



STARBUCKS®

2024 CONSTRUCTION | CORPORATE GUARANTEE | 9-YRS REMAINING

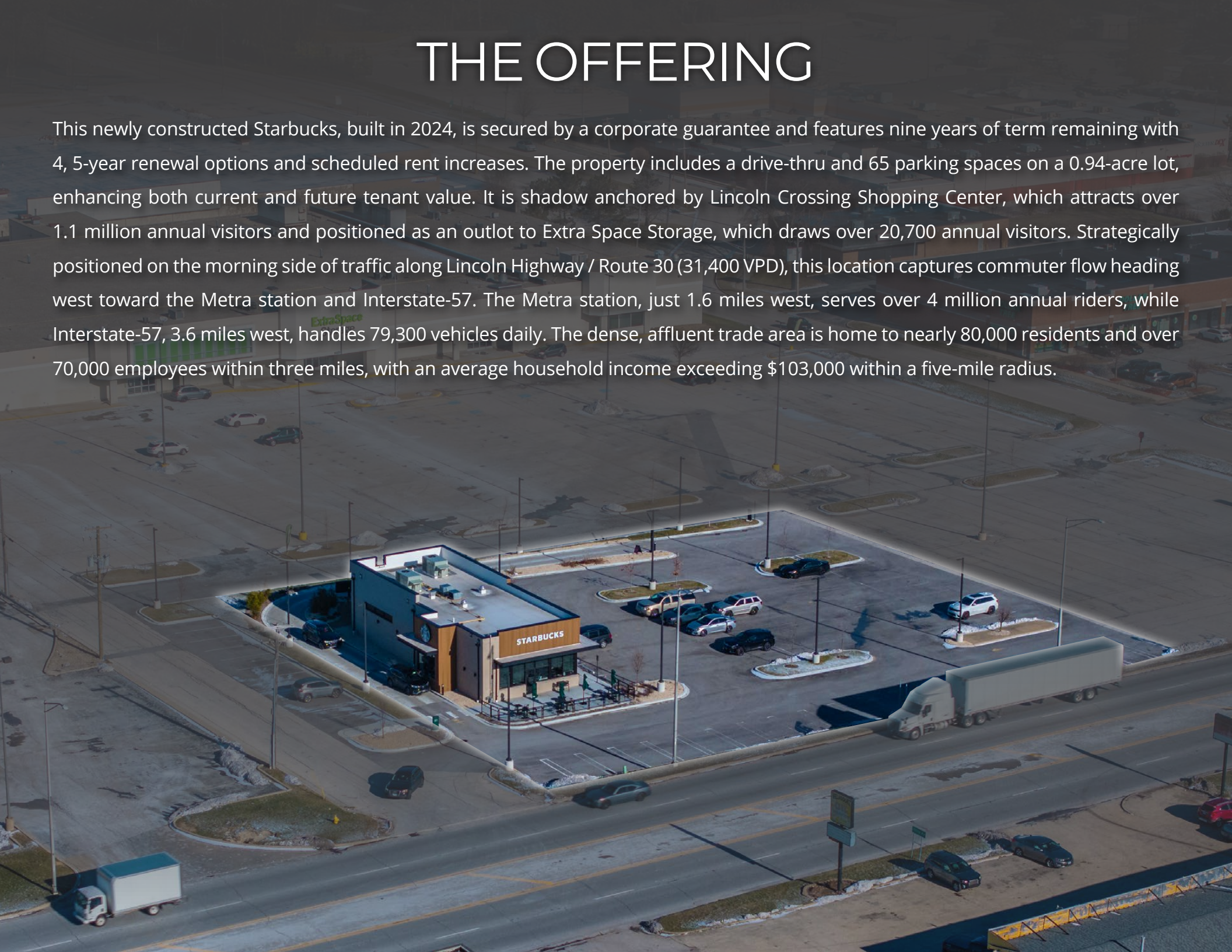


581 W 14TH ST
CHICAGO HEIGHTS, IL 60411

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This newly constructed Starbucks, built in 2024, is secured by a corporate guarantee and features nine years of term remaining with 4, 5-year renewal options and scheduled rent increases. The property includes a drive-thru and 65 parking spaces on a 0.94-acre lot, enhancing both current and future tenant value. It is shadow anchored by Lincoln Crossing Shopping Center, which attracts over 1.1 million annual visitors and positioned as an outlet to Extra Space Storage, which draws over 20,700 annual visitors. Strategically positioned on the morning side of traffic along Lincoln Highway / Route 30 (31,400 VPD), this location captures commuter flow heading west toward the Metra station and Interstate-57. The Metra station, just 1.6 miles west, serves over 4 million annual riders, while Interstate-57, 3.6 miles west, handles 79,300 vehicles daily. The dense, affluent trade area is home to nearly 80,000 residents and over 70,000 employees within three miles, with an average household income exceeding \$103,000 within a five-mile radius.





Metra
Electric District Main
Line Train Station
4,001,618 Annual Ridership



Walmart
Supercenter
2.5 million annual
visitors

BankFinancial

McDonalds

CHIPOTLE
MEXICAN GRILL

**White
Castle**

Lincoln Crossing
1.1 million annual visitors
FOOD 4 LESS
SUBWAY

**SMOOTHIE
KING**
Smoothies, More & Proper!

Lincoln Hwy
31,400 VPD

SUBJECT PROPERTY

Wendy's

Wendy's
QUALITY
DISPENSARY



\$1,934,038
LIST PRICE



6.50%
CAP RATE



\$869.23
PRICE / SF



\$125,712
NET OPERATING INCOME

**Extra
Space
Storage**
climate controlled
we sell boxes
rent online
AVAILABLE
FOR LEASE



STARBUCKS | GROCERY SHADOW ANCHORED | STORAGE OUTLOT

581 W 14th St, Chicago Heights, IL 60411

FINANCIAL SUMMARY

PRICE	\$1,934,038
CAP RATE	6.50%
NOI	\$125,712
PRICE/SF	\$869.23
Gross Leasable Area	2,225 SF
Year Built	2024
Lot Size	0.94 Acres +/-
Parcel Numbers	32-19-101-042
Type of Ownership	Fee Simple
Parking	65 Surface Spaces +/-

LEASE SUMMARY

Lease Type	Net
Lease Guarantor	Starbucks Corporation
Guarantor Type	Corporate Guarantee
Lease Term Remaining	9 Years
Rent Commencement	12/14/2024
Lease Expiration	2/28/2035
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$125,712	\$56.50
Bump	3/1/2030	\$130,741	\$58.76
Option 1	3/1/2035	\$135,770	\$61.02
Option 2	3/1/2040	\$140,798	\$63.28
Option 3	3/1/2045	\$145,826	\$65.54
Option 4	3/1/2050	\$150,855	\$67.80





STARBUCKS®

STARBUCKS.COM

Stock Symbol:

Market Cap (12/23/2025)

Enterprise Value (12/23/2025)

Revenue (FY 2024)

Net Income (FY 2024)

Standard & Poor's Credit Rating

SBUX | NASDAQ

\$97.98 Billion

\$121.13 Billion

\$36.17 Billion

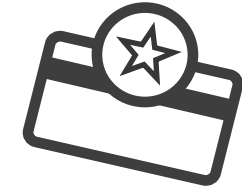
\$3.76 Billion

BBB+

- » Leading coffee company and coffeehouse chain
- » 40,199 stores globally | 88 global markets | 45% company-operated and 55% licensed stores
- » Consolidated net revenues increased 1% driven by new company-operated store growth
- » #116 Fortune 500 Company | #424 Fortune Global 500 (2024)
- » Ranked #319 for Global 2000 and #157 for Best Customer Service by Forbes (2024)
- » Plans to add 17,000 new locations by 2030
- » Reached 33.8 million and 23.5 million Starbucks® Rewards members (90-day active) in the U.S. and China, respectively
- » Rolled out Starbucks Delivery in all 50 states, offering customers Starbucks through three leading delivery platforms
- » First quarter of fiscal year 2025, Starbucks opened 377 new stores
- » One of three restaurant brands in America with U.S. system-wide sales north of \$20 billion



Global
Tenant



33.8 Million Active
Loyalty Members

500

Fortune 500
Company

BBB+

Credit
Rating



Lincoln Crossing
1.1 million annual visitors

FOOD 4 LESS.
SUBWAY

ExtraSpace
Storage



TENANT / GUARANTOR	Starbucks Corporation
SQUARE FEET	2,225 SF
LEASE COMMENCEMENT	12/14/2024
LEASE EXPIRATION	2/28/2035
LEASE TYPE	Net
RENTAL INCREASES	3.5% - 4.0% Every 5 Years
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	
PARKING LOT	Landlord	
HVAC	Landlord/Tenant	Tenant to maintain, repair, and replace. Landlord shall maintain, repair, and make replacements to the HVAC system, which serves the building as a whole and not a particular tenant's premises
TAXES	Tenant	Paid by tenant as additional rent
INSURANCE	Tenant	Paid by tenant as additional rent
CAM	Tenant	Tenant pays pro rata share of Common Area Maintenance. Paid as additional rent

NEW CONSTRUCTION STARBUCKS WITH A CORPORATE GUARANTEE | 9-YEARS OF TERM REMAINING

- New construction Starbucks built in 2024
- Corporately guaranteed by Starbucks Corporation
- Lease features 9-years of term remaining with 4, 5-year renewal options and scheduled rental increases
- Ample parking | Positioned on a 0.94 acre lot with 65 available parking spaces
- Features a drive-thru which adds value for current and future tenants

OUTLOT TO EXTRA SPACE STORAGE AND SHADOW ANCHORED BY FOOD 4 LESS

- Outlot to Extra Space Storage which attracts 20.7K annual visitors¹
- Adjacent to Food 4 Less anchored shopping center, Lincoln Crossing, which attracts 1.1 million annual visitors¹
 - > This Food 4 Less attracts 699.5K annual visitors¹

MORNING-SIDE OF TRAFFIC | HEAVILY TRAVELED AREA

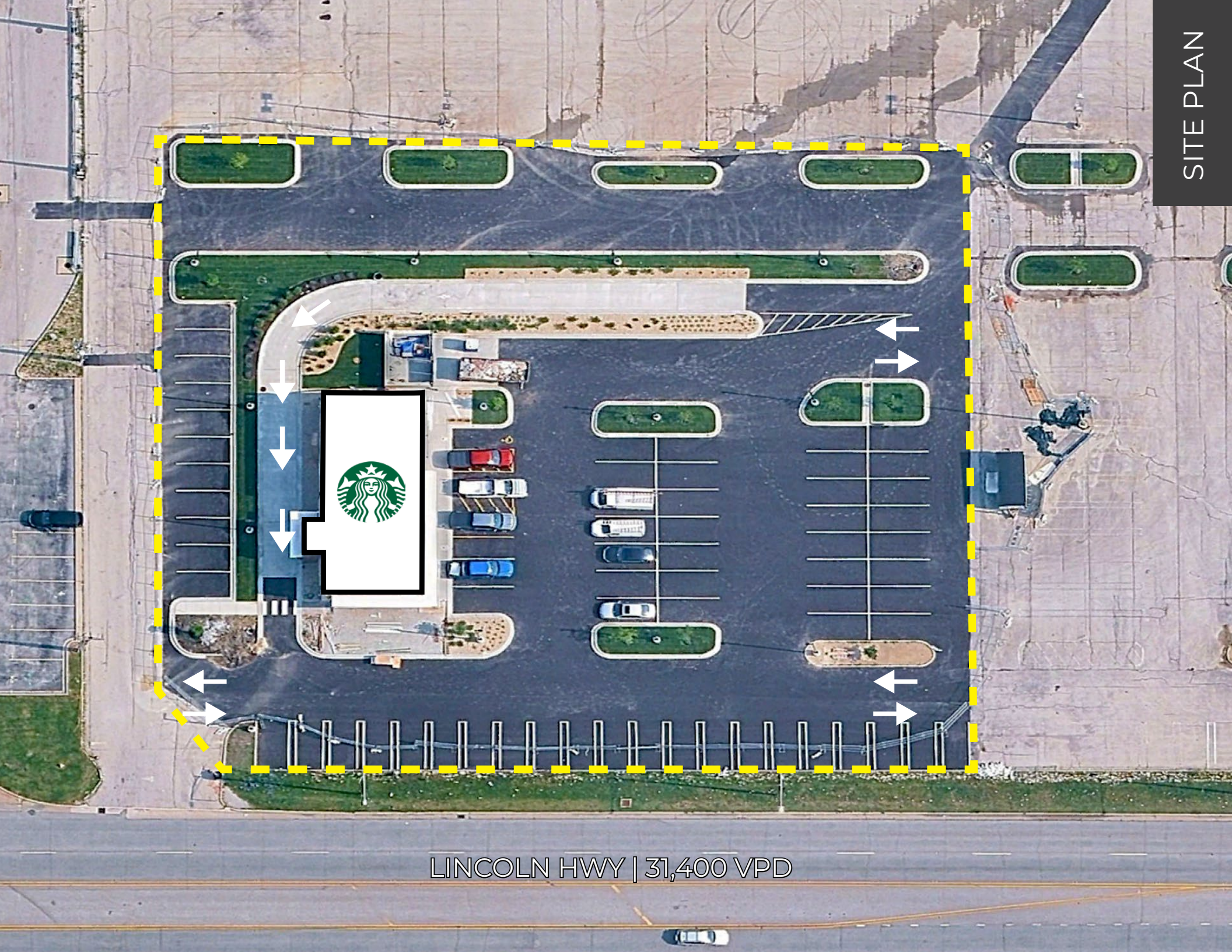
- Located on Lincoln Hwy which sees 31,400 vehicles per day
- 0.4 miles from Western Ave which sees 18,300 vehicles per day
- 2.7 miles from Metra train station | The Metra Electric District Main Line had 4,001,618 passengers in 2024

STRONG SURROUNDING DRIVERS INCLUDING NATIONAL RETAILERS AND SEVERAL SCHOOLS

- Five schools located within two miles of the subject property serving a total of 4,166 students
- 0.4 miles from Walmart Supercenter which attracts 2.5 million annual visitors¹
- Other notable retailers in the area include Public Storage, O'Reilly Auto Parts, Wendy's, Harold's Chicken, Smoothie King, Chipotle, ALDI, AutoZone, Dunkin', Valvoline and more
- In close proximity to Chicago Heights Country Club and Olympic Fields Country Club

EXTREMELY DENSE TRADE AREA WITH AN AFFLUENT DEMOGRAPHIC

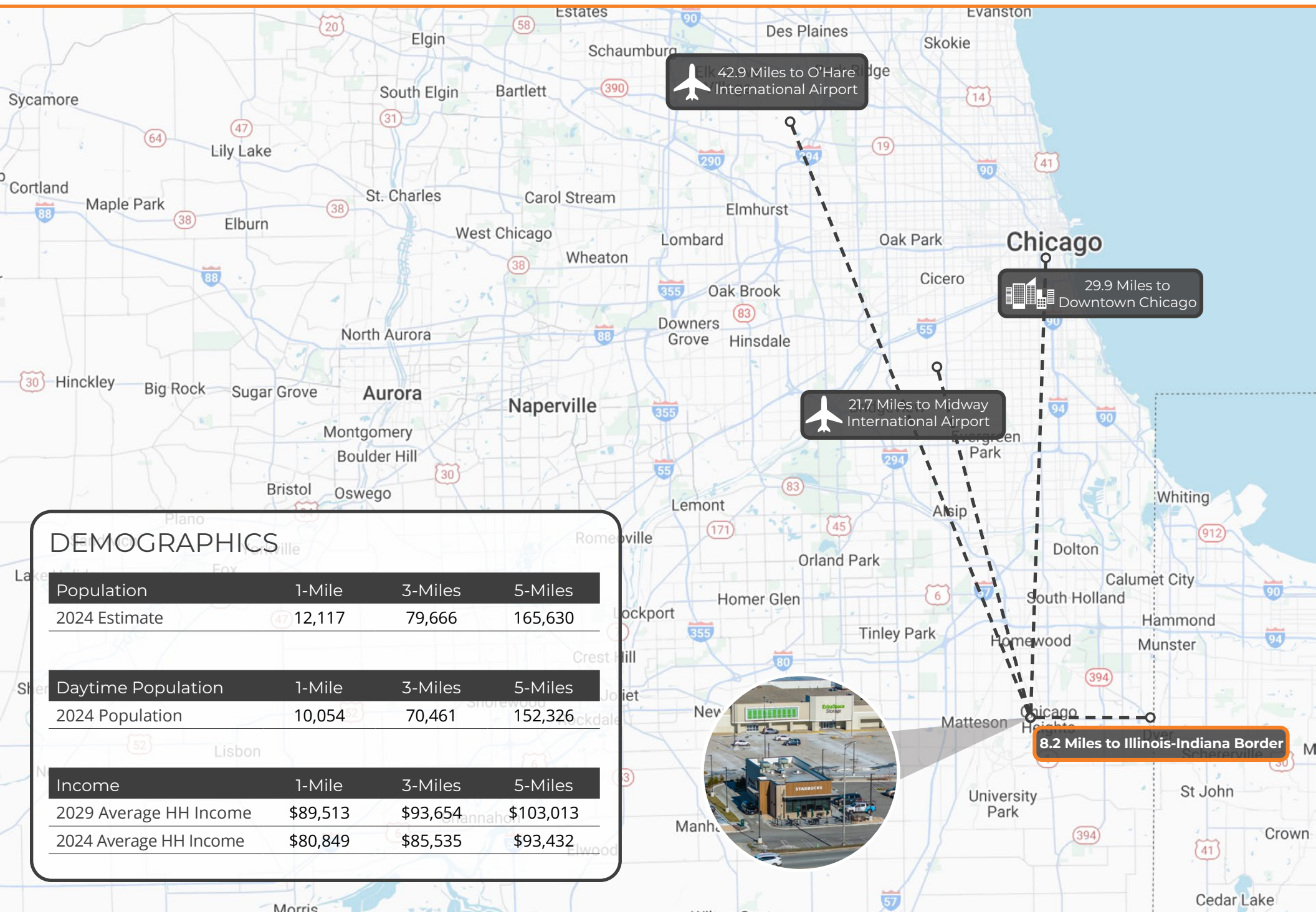
- 79,666 people live and 70,461 people work within a three-mile radius
- Average household income of \$103,013 within a five-mile radius



LINCOLN HWY | 31,400 VPD



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2024 Estimate	12,117	79,666	165,630
Daytime Population	1-Mile	3-Miles	5-Miles
2024 Population	10,054	70,461	152,326
Income	1-Mile	3-Miles	5-Miles
2029 Average HH Income	\$89,513	\$93,654	\$103,013
2024 Average HH Income	\$80,849	\$85,535	\$93,432

AERIAL



Western Ave
18,300 VPD

Chicago Rd
5,000 VPD

Dixie Hwy
6,900 VPD

Lincoln Hwy
31,400 VPD

Lincoln Crossing
1.1 million annual visitors¹

Kennedy
Elementary School
(177 students)

Marian Catholic
High School
(861 students)

Bloom High School
(1,832 students)

Chicago Heights
Country Club

Chicago Heights
Middle School
(940 students)

Walmart
Supercenter
2.5 million annual
visitors¹

Roosevelt
Elementary School
(356 students)

FRESENIUS
MEDICAL CARE

SUBJECT PROPERTY

**DOLLAR
GENERAL**



A SOUTHERN SUBURB IN THE CHICAGO MSA

- 30 miles south of downtown Chicago
- 7 miles west of the Illinois & Indiana border

A PREMIER CENTER FOR BUSINESS & LOGISTICS

- Prominent firms like FedEx, Ford Motor Company, Behr Paints and 60 other industrial, manufacturing and distribution companies call Chicago Heights home
- Unmatched regional & national connectivity:
 - › Nearly one half of the United States population can be reach within a one-day truck drive from Chicago Heights
 - › Extensive freight rail system that provides companies an attractive and cost effective transportation options
- Competitive tax incentives and business-friendly policies available through Cook County and the State of Illinois

NEW DEVELOPMENTS

- A 240,000 sqft Morgan Li warehouse facility was built in 2025
- Otto Square Veterans | 82-unit apartment building was built in 2024
- A 2,350 sqft Chipotle restaurant was built in 2025

HOME TO PRAIRIE STATE COLLEGE

- Public community college in Chicago Heights offering associate degrees, workforce training, and continuing education programs that serve as a key pipeline for local employers and industries
- Enrollment: 2,716 students

EASILY ACCESSIBLE

- Served by six Pace bus routes and the Pace Chicago Heights Terminal
- Metra Electric District Main Line runs through Chicago Heights
 - › 4,001,618 passengers in 2024
- Easy access to Interstate-294 and Interstate-57 as well as Illinois Route 394

THREE CHICAGO-AREA NEIGHBORHOODS RANK AMONG THE 2025 'BEST PLACES TO LIVE' IN THE UNITED STATES - ONLY 50 NEIGHBORHOODS MADE THE LIST

#1

U.S. Metro for corporate relocations for 12th Consecutive Year

30 Relocations
110 Expansions

255,967

Businesses in the Chicago metro area, the

4th

most in the U.S.

3rd

Largest supply in labor in the U.S.

On average, 4.76M people were employed throughout 2024 — the highest level seen since at least 1990

145,545

Graduates and secondary program finishers in the Chicago metro area in 2023

1.2B sqft

Chicago industrial real estate market, the largest in the United States

\$4.32B

Growth capital raised by Chicagoland startups in 2024

Chicago's economy is the **nation's third largest**. If Chicago were a nation, it would be the **world's 22nd largest economy** (Illinois is 19th). Chicago's GDP was \$886B in 2024.

Chicagoland area is growing, adding 70,762 people between 2023 and 2024 — **the ninth most among metro areas**. 9.46 million people live in the MSA (Census 2020).



O'Hare International Airport is the **10th Busiest Airport in the World & Most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 8 for passengers with more than 80 million passengers. \$295 billion in trade value flowed through O'Hare in 2024 (3rd largest port by value).

Plus, Chicago is home to **Midway International Airport** with 22 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

450M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's Largest Public Transportation System**

Chicago Union Station is the nation's **3rd busiest station** overall, and it is Amtrak's 4th busiest



Chicago's MSA is generally considered a highly walkable region. Chicago itself has a Walk Score of 77, placing it **among the most walkable cities in the U.S.**

Chicago recorded a record-breaking 11 million bike and scooter trips in 2024. The city has 303 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2024)

-Condé Nast Traveler Magazine

52M

Visitors in 2023

#11 Best Cities in the World (2025)

-Time Out Magazine

\$19.2B

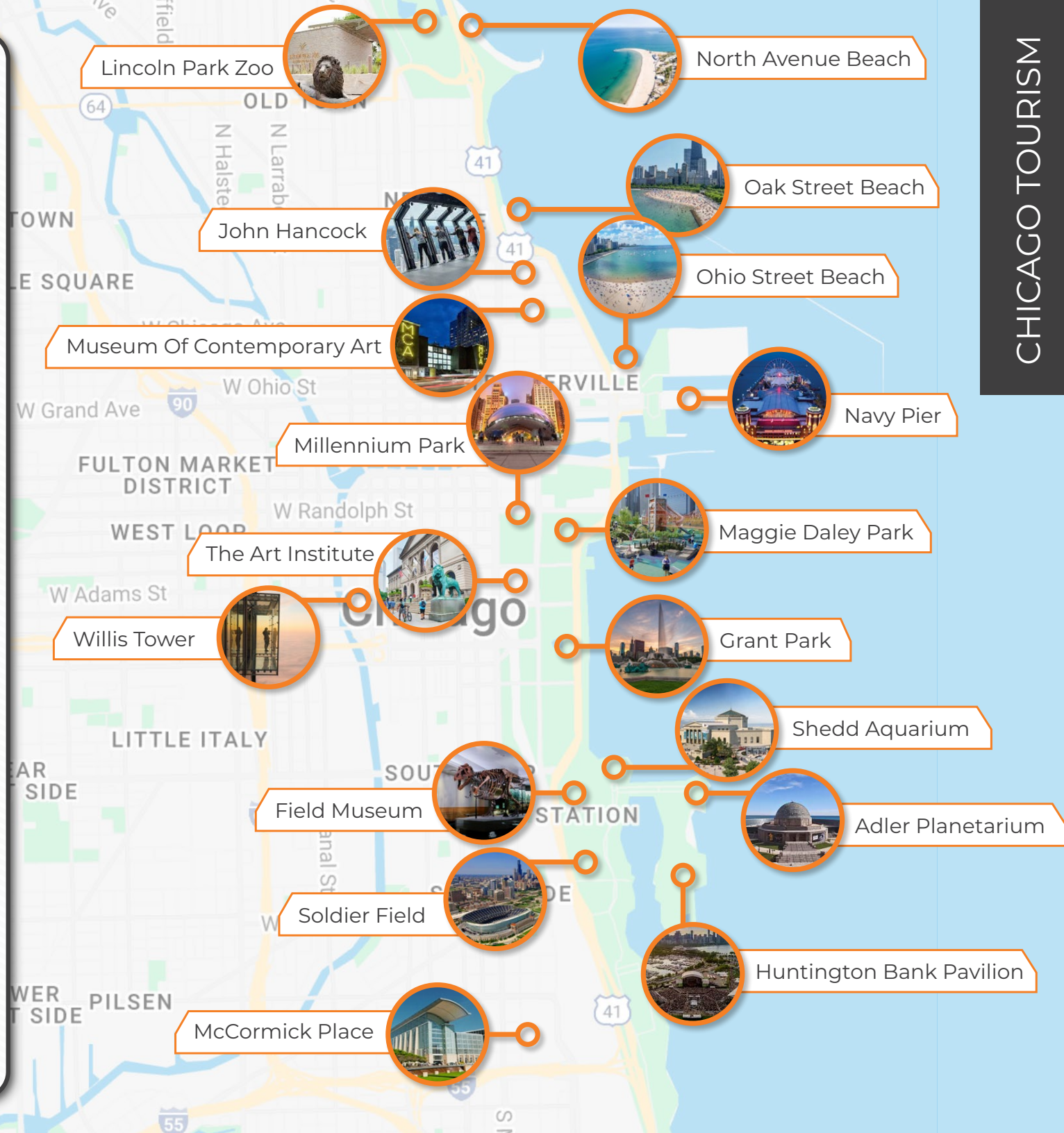
Tourist spent in 2023
(Estimated)

963

Hotels+

CULTURAL HAVEN:

Home to 200 art galleries,
60 museums, 250 music
venues, 250 theatres, 400
neighborhood festivals, 7,300
restaurants, over 160 breweries
and more.



Lincoln Park Zoo



North Avenue Beach



John Hancock



Oak Street Beach



Museum Of Contemporary Art



Ohio Street Beach



Millennium Park



Navy Pier



The Art Institute



Maggie Daley Park



Willis Tower



Grant Park



Shedd Aquarium



Field Museum



Adler Planetarium



Soldier Field



Huntington Bank Pavilion



McCormick Place



FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE

MSA	RANK
Minneapolis-St. Paul-Bloomington, MN-WI	1
San Francisco-Oakland-Hayward, CA	2
Pittsburgh, PA	3
Chicago-Naperville-Elgin, IL-IN-WI	4
Denver-Aurora-Lakewood, CO	5
Houston-The Woodlands-Sugar Land, TX	6
New York-Newark-Jersey City, NY-NJ-PA	7
Cincinnati, OH-KY-IN	8

PER CAPITA PERSONAL INCOME

MSA	INCOME	RANK
San Francisco-Oakland-Berkeley, CA	\$111,050	1
Boston-Cambridge-Newton, MA-NH	\$85,724	2
New York-Newark-Jersey City, NY-NJ-PA	\$82,322	3
Seattle-Tacoma-Bellevue, WA	\$80,420	4
Washington-Arlington-Alexandria, DC-VA-MD-WV	\$76,771	5
Denver-Aurora-Lakewood, CO	\$69,822	6
Los Angeles-Long Beach-Anaheim, CA	\$69,805	7
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	\$69,705	8
Chicago-Naperville-Elgin, IL-IN-WI	\$67,671	9
Minneapolis-St. Paul-Bloomington, MN-WI	\$67,214	10
Baltimore-Columbia-Towson, MD	\$66,695	11
San Diego-Chula Vista-Carlsbad, CA	\$66,266	12
Austin-Round Rock-Georgetown, TX	\$64,913	13

COST OF LIVING INDEX

CITY	INDEX	RANK
St. Louis MO-IL	85	1
San Antonio TX	89.3	2
Cedar Park TX	90.5	4
Houston TX	91.7	5
Conroe TX	93.6	6
Salisbury NC	94.9	7
Denver CO	110	26
Plano TX	112.3	27
Middlesex-Monmouth NJ	114.2	28
Morristown NJ	114.6	29
Sacramento CA	118.2	30
Bergen-Passaic NJ	119.9	31
Miami-Dade County FL	120.4	32
Chicago IL	126.4	33
Portland OR	127.4	34
Alexandria VA	143.5	35
San Diego CA	144.7	36
New York (Queens) NY	145.5	37
Arlington VA	147.1	38
Seattle WA	150.7	39
Boston MA	150.8	40
Los Angeles-Long Beach CA	151.9	41
Washington DC	158.8	42
New York (Brooklyn) NY	174.9	43
San Francisco CA	184.2	44
New York (Manhattan) NY	237.8	45

Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
664 business expansions or
relocations in 2024

#4 in the Nation

Access to Capital
— Up from #6 in 2023

#6 in the Nation

Tech & Innovation
— Up from #14 in 2023

Infrastructure & Transportation

#1 in the Midwest

Transportation & Warehousing
Infrastructure

#4 in the Nation

Transportation & Warehousing
Infrastructure

Workforce & Population

#3 in the Nation

Population Size

#1 in the Midwest

Workforce Development

Home to over
30 Fortune 500
Companies

As well as, 2,000+ international industry
leaders, 1,900 major corporate headquarters
and 1.2 million small businesses.



WHY ILLINOIS

5th Highest GDP in the Nation (2024)

\$1.1 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1 trillion in annualized economic activity; the fifth highest GDP in the nation.



A recent study found the total economic impact of manufacturing in Illinois is estimated to be between \$580 billion and \$611 billion every year – the largest share of any industry to the state's Gross Domestic Product.

World-Class Education

Including Some Ranked Among the Highest Rated in the World

254 Higher Education Institutions Statewide | 148 Schools are Within a 25-Mile Radius of Chicago
Northwestern University #6, University of Chicago #11, University of Illinois #33 for Top National Universities by U.S. News (2025)

Illinois 2024 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- EDGE & REV incentivized investments surged by \$2 billion, reaching nearly \$5 billion since 2023. New jobs quadrupled, from 3,000 to 12,800, including 4,100 directly from these programs.
- State incentive programs doubled corporate investments from \$6.3 billion in 2023 to \$12.5 billion in 2024.
- Clean energy investments doubled from \$2 billion to \$4 billion, with growth in key sectors such as quantum computing, tourism, and exports.



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian (\$1.5B) and Avina Clean Hydrogen (\$820M) invested in EV and sustainable aviation fuel production.
- Wiegel Tool Works, Crysalis Biosciences, Ymer Technology, and Bedrock Materials expanded operations in Illinois.
- Wieland Rolled Products (\$500M) and Voortman Steel Machinery strengthened Illinois' advanced manufacturing sector.
- PsiQuantum's MICRO Act partnership will create a \$20B quantum computing hub in Chicago.



TOURISM & EXPORT RECORDS

- Illinois had record-breaking export sales of \$78.7 billion in 2023, ranking #1 in the Midwest & #5 in the U.S..
- FY24 hotel tax revenue reached \$321.5 million, exceeding the previous record of \$308 million in FY23.
- Illinois welcomed 112 million visitors in 2023, generating \$47 billion in spending—a \$3 billion increase from 2022.
- International tourism surged 39%, with 2.16 million visitors spending \$2.7 billion in 2023, a 47% increase from the previous year.



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois designated as home to two of 31 federal Tech Hubs and one of 21 Recompete Pilot Program finalists.
- iFAB Regional Tech Hub (Decatur & Champaign) is one of 12 federally funded tech hubs.
- The Bloch Quantum Tech Hub expected to generate \$60 billion in economic impact.
- Current (Chicago-area water innovation hub) received up to \$160 million in NSF funding for Great Lakes ReNEW Innovation Engine.

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DISCLOSURE AND CONSENT TO DUAL AGENCY

The undersigned Broker may undertake a dual representation (represent both the seller and the buyer) for the sale of property. The undersigned Buyer and Seller acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Broker's advice and the client's respective interests may be adverse to each other. Broker will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Broker has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A BROKER CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Treat all clients honestly
- 2) Provide information about the property to the buyer.
- 3) Disclose all latent material defects in the property that are known to the Broker.
- 4) Disclose financial qualification of the buyer to the seller.
- 5) Explain real estate terms.
- 6) Help the buyer to arrange for property inspections.
- 7) Explain closing costs and procedures.
- 8) Help the buyer compare financing alternatives.
- 9) Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

WHAT A BROKER CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- 1) Confidential information that Broker may know about a client, without that client's permission.
- 2) The price the seller will take other than the listing price without permission of the seller.
- 3) The price the buyer is willing to pay without permission of the buyer.
- 4) A recommended or suggested price the buyer should offer.
- 5) A recommended or suggested price the seller should counter with or accept

If either client is uncomfortable with this disclosure and dual representation, please let Broker know. You are not required to sign this document unless you want to allow Broker to proceed as a Dual Broker in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to Broker action as a Dual Broker (that is, to represent BOTH the seller and the buyer) should that become necessary.

SELLER: _____ DATE _____

BUYER: _____ DATE: _____

BROKER: Marcus & Millichap Real Estate Investment Services of Chicago, Inc.

BROKER: _____ DATE: _____

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SHARKO | WEISENBECK | MENDOZA
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