



Roseland Medical Center

100-134 W 111th Street, Chicago, IL 60628
Confidential Leasing Opportunity

Presented by:

MoHall Commercial & Urban Development

Moses Hall, CCIM – Managing Broker

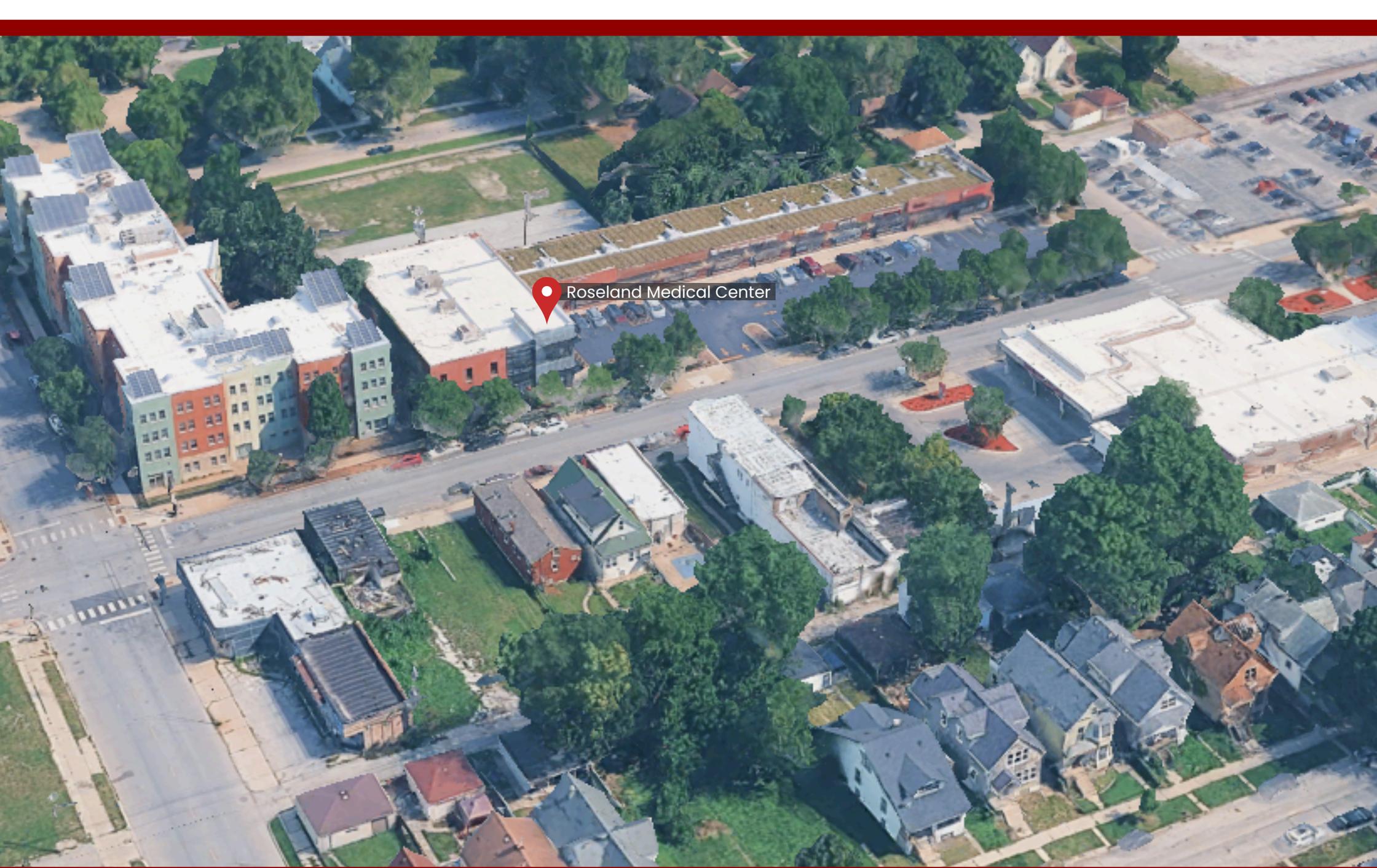
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Roseland Medical Center



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Executive Summary



Roseland Medical Center is a purpose-built medical and neighborhood retail campus located directly across from Roseland Community Hospital on Chicago's South Side. Constructed in 2007, the property was designed as a long-term healthcare-anchored environment and continues to function as a true one-stop medical destination serving the surrounding community. The campus benefits from strong existing healthcare tenancy, institutional-quality construction, on-site parking, and immediate proximity to a full-service hospital.

Ownership is offering select space for lease at \$16.00 PSF NNN, positioning the property competitively within the South Chicago medical office and service retail submarket. The offering is well-suited for medical, dental, behavioral health, outpatient specialty, pharmacy, or complementary service users seeking visibility, access, and adjacency to an established healthcare ecosystem.

Investment & Leasing Highlights



Roseland Medical Center functions as an integrated healthcare campus rather than a traditional strip retail center. Approximately 83% of the tenancy base is medical, reinforcing long-term demand drivers that are historically more resilient than conventional retail. The property sits directly across from Roseland Community Hospital, a 134-bed facility with over 500 employees, generating consistent daily foot traffic from patients, staff, and visitors.

The campus benefits from strong urban-infill demographics, excellent regional access via I-57 and I-94, and proximity to major employment and population centers on the South Side of Chicago. The combination of healthcare tenancy, institutional construction, and hospital adjacency creates meaningful barriers to entry for competing developments.



Property Overview



Property Name	Roseland Medical Center
Address	100-134 W 111th Street, Chicago, IL 60628
Parcel Numbers:	25-16-429-026 25-16-429-027 25-16-429-028 25-16-429-035
Lot Size	2.03 Acres
Year Built	2007
Configuration	One-story retail building and two-story medical office building
Parking	45 standard + 6 ADA stalls
Building Size	Approx. 27,000 SF across multiple suites
Foundation Frame:	Concrete slab on grade
Construction Components:	Reinforced concrete footings and pre-cast concrete panels
Exterior walls:	Pre-Cast Concrete with stamped brick pattern and 3/8" brick façade at south and east
Interior walls:	Textured and painted drywall/sheetrock
Roof:	Single ply roof with R value R-38; Roof will also feature a green roof system covering the retail building area
Flooring:	Per tenant specs for vacant spaces, ceramic and vinyl tile in the occupied spaces
Elevators:	One hydraulic passenger elevator



Directly Across from Roseland Community Hospital

Located steps from the 134-bed hospital employing over 500 healthcare workers.

Daily foot traffic includes:

- Emergency care patients
- Maternal & neonatal care
- Outpatient diagnostics
- Behavioral health
- Surgical follow-ups
- Chronic illness management

The second-floor suites capture consistent patient volume from this hospital-driven ecosystem.



Strong Long-Term Anchor Tenancy

The property benefits from over 90% historic tenant retention, with many occupants remaining since the 2007/08 construction.

Fresenius Renal Care holds an investment-grade rating (BBB-) and operates with a state-issued Certificate of Need, increasing stability and retention.



High-Demand Medical Trade Area

Within five miles:

- Population: 501,000+
- Households: 178,000+
- Employees: 118,000+
- Median Age: 38-51

Chronic conditions including:

1. diabetes
2. hypertension
3. respiratory illness

It creates consistent demand for medical service providers.



Transit & Regional Access

- Immediate access to I-57 & I-94
- CTA bus routes steps away
- Proximity to Metra Electric Line
- 14 miles from Downtown Chicago
- 20 minutes from Midway Airport



Fresenius Medical Care – Dialysis Center

- Investment grade (BBB-)
- 6,683 SF | 24.75% of property
- Tenancy 10+ years
- Highly restricted CON-regulated service
- National leader with 2,200+ facilities



Chicago Family Health Center

- Federally Qualified Health Center
- 6,735 SF | 24.94% of property
- Tenancy 10+ years
- Provides pediatrics, chronic disease care, behavioral health, pharmacy



Subway Café

- Neighborhood food operator supporting patient, visitor, and employee volume
- National brand with 45,000+ locations

Fresenius is the leading provider of kidney dialysis and renal care products, and a publicly traded company (NYSE: FMS) with a market capitalization exceeding \$28 billion. Fresenius is an investment-grade rated company with a Standard & Poor's rating of BBB-. The lease is guaranteed by Fresenius Medical Care Holdings, Inc., doing business as Fresenius Medical Care North America, which owns and operates a network of some 2,200 dialysis facilities, outpatient cardiac and vascular labs, and urgent care centers in North America. It offers outpatient and in-home health care services for renal and other chronic conditions. The company's operating units also market and sell dialysis machines and related equipment and provide renal research, laboratory, and patient support services.

- Fresenius Medical Care (NYSE: FMS) is the world's largest dialysis provider, and a Fortune 500 company with a \$28 billion market cap
- The company currently holds an S&P credit rating of BBB- (Investment Grade Credit)
- A Certificate of Need (CON) from the State of Illinois is needed to open and operate this facility, significantly adding barrier to entry.

Chicago Family Health Center is a community-based, nonprofit Federally Qualified Health Center (FQHC) that provides access to comprehensive and coordinated healthcare services and programs in Chicago. First opened in 1977, CFHC ensures that patients receive care regardless of their race, religion, gender, age, income, or ability to pay. In 2016, CFHC served nearly 30,000 patients with nearly 90,000 visits and more than \$8.4 million in charitable care.

This location features health & wellness programs including Pediatrics, Women's Health, Behavioral Health, Men's Health, Health Education & Support Services, Chronic Illness, & a pharmacy. (note: excludes Dental services). Chicago Family Health Center Hospital Partners include Advocate Trinity, Holy Cross, Mount Sinai, Roseland, South Shore, St. Anthony, University of Chicago, and Cook County John. H. Stroger.

Subway is a privately held American fast food restaurant franchise that primarily sells submarine sandwiches (subs) and salads. Subway is one of the fastest-growing franchises in the world and, as of June 2017, has approximately 45,000 stores located in more than 100 countries. More than half of the stores are located in the United States. It is the largest single-brand restaurant chain and the largest restaurant operator in the world. Subway's international headquarters is in Milford, Connecticut; five regional centers support Subway's international operations. Since 2007, Subway has consistently ranked in Entrepreneur magazine's Top 500 Franchises list. It ranked #2 in 2012. It also ranked #2 on the "Fastest Growing Franchise" and "Global Franchise" lists.

Construction & Building Specifications



The property was constructed with institutional-grade materials consistent with modern medical office standards. The structure features reinforced concrete footings, precast concrete panels, and a brick façade. Interior construction includes suspended acoustical tile ceilings, drywall partitions, and tenant-specific finishes.

The roofing system is a single-ply membrane with an R-38 insulation value and includes a green roof component over the retail building area. HVAC is provided by multiple roof-mounted Carrier units ranging from 3 to 15 tons. Vertical circulation within the medical office building is served by one hydraulic passenger elevator. Flooring varies by tenant build-out, including ceramic and vinyl tile in occupied spaces.

Available Space

The property offers opportunities for users seeking move-in-ready or second-generation medical space within a fully established healthcare environment. The prior offering included a fully built-out second-floor medical clinic totaling approximately 8,240 RSF, designed as a multispecialty clinic with exam rooms, dental infrastructure, and clinical support areas. Comparable space remains highly desirable in the current market, given the rising costs of construction and build-out.

- Suite Size:
 - ±8,240 RSF
 - Divisible to ±4,120 RSF
- Asking Rent:
 - Base Rent: \$16.00 PSF NNN
 - Operating Expenses (Annual Per SF):
 - CAM= \$8.66
 - Insurance \$0.87
 - Taxes \$3.00
- Total Estimated Occupancy Cost:
 - \$28.53 PSF Annually



Available Space

- Roseland Medical Center is best suited for:
 - National Behavioral Health Platforms
 - Urgent Care Networks
 - FQHC Expansion Initiatives
 - Women's Health ProvidersDialysis and Specialty Care Operators
 - Multi-specialty Outpatient Clinics
 - Value-Based Care Administrators

Operators seeking hospital-adjacent positioning within an underserved and high-demand healthcare corridor will find strategic alignment with this asset.

Existing Tenancy & Campus Synergy

The tenant mix reinforces Roseland Medical Center's role as a community healthcare hub. Major and historical tenants include Fresenius Medical Care, Chicago Family Health Center, Roseland Community Hospital outpatient services, and neighborhood-serving retail such as Subway. Fresenius Medical Care operates under a Certificate of Need issued by the State of Illinois, creating significant regulatory barriers to entry and reinforcing the long-term stability of the location.

Chicago Family Health Center operates as a Federally Qualified Health Center, providing comprehensive care regardless of patient income or insurance status. This concentration of healthcare providers creates natural cross-referrals and consistent daily traffic.

Location & Access

Roseland Medical Center is located approximately 14 miles south of Downtown Chicago and benefits from immediate access to major regional transportation corridors, including I-57 and I-94. The property sits within a dense residential and employment base and is easily accessible via both automobile and public transportation.

The direct adjacency to Roseland Community Hospital materially enhances the site's visibility, credibility, and patient draw. This location dynamic is extremely difficult to replicate and represents one of the property's most durable competitive advantages.

Market Context | 2025

Medical office remains one of the strongest commercial real estate asset classes entering 2025, driven by aging demographics, increased outpatient care delivery, and continued demand for neighborhood-based healthcare access. Purpose-built medical campuses with hospital adjacency continue to outperform generic office product, particularly in urban infill locations where new supply is constrained.

Replacement costs for medical build-outs have increased materially since the property's original construction, further supporting demand for second-generation medical space that can reduce upfront tenant capital expenditures. Asking rents in the mid-teens NNN range remain competitive for South Side Chicago medical and service-oriented locations when combined with parking, visibility, and institutional-quality construction.

Demographics Overview

The surrounding trade area supports sustained demand for healthcare and essential services. Within a five-mile radius, the area contains approximately 196,000 households and a population approaching 500,000 residents, with a strong daytime population base driven by local employment centers. Median household incomes and occupancy levels support neighborhood-serving medical and service uses, consistent with the existing tenant mix.

Conclusion

Roseland Medical Center represents a rare opportunity to lease space within a proven, hospital-adjacent medical campus in a dense urban infill location. The combination of institutional construction, established healthcare tenancy, on-site parking, and competitive \$16.00 NNN pricing positions the property favorably for medical and healthcare-adjacent users seeking long-term operational stability.

Photos of the Property



FOR MORE INFORMATION, CONTACT:



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