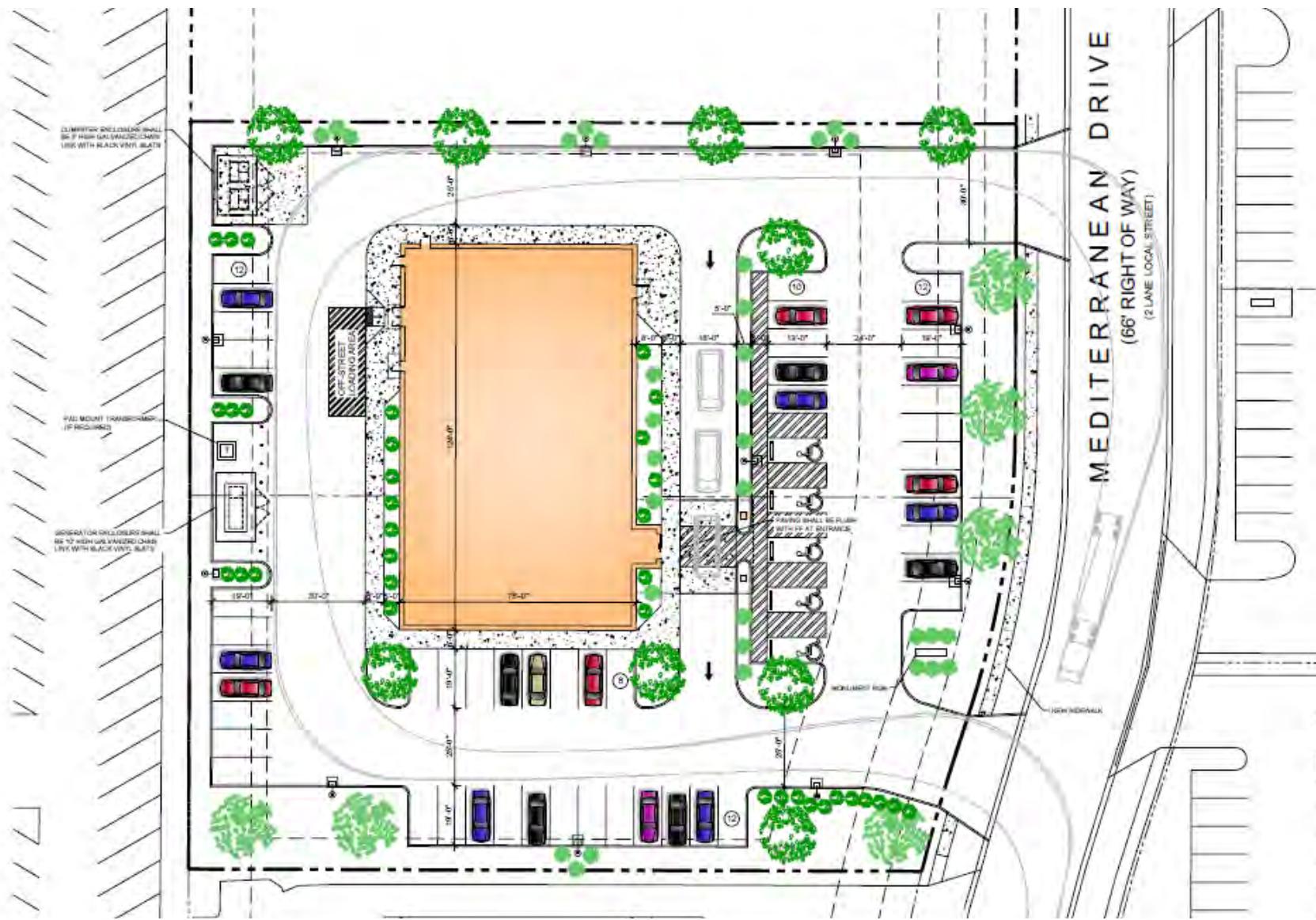


PROPERTY DESCRIPTION

 1705 MEDITERRANEAN DR
SYCAMORE, IL 60178

GLA:	9,964 SF
Lot Size:	2.15 Acres
Year Built:	2023
Construction:	Metal Frame with EIFS Exterior
Roof:	Steel Deck, Membrane Covering 20 Year Warranty (2023)
Building Height:	26'
Power:	Multi-Panel 208/120V 3-Phase, 4-Wire
HVAC:	(6) Rooftop Units
Generator:	Pad Wired to Building
Sprinklers:	Full Automatic System
Safety Features:	Manual Fire Alarm, Fire Extinguishers
Accessibility:	Handicap Accessible
Parking:	54 Spaces (5 ADA)
Signage:	Monument Signage
Occupancy:	Vacant
Zoning:	C-3 Highway Business
Parcel ID:	09-06-398-015 09-06-398-014













PROPERTY PHOTOS

Marcus & Millichap
THE EVINGER GROUP

IMAGINE
SALON
Edward Jones

RADIANT DERMATOLOGY
A FOREFRONT DERMATOLOGY PRACTICE
PATEL FAMILY DENTAL

Northwestern
Medicine

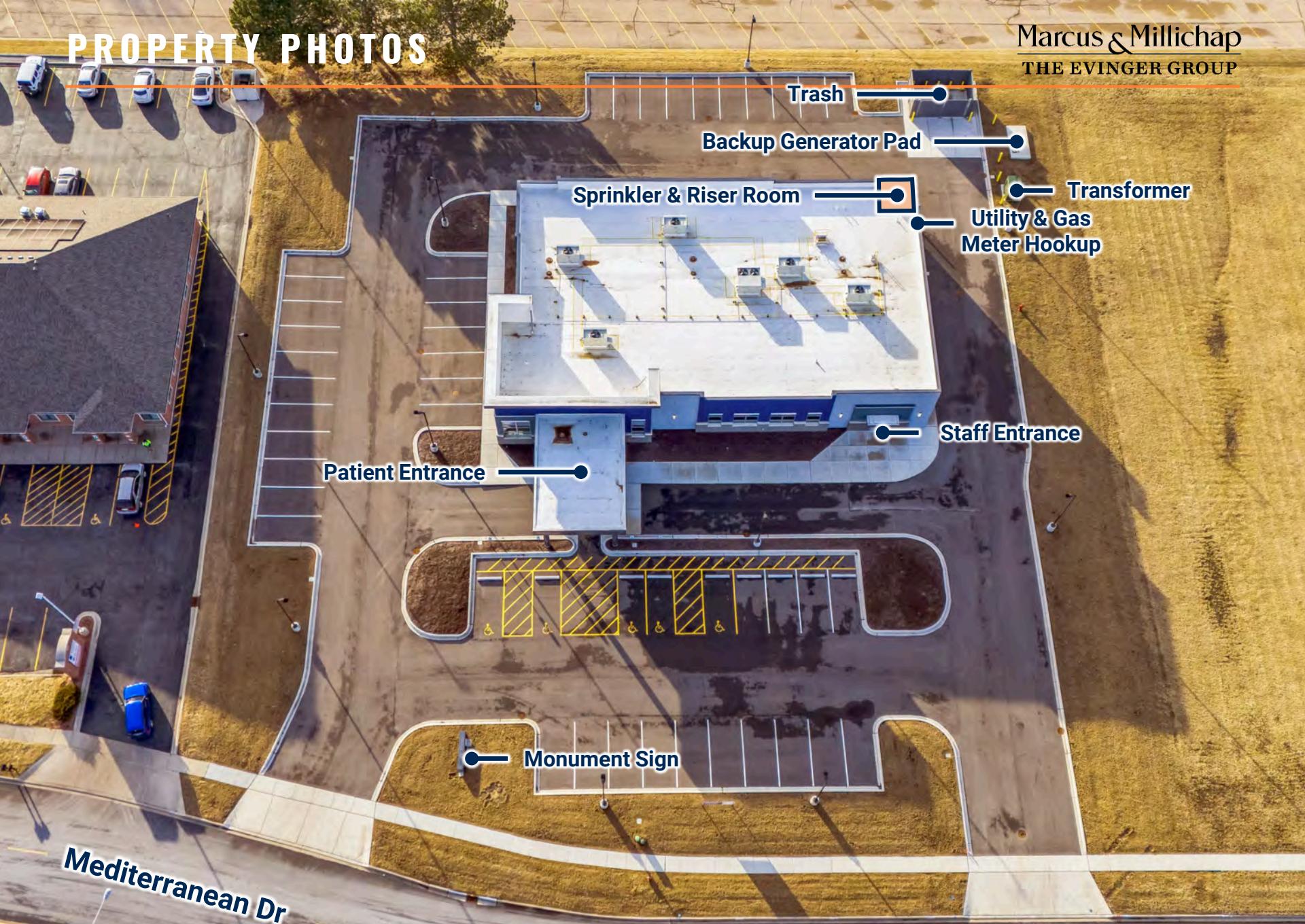
PROMETRIC
TEST CENTER

Land of Learning
CHILD CARE CENTER

RB Ryan Braden
INSURANCE AGENCY

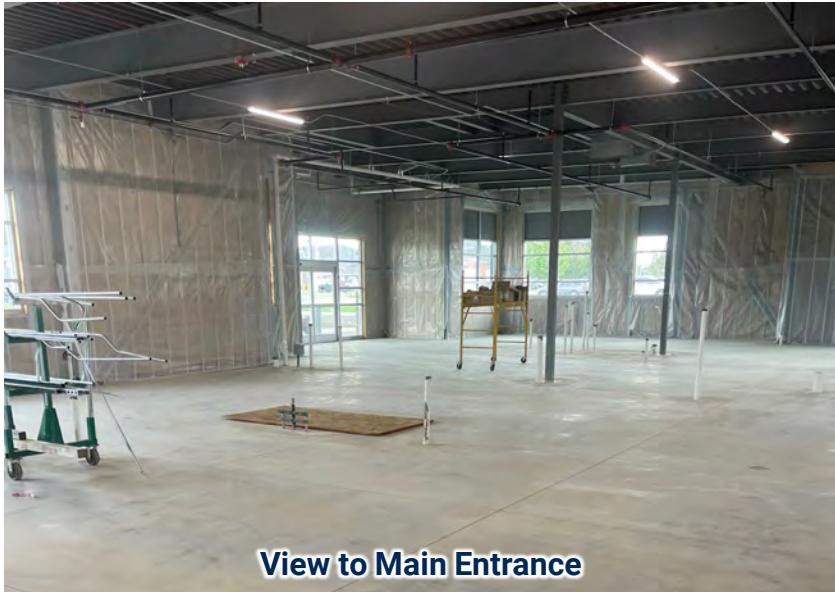


PROPERTY PHOTOS



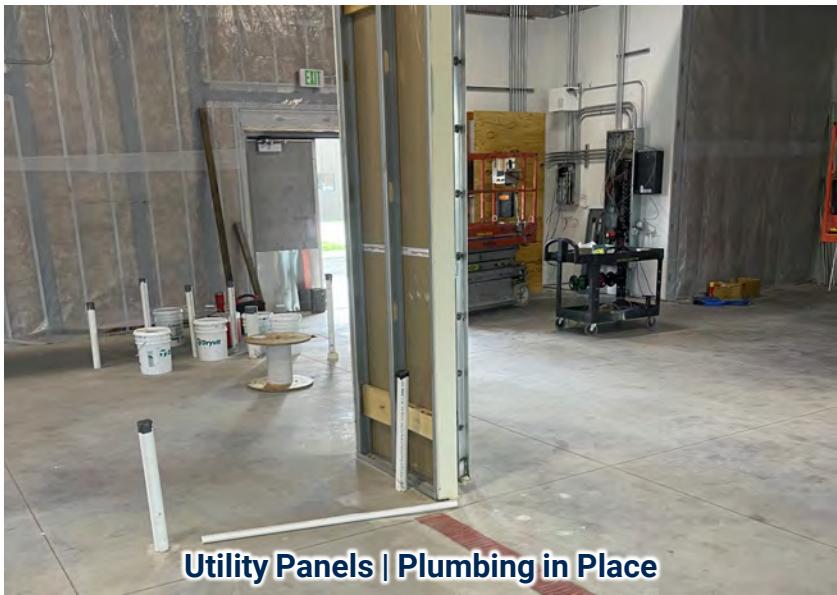
PROPERTY PHOTOS INTERIOR

Marcus & Millichap
THE EVINGER GROUP



PROPERTY PHOTOS INTERIOR

Marcus & Millichap
THE EVINGER GROUP

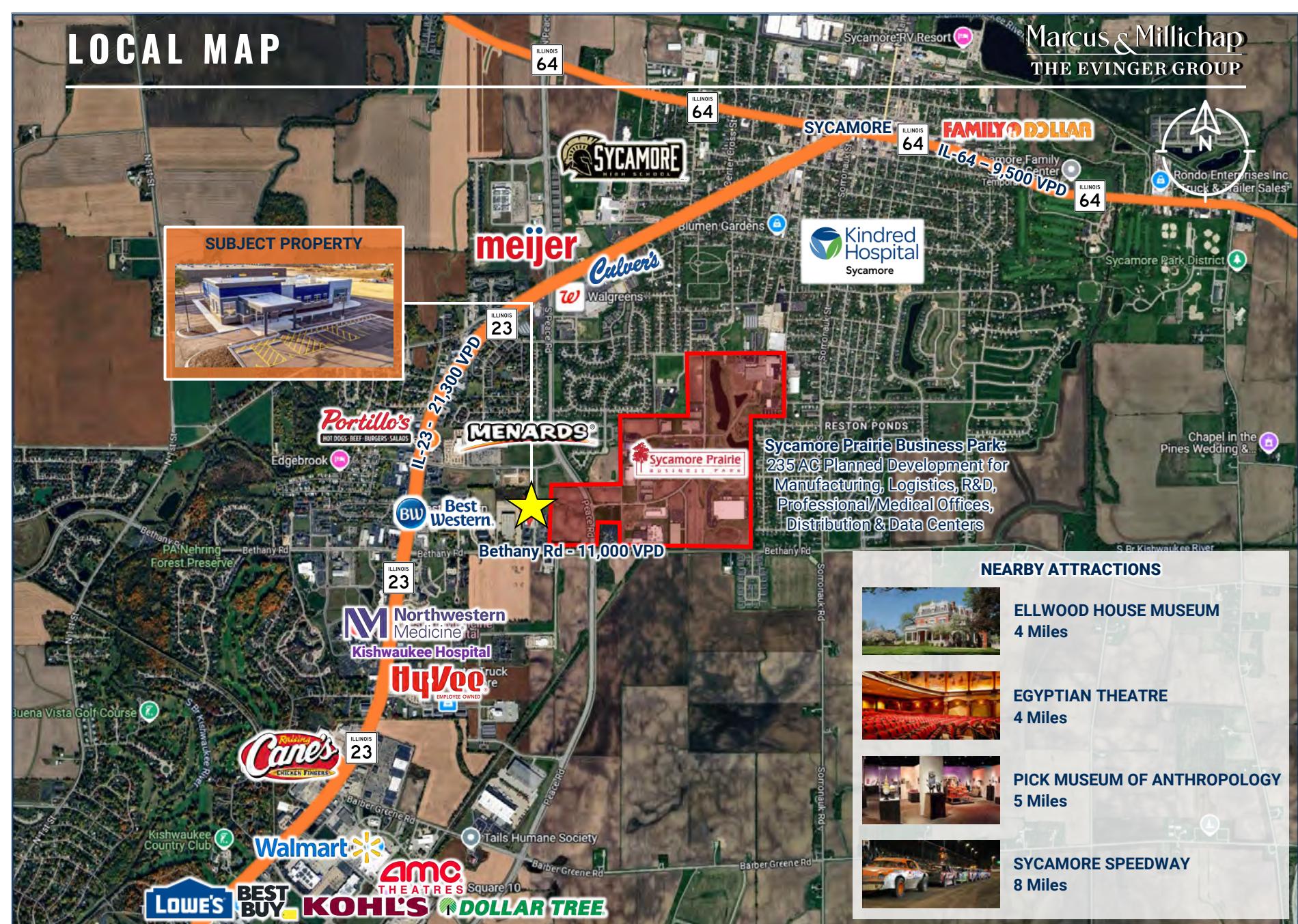


BETHANY BUSINESS CAMPUS

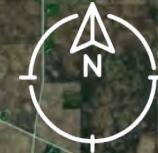
Marcus & Millichap
THE EVINGER GROUP



LOCAL MAP



Time and distances are estimates from the subject property. Source: Google Maps



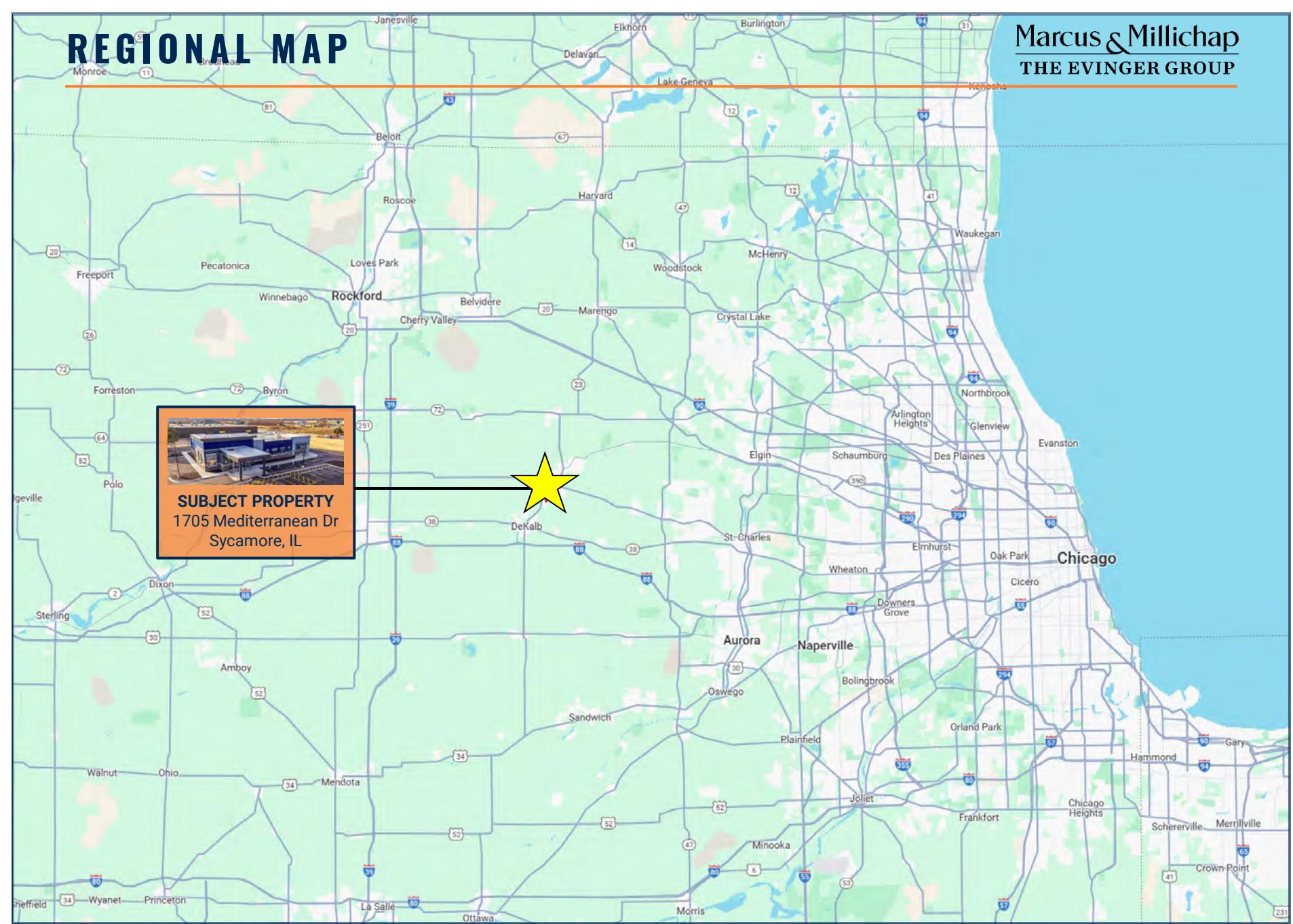
SUBJECT PROPERTY



ECONOMIC DEVELOPMENTS

- **Major Corporate Presence:** Meta, Ferrara Candy Co., Kraft Heinz & Amazon have Developed Significant Facilities in DeKalb
- **ChicagoWest Business Center:** Enterprise Zone Expanded (Dec 2024), 132-Acre, 7-Building Data Center Campus Adjacent to Meta Site Approved (July 2024) & 560-Acre Edged "Project Vector" Campus Approved (Dec 2025)
- **Solar & Data Center Proposal:** 30-Acre Site Along Peace Rd in DeKalb Proposed (Jan 2025)
- **Sycamore Prairie Business Park:** 235-Acre Planned Industrial Park, Ideal for Manufacturing, R&D & Data Centers

Time and distances are estimates from the subject property. Source: Google Maps



Time and distances are estimates from the subject property. Source: Google Maps

FINANCIAL OVERVIEW PRO FORMA

Marcus & Millichap
THE EVINGER GROUP

SUMMARY		ANNUALIZED OPERATING INFORMATION		ProForma
Price	\$1,620,000	Base Rental Income		\$179,352
Pro Forma Cap Rate	11.07%	Operating Expense Reimbursement		\$77,913
Price/SF	\$162.59	Gross Income		\$257,265
Year Built	2023	Operating Expenses		\$77,913
Gross Leasable Area	9,964 SF	Net Operating Income		\$179,352
Type of Ownership	Fee Simple			
Lot Size	2.15 Acres			
LEASE SUMMARY		OPERATING EXPENSES (BUDGET)		
Tenant	Vacant	Taxes		\$65,935
Rent Increases (Proposed)	2.5%	Insurance		\$5,978
Guarantor	No Guarantee	CAM		\$6,000
Lease Type	NNN	Total Expenses		\$77,913
Lease Commencement	Negotiable	Per Rentable SF		\$7.82
Lease Expiration	Negotiable			
Renewal Options	Negotiable			
Term Remaining on Lease (Yrs)	TBD	NOTES		
Landlord Responsibilities	None	1. Budgeted Total Expenses		
Tenant Responsibilities	CAM, I, T, Repairs & Maintenance	2. Assume Pro Forma Market Rent of \$18.00 SF NNN (CoStar)		
		3. Insurance Budget: \$0.60 SF		
RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$0	\$0	\$0.00	0%
ProForma YR1	\$179,352	\$14,946	\$18.00*	11.07%
ProForma YR2	\$183,836	\$15,320	\$18.45	11.35%
ProForma YR3	\$188,432	\$15,703	\$18.91	11.63%
ProForma YR4	\$193,142	\$16,095	\$19.38	11.92%
ProForma YR5	\$197,971	\$16,498	\$19.87	12.22%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Rates subject to change. Call for more information.

RENT COMPS MEDICAL OFFICE

LOCATION: SYCAMORE, IL (WITHIN 20 MILES)



SUBJECT PROPERTY

Lease Type	NNN
Rent/SF	\$18.00
Lease Term	Negotiable
Lease Commenced	N/A
Available SF	9,964 SF
Year Built	2023
Notes	Subject Property



1530 N RANDALL RD
ELGIN, IL 60123

Lease Type	+UTIL
Rent/SF	\$23.00
Lease Term	Negotiable
Lease Commenced	On Market
Available SF	2,367 SF
Year Built	1999
Notes	Multi-Tenant Medical Office



2127 MIDLANDS CT
SYCAMORE, IL 60178

Lease Type	MG
Rent/SF	\$21.68
Lease Term	Negotiable
Lease Commenced	On Market
Available SF	2,768 SF
Year Built	2000
Notes	Multi-Tenant Office Condo

\$15
to
\$23

Rent/SF Range



2550-2586 W FABYAN PKY
BATAVIA, IL 60510

Lease Type	NNN
Rent/SF	\$20.00
Lease Term	1-10 Years
Lease Commenced	On Market
Available SF	1,308 SF
Year Built	1999
Notes	Multi-Tenant Medical Campus



411-417 WILLIAMSBURG AVE
GENEVA, IL 60134

Lease Type	NNN
Rent/SF	\$15.00-\$16.00
Lease Term	2 Yr
Lease Commenced	On Market
Available SF	2,400 SF- 6,247 SF
Year Built	1987
Notes	Multi-Tenant Medical Office



2210 DEAN ST
ST CHARLES, IL 60175

Lease Type	NNN
Rent/SF	\$15.00
Lease Term	Negotiable
Lease Commenced	On Market
Available SF	4,000 SF
Year Built	1988
Notes	Multi-Tenant Medical Condo



Sycamore
Medical Office Market
January 2026

\$25.73

Available Asking Rent/SF

MARKET OVERVIEW CHICAGO MSA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.4 million people and comprises 14 counties. The city of Chicago contains 2.6 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

METRO HIGHLIGHTS



THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York & Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.



WEALTH OF INTELLECTUAL CAPITAL

Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.



MARKET OVERVIEW SYCAMORE, IL

The **City of Sycamore** is the county seat of DeKalb County in north central Illinois, approximately 58 miles west of the City of Chicago and 30 miles southeast of the City of Rockford. The City encompasses an area of 9.74 square miles and is served by Illinois Routes 23 and 64 which provide easy access to Interstates 88, 39, and 90. Other state highways in proximity include Illinois Routes 38 and 72.

The city has become considerably more diverse in its economic profile in recent decades, owing in no small part to the influence of Northern Illinois University. The University's perpetual creation of tech centers, commitment to advancing business degrees, and manufacturing centers in the community has led to improvements in local industries and in the community's education base.

Sycamore is home to the annual Sycamore Pumpkin Festival, which features many activities, a carnival, and a parade. The lawn of the DeKalb County Courthouse is the center of the event and includes a display of decorated and carved pumpkins. The event attracts thousands to Sycamore from locations throughout northern Illinois, the Midwest, and the broader United States.

The city is also home to the Sycamore Historic District, an architecturally interesting area containing over 200 individual properties. The district was established in 1978 when it was added to the National Register of Historic Places. The area is bounded in an irregular pattern along Main and Somonauk Streets but contains portions of several other streets and includes much of the downtown commercial district and residential areas north and south of downtown. During the summer, the Sycamore Historical Society offers guided walking tours with a local historian.

DeKalb County is part of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area. With approximately 100,000 residents, DeKalb County offers a blend of country charm and proximity to education, business and entertainment that creates a unique quality of life.



DEKALB COUNTY
ILLINOIS



30,613
POPULATION
(3 MILES)

\$101,326
AVERAGE HOUSEHOLD INCOME
(3 MILES)

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection	30,712	66,887	83,432
2025 Estimate	30,613	66,294	82,715
2020 Census	30,365	66,223	82,536
2010 Census	30,939	69,971	86,341
Daytime Population (2025 Estimate)	33,141	71,620	85,805
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection	12,654	26,372	32,597
2025 Estimate	12,535	26,094	32,237
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census	12,316	25,573	31,560
2010 Census	12,232	25,573	31,560
Average Household Income	\$101,326	\$86,442	\$92,409
PROFILE	3 Miles	5 Miles	10 Miles
Median Age	38	33	34
Population Age 65+	17.7%	12.9%	13.5%
Average Travel Time to Work (Minutes)	28	26	27

AREA HIGHLIGHTS



30,613
POPULATION
(3 MILES)



8%

DAYTIME POPULATION GROWTH
(3 MILES)



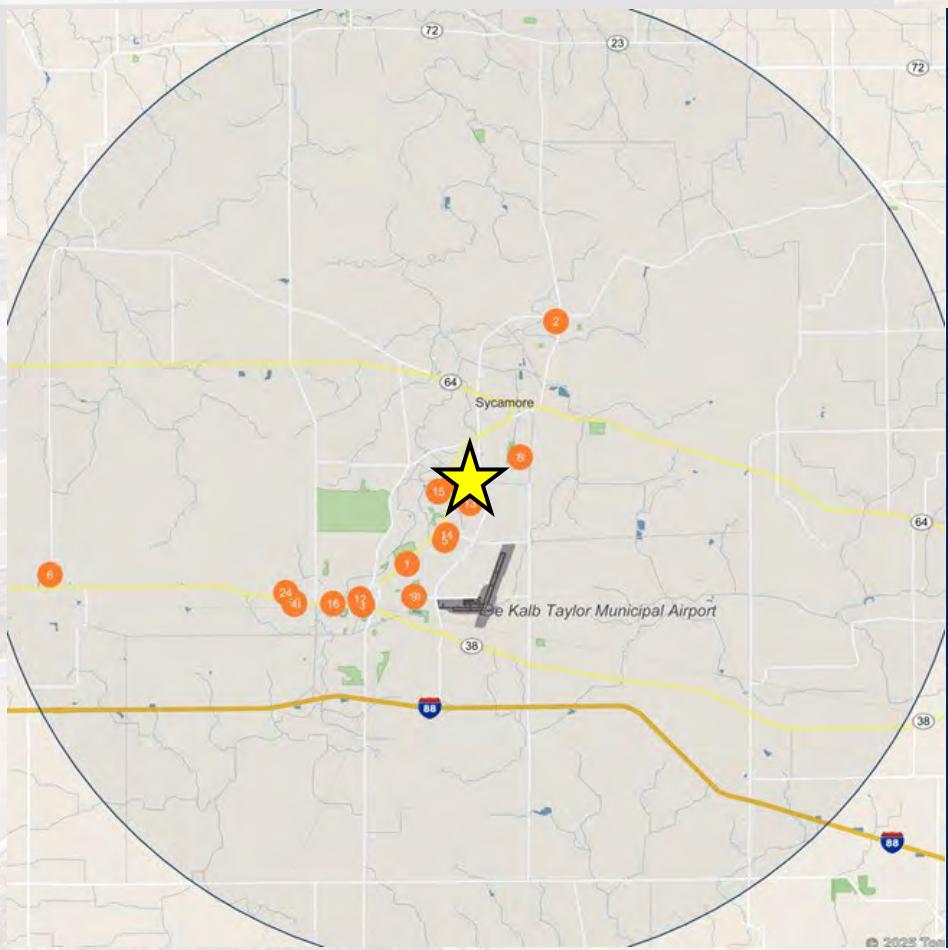
17.7%
POPULATION AGE 65+
(3 MILES)



\$101,326
AVERAGE HOUSEHOLD INCOME
(3 MILES)



\$239,806
MEDIAN HOUSING VALUE
(3 MILES)



Major Employers		Employees
1	American Drug Stores LLC-	2,757
2	American Drug Stores LLC-Osco Drug	2,757
3	Bond Drug Company Illinois LLC-Walgreens	1,184
4	Northern Illinois University-Niu	818
5	Walmart Inc-Walmart	517
6	Kishwaukee College-Illinois Cmnty College Dst 523	500
7	Texas Roadhouse Inc-	360
8	Western Forge Inc-Western Forge	350
9	Tegrant Alloyd Brands Inc-Sonoco Alloyd	325
10	Tegrant Corporation-Sonoco Protective Solution	325
11	Ideal Industries Inc-	247
12	Northern Illinois University-The Northern Star	200
13	Dekalb Clinic Chartered-	200
14	Baxalta US Inc-	198
15	Northern Illinois University-Health Services	190
16	Northern Illinois University-Chance Program Admissions Off	190
17	Northern Illinois University-Media Services	190
18	Northern Illinois University-Central Storage Warehouse	190
19	Northern Illinois University-Niu Transportation Dept	190
20	Northern Illinois University-Training of Niu	190
21	Northern Illinois University-Department of Geology	190
22	Northern Illinois University-Public Administration	190
23	Northern Illinois University-	190
24	Northern Illinois University-Niu	190
25	Northern Illinois University-Northern IL Univ Centl Recvg	190



Marcus & Millichap
THE EVINGER GROUP

Julia Evinger

Managing Director, Investments
O: 317.218.5366 | D: 317.437.6544
Julia.Evinger@marcusmillichap.com
License IN: RB14040143

Steven Weinstock

Illinois Broker of Record
One Mid America Plaza, Ste. 200
Oakbrook Terrace, IL 60181
Lic #: 471.011175