



FRESENIUS MEDICAL CARE

SINGLE-TENANT NET LEASE OFFERING | FRESENIUS (S&P: BBB-)

7.8 Years of Firm Term Remaining | Fixed Rental Increases | 2 (5-Year) Option Remaining | Chicago Location



3134 W 76TH STREET, CHICAGO, IL 60652

Single-Tenant Net Leased Fresenius

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant, net leased Fresenius in Chicago, IL.

\$3,362,000

ASKING PRICE

7.00%

CAP RATE

\$235,361

ANNUAL BASE RENT

(EFFECTIVE NOV-2026)

NN

LEASE STRUCTURE

7.8 Years

LEASE TERM REMAINING

Fee Simple

OWNERSHIP INTEREST



Broker Contact:

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Senior Managing Director

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Investment Highlights

FRESENIUS (S&P: BBB-) | CORPORATE LEASE | 3,700+ LOCATIONS | €21.83 BILLION IN TOTAL REVENUE / €3.14 BILLION IN EBITDA FOR THE FISCAL YEAR ENDING DECEMBER 2024

Fresenius (S&P: BBB-) is a publicly traded company and the **world's largest provider of dialysis treatments**, operating **over 3,700+ locations worldwide and treating over 300,000+ patients annually**. The company achieved approximately **€21.83 billion in total revenue** and **€3.14 billion in EBITDA** for the fiscal year ending December 2024. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS).

20 YEAR OPERATING HISTORY AT THIS LOCATION | 7.8 YEARS OF FIRM TERM REMAINING | 2.00% ANNUAL INCREASES | 2 (5-YEAR) OPTIONS AT FAIR MARKET VALUE | NN LEASE WITH MINIMAL LANDLORD RESPONSIBILITIES

Fresenius has operated at this location since January 2006 a **twenty-year operating history**. The tenant originally executed a **ten (10) year lease** at this location in 2006, and **recently extended for an additional seven (7) years** through October 31, 2033. There are currently **7.8 years of firm term remaining**. Fresenius has a 2.00% rental increase scheduled for November 1, 2025, then a 3.00% rent reduction on November 1, 2026, followed by **2.00% annual increases each November 1st thereafter** until the option periods. The tenant has **2 (5-Year) options at fair market value**. The lease is NN lease with landlord responsibilities limited to foundations, structure, load bearing walls, exterior walls, the roof and roof supports, columns, retaining walls, gutters, downspouts, flashings, and footings. The landlord is also responsible for repairs of the HVAC system in excess of \$10,000.

PRIVATE LOCATION | STRONG ACCESS VIA S KEDZIE AVE (19,354 VPD) | 900 FT FROM MONDELEZ INTERNATIONAL CHICAGO BAKERY (1,200 EMPLOYEES)

The subject property is **private and discreet for dialysis patients** with strong access for **north/south traffic via S Kedzie Ave (19,354 VPD)**. The subject property benefits tremendously from its infill Chicago location with **over 250,000 people within 3 miles** of the subject property. Furthermore, this Fresenius location is situated only **900 ft from Mondelez International Chicago Bakery (1,200 employees)**, statistically speaking **1 in 675 American needs dialysis to survive**.

EXCEPTIONAL INFILL CHICAGO DEMOS (261,605 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$68,942 WITHIN 3 MILES) | 10 MILES SOUTHWEST OF DOWNTOWN CHICAGO

There are **261,605 residents with an average household income of \$68,942 within 3 miles** of the subject property. Fresenius is located on W 76th St with direct access for North/South traffic via S Kedzie Ave Dr **less than 10 miles southwest of downtown Chicago, IL**.

Lease Abstract & Property Details

Property Overview

| | |
|-----------------------------|-----------|
| Rentable Building Area (SF) | 10,947 |
| Acreage | 1.49 |
| Year Built/Renovated | 1998/2016 |

Lease Abstract

| | |
|---------------------------|--|
| Address | 3134 W 76th Street Chicago, IL 60652 |
| Tenant Trade Name | Fresenius |
| Lease Entity | WSKC Dialysis Services, Inc. d/b/a Fresenius Kidney Care Southside |
| Guarantor | Fresenius Medical Care North America |
| Credit Rating | S&P: BBB- |
| Rent Commencement Date | January 24, 2006 |
| Lease Expiration Date | October 31, 2033 |
| Lease Term Remaining | 7.8 Years Remaining |
| Renewal Options | 2 (5-Year) |
| Annual Rent (PSF) | \$235,361 (\$21.50 PSF) |
| Percentage Rent | None |
| Rent Increases | See Rent Schedule |
| Lease Structure | NN |
| Landlord Responsibilities | Foundations, structure, load bearing walls, exterior walls, the roof and roof supports, columns, retaining walls, gutters, downspouts, flashings, and footings |
| Utilities | Tenant Responsibility |
| Taxes | Tenant Responsibility |
| CAM | Tenant Responsibility |
| HVAC | Tenant Responsibility Landlord responsible for repairs of the HVAC system in excess of \$10,000 |
| Insurance | Tenant Responsibility |
| ROFR | None |
| Financial Reporting | None |

Rent Schedule

| Rent Period | Annual Rent | PSF | Monthly Rent | PSF | % Increase |
|------------------------------------|------------------|----------------|-----------------|---------------|---------------|
| 11/1/2026 - 10/31/2027 | \$235,361 | \$21.50 | \$19,613 | \$1.79 | -3.11% |
| 11/1/2027- 10/31/2028 | \$240,068 | \$21.93 | \$20,006 | \$1.83 | 2.00% |
| 11/1/2028- 10/31/2029 | \$244,884 | \$22.37 | \$20,407 | \$1.86 | 2.01% |
| 11/1/2029- 10/31/2030 | \$249,811 | \$22.82 | \$20,818 | \$1.90 | 2.01% |
| 11/1/2030- 10/31/2031 | \$254,846 | \$23.28 | \$21,237 | \$1.94 | 2.02% |
| 11/1/2031- 10/31/2032 | \$259,991 | \$23.75 | \$21,666 | \$1.98 | 2.02% |
| 11/1/2032- 10/31/2033 | \$265,246 | \$24.23 | \$22,104 | \$2.02 | 2.02% |
| Option 1: 11/1/2033- 10/31/2038 | | | FMV | | |
| Option 2: 11/1/2038- 10/31/2043 | | | FMV | | |

Bold = Current Rent

Market Overview - Chicago, IL

Chicago, IL

The Chicago Metropolitan Statistical Area, often referred to as Chicagoland, is the **third-largest metropolitan area** in the United States, encompassing parts of northeastern Illinois, northwest Indiana, and southeast Wisconsin. With a **population exceeding 9.4 million**, it serves as a central hub for finance, commerce, culture, and transportation in the Midwest. Chicago anchors the region as an international city known for its deep economic diversity, housing major industries including finance, healthcare, technology, manufacturing, logistics, education, and professional services. The area benefits from a vast transportation network, highlighted by **O'Hare International Airport, one of the busiest in the world**, and extensive freight and passenger rail systems that position the region as a global logistics center.

Economically, the Chicago MSA ranks among the largest in the U.S., with a **gross metropolitan product exceeding \$800 billion**, placing it alongside the economies of entire countries. The city is home to the Chicago Mercantile Exchange and Chicago Board of Trade, key global financial institutions. **Major corporations headquartered in the metro include Boeing, United Airlines, McDonald's, Walgreens Boots Alliance, Exelon, and Archer Daniels Midland**, reflecting a broad base of corporate presence. Higher education institutions such as the **University of Chicago, Northwestern University, and the University of Illinois at Chicago** drive innovation and research.

Culturally, the metro is known for its **world-class museums, theaters, and music scene, with institutions such as the Art Institute of Chicago, Field Museum, and Chicago Symphony Orchestra**. It also has a renowned food culture and a passionate sports fan base, with teams in all major leagues. Tourism remains strong, with millions visiting annually to experience attractions like **Navy Pier, Millennium Park**, and the architectural skyline along Lake Michigan.

Economic Overview

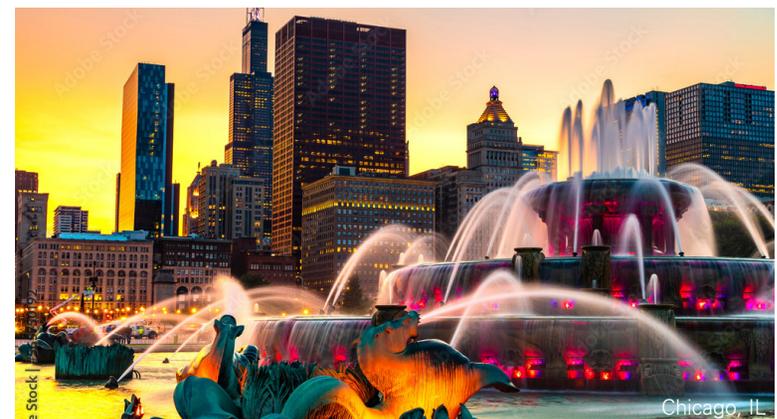
- 9.4 million people
- 3rd Largest City in the US
- \$800+ Billion Gross Metropolitan Product
- 14 Fortune 500 Companies
- 405,374 businesses in the Chicago MSA

Cost of Living Analysis

Chicago's overall cost of living sits around **15–16% above the national average**, largely driven by significantly elevated housing costs. According to PayScale, overall expenses are 16% higher than the U.S., with housing alone ahead by 43%. Utilities run about 5% below the national average, while groceries are approximately 4–5% higher. Transportation costs exceed the average by 7%, and healthcare is about 10% more expensive than the norm. (Payscale)

Redfin similarly reports a 16% higher average cost of living and confirms the **43% premium on housing**. Their figures indicate that **home prices in Chicago average around \$402,000**, with **typical rent for an apartment hovering near \$3,230 per month**. (Redfin)

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|----------------------------|----------|----------|----------|
| 2024 Population | 26,139 | 261,605 | 628,201 |
| 2024 Households | 7,988 | 84,226 | 215,092 |
| 2024 Avg. Household Income | \$77,154 | \$68,942 | \$72,854 |



Tenant Synopsis - Fresenius

Fresenius Medical Care (FMC) is the world's largest provider of products and services for individuals with chronic kidney disease for which around 3 million people worldwide regularly undergo dialysis treatment. FMC is a team of more than 176,486 individuals with one guiding principal: patients first. This promise starts with providing the most comprehensive care for people living with chronic kidney disease and extends to innovative solutions that are redefining healthcare and setting the industry standard.

Fresenius as a company is driven by their mission to provide superior care that improves the quality of life of every patient with chronic kidney disease, every day. FMC addresses this mission through its network of more than 3,700+ dialysis clinics, FMC treated 300,000+ patients around the globe during 2024. Fresenius is also the leading provider of dialysis products such as dialysis machines or dialyzers. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS).

| | |
|----------------------|----------------|
| 2025 Employees: | 176,486 |
| 2025 Market Cap: | €26.32 Billion |
| 2024 Revenue: | €21.83 Billion |
| 2024 EBITDA: | €3.14 Billion |
| 2024 Assets: | €3.55 Billion |
| 2024 Free Cash Flow: | €1.52 Billion |



YEAR FOUNDED
1912



COMPANY TYPE
Publicly Traded
(NYSE: FMS)



HEADQUARTERS
Bad Homburg,
Germany



WEBSITE
freseniusmedicalcare.com



LOCATIONS
3,700+



CREDIT RATING
S&P: BBB-





FRESENIUS MEDICAL CARE



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