

Shirley Ryan
Abilitylab[®]
Portfolio **Chicago MSA**

CBRE



***2-Property Net Lease Investment Opportunity
with 'A+' Credit***

Investment Highlights

The Burr Ridge DayRehabCenter® totals 24,943 rentable square feet and was developed as a build-to-suit for SRALab in 2018. Receiving numerous industry accolades including “Best New Development, MOB and Other Outpatient Facilities” in 2019 by Healthcare Real Estate Insights, the Property is a state-of-the-art rehabilitation center that serves Chicago’s western suburbs. Following the development of the award-winning, \$550 million Shirley Ryan AbilityLab rehabilitation research hospital in Chicago in 2017, the Burr Ridge Facility is the Hospital’s flagship DayRehabCenter® and represents a modern and dynamic facility that expresses the Hospital’s international reputation in innovative and groundbreaking treatment.

Following the success of the Burr Ridge facility, MedProperties Group was rehired by SRALab for its latest DayRehabCenter® development in Homewood, Illinois. Completed in 2019, the Homewood facility doubled SRALab’s existing Homewood footprint allowing for a much-needed increase in patient capacity due to exploding patient demand. The Hospital has had a presence in Homewood since 2003 and the facility serves a wide-ranging geographic population stretching from the south and southwest Chicago suburbs to northwest Indiana.



World-Renowned,
High Investment-Grade Tenancy



Class ‘A’, State-of-the-Art
Rehabilitation Centers



Critical-Care
Assets



Significant
Tenant Investment



100% Net-Leased with
2.5% Annual Escalations





ADDRESS:
7600 County Line Road
Burr Ridge, IL 60527

COUNTY:
DuPage

PARCEL ID:
09-25-402-019: 1.41 Acres
09-25-402-026: 1.34 Acres

SITE PLAN



SITE PLAN

ADDRESS:

19260 S. Halsted Street
Homewood, IL 60430

COUNTY:

Cook

PARCEL ID:

32-08-201-024-0000

HOLBROOK RD

PARKING:
85 SURFACE
5.0:1000 SF
16 ADA

2.79 ACRES



1

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CHICAGO MARKET OVERVIEW

Chicago is the third-largest city in the United States, home to nearly 3 million residents within city limits and over 9.6 million people within the broader metropolitan area. More than 400 major corporation, including 36 Fortune 500 companies, are headquartered in Greater Chicago due to the central location, extensive talent pool, and exceptional quality of life afforded by an abundance of cultural, entertainment, professional sports, parks and recreation, and shopping and dining options. Chicago's gross regional product (GRP) of approximately \$680 billion ranks it among the largest economies in the world, and the metro has been lauded as the most diverse economy in the country.

The region has been the focal point of North American transportation and distribution since the 1850s, accumulating the following assets over time:



AIR

Two major international airports that have historically served over 100 million passengers per year

O'Hare International Airport:
Second-busiest airport in the U.S.

Midway International Airport:
One of the fastest growing airports in the nation



RAIL

More major railroads serving the city (including 6 Class I railroads) than any other place in the country



ROAD

10 major interstate highways that converge in and around the Chicago area



SEA

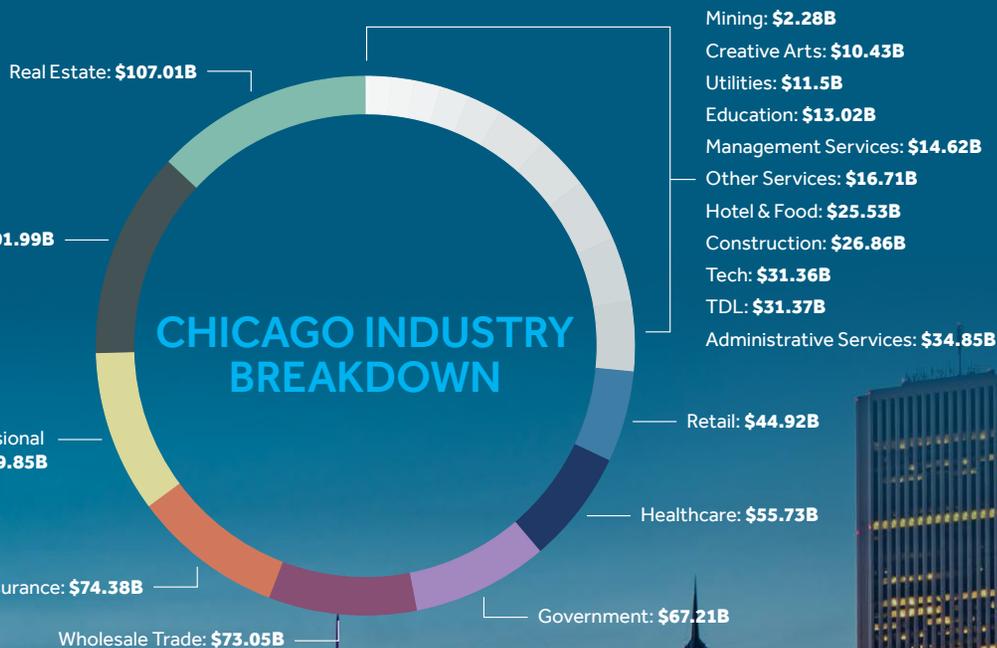
Largest inland port in North America (CenterPoint Intermodal Center)

Fiber from virtually every major data network in the world



A WORLD-CLASS CITY

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.



#1 LARGEST METRO FOR ECONOMIC DIVERSITY
 Source: Moody's Investor Services



EPICENTER
 NOT OF ONE INDUSTRY.
 ALL OF THEM.

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

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, 2023



Chicago received the 2nd most job applications of any U.S. city from “early talent” (students and recent grads) in 2023-2024.

Source: Handshake



Ranked 3rd in the country in total number of colleges and universities within a 25-mile radius, with 148 schools.

Source: Plexuss

TALENT

A MAGNET FOR TOP TALENT, HOME TO AND SURROUNDED BY MAJOR UNIVERSITIES





STRENGTH
ICONIC, WORLD-
RENOWNED
INFRASTRUCTURE FILLING
CHICAGO WITH LIFE.

SIZE, SCALE AND CENTRALITY

SEPARATING A CITY FROM ITS
PEERS THROUGH ITS CAPACITY TO
CONNECT THEM ALL



CHICAGO O'HARE AIRPORT



\$8.5B

INVESTMENT FOR
O'HARE RENOVATION
PROJECT, O'HARE 21

#1 PORT BY VALUE

O'HARE & MIDWAY COMBINE FOR
MORE FLIGHTS THAN ANY OTHER CITY.

Source: World Business Chicago

#1 GLOBAL

AIRPORT MEGAHUB IN 2022, WITH 66
INTERNATIONAL DESTINATIONS SERVED

Source: oag.com

16K

TRANSPORTATION, DISTRIBUTION AND
LOGISTICS COMPANIES IN THE METRO
AREA, THE MOST IN THE NATION

Source: World Business Chicago

\$400M

INVESTMENT
FOR MIDWAY
MODERNIZATION
PROGRAM

19

INTERMODAL SHIPPING
FACILITIES—TIED FOR
FIRST IN THE U.S.

Source: World Business Chicago

1.2B SF

OF INDUSTRIAL REAL
ESTATE—LARGEST IN
THE U.S.

Source: CBRE

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.ShirleyRyanAbilityLabPortfolio.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 DUE

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:**

CHRIS BODNAR

1225 Seventeenth Street
Suite 3200
Denver, CO 80202
+1 720 635 2653
chris.bodnar@cbre.com

BRANNAN KNOTT

33 Arch Street
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Boston, MA 02110
+1 443 983 6039
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COLE REETHOF

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CBRE