



FULCRUM
AN AESTHETICS CLINIC

FULCRUM AESTHETICS AND SURGERY | IRREPLACEABLE NET-LEASED
LAKEVIEW MEDICAL | 3% ANNUAL RENT INCREASES
RENOVATED IN 2023 | EXTREMELY AFFLUENT, DENSE AREA

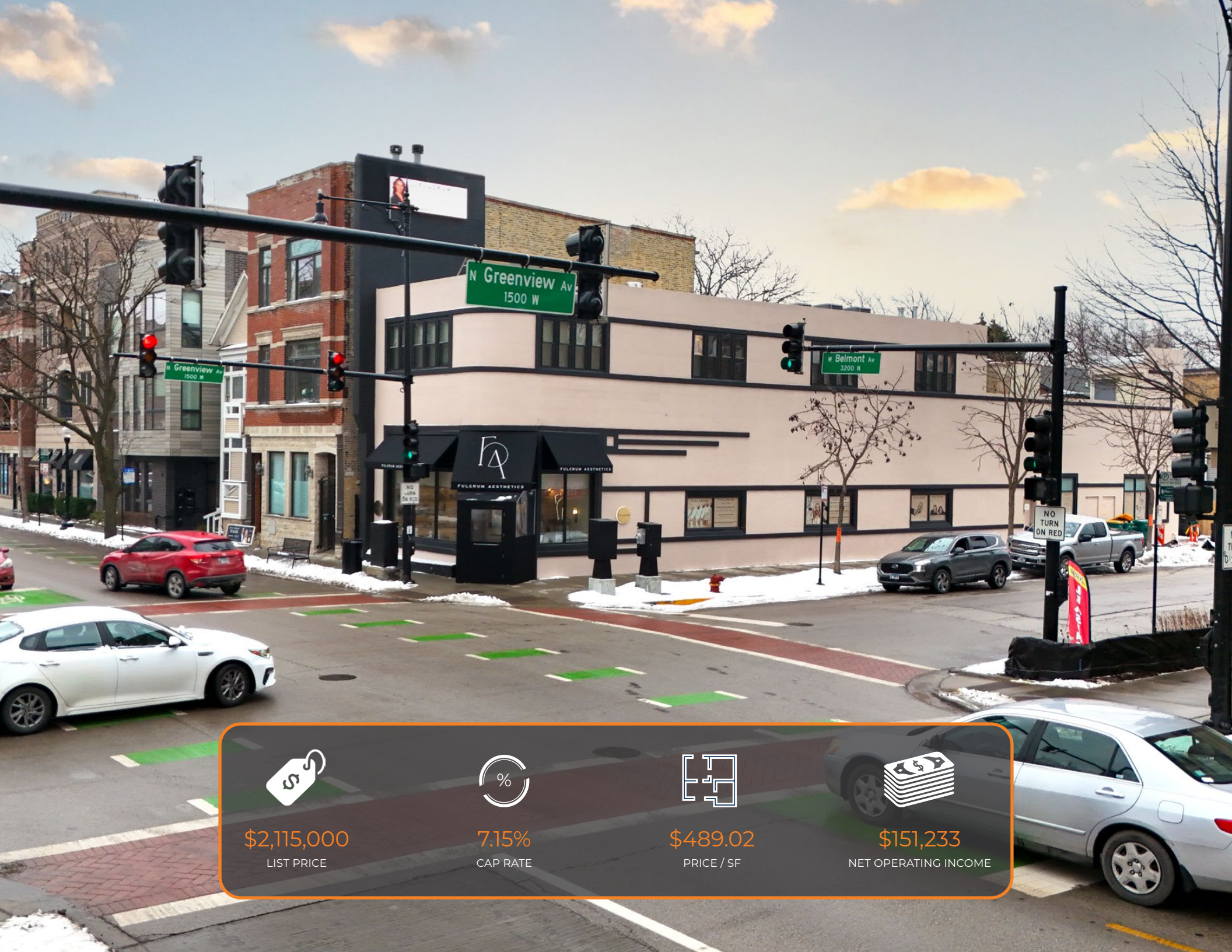
1457 W BELMONT AVE,
CHICAGO, IL 60657

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

This irreplaceable net-leased medical asset in Chicago's Lakeview neighborhood features 6.59 years of term remaining with scheduled 3% annual rent increases. Fulcrum Aesthetics and Surgery is a premier plastic surgery and luxury medspa led by world-renowned surgeon Dr. David Hill, who was named one of USA Today's Top Cosmetic Surgeons of 2024. The property is located at a signalized intersection with over 17,000 vehicles per day and benefits from exceptional connectivity, with close proximity to multiple CTA train lines and Interstate 90. The surrounding area is anchored by dominant retail and lifestyle drivers, including the most visited Whole Foods in Illinois, a top-ranked Jewel-Osco, and Wrigley Field, home of the Chicago Cubs. The asset is further supported by an extremely dense and affluent trade area, with an average household income of \$194,871 within a 0.5-mile radius and 79,145 residents within a one-mile radius.





\$2,115,000

LIST PRICE



7.15%

CAP RATE



\$489.02

PRICE / SF



\$151,233

NET OPERATING INCOME



Jewel-Osco

1.3M annual visitors
Top 14% of stores nationwide by visits

McDonalds



Augustus H. Burley Elementary School
(530 students)



Walgreens


WHOLE FOODS MARKET
1.3M annual visitors
Most visited store in Illinois

Cinema Lofts
(118 Apartment Units)


Renaissance Saint Luke Senior Apartments
(90 units)



Saint Luke Church/
Saint Luke Academy

 N Greenview Ave

SUBJECT PROPERTY

 W Belmont Ave
17,700 VPD

Lakeview Funeral Home



IRREPLACEABLE LAKEVIEW NET-LEASED MEDICAL | 3% ANNUAL RENT INCREASES

1457 W Belmont Ave, Chicago, IL 60657

FINANCIAL SUMMARY

PRICE	\$2,115,000
CAP RATE	7.15%
NOI	\$151,233
PRICE/SF	\$489.02
Gross Leasable Area	4,325 SF
Year Built	1957 2023
Lot Size	0.07 Acres +/-
Parcel Numbers	14-29-101-043-0000
Type of Ownership	Fee Simple

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$151,233	\$34.97
	9/1/2026	\$155,770	\$36.02
	9/1/2027	\$160,443	\$37.10
	9/1/2028	\$165,257	\$38.21
	9/1/2029	\$170,215	\$39.36
	9/1/2030	\$175,321	\$40.54

Note: Rent rate increases 3% annually through lease term.

LEASE SUMMARY

Lease Type	NN
Guarantor Type	Personal Guarantee
Lease Term Remaining	6.59 Years
Rent Commencement	10/15/2022
Lease Expiration	8/31/2032
Options	None
Option to Terminate	None
Option to Purchase	30-day ROFR Response Period

OPERATING EXPENSES	CURRENT
Building Insurance	1,852.31
Repairs and Maintenance	1,227.96
Real Estate Taxes	34,136.26
TOTAL OPERATING EXPENSE	37,216.53

EXPENSE REIMBURSEMENTS	CURRENT
Building Insurance	1,852.31
Repairs and Maintenance	1,227.96
Real Estate Taxes	34,136.26
TOTAL REIMBURSEMENT	37,216.53

Note: Tenant handles all routine CAM. Landlord handles any larger repair items and bills tenant a monthly estimate. Expenses are trued up within 120 days of each Lease Year. Tenant is responsible for paying a management fee in the amount of 5% of gross income. Landlord collected \$9,819 for the most recent lease year which is not reflected in the Net Operating Income.





FULCRUM
AN AESTHETICS CLINIC

FULCRUMAESTHETICS.COM

- » Chicago-based premier plastic surgery center and luxury medspa
- » Led by world-renowned, board-eligible plastic surgeon Dr. David Hill, MD, alongside Nurse Practitioner Brittany Croasdell
- » Dr. David Hill named one of USA Today's Top Cosmetic Surgeons of 2024
- » Comprehensive aesthetic platform offering both surgical and non-surgical cosmetic procedures
- » Specializes in face, breast, and body plastic surgery, as well as advanced injectables and skin treatments
- » Patient-centered, boutique experience combining medical precision with a calm, spa-like environment
- » Retail skincare component featuring a curated selection of premium, medical-grade skincare products
- » Featured by leading national media outlets, including Forbes, Vogue, USA Today, Chicago Magazine, WebMD, and Daily Mail, in recognition of clinical excellence



Located in
Chicago

Forbes

Featured on
Forbes



World-Renowned
Plastic Surgeon





TENANT	The Atelier Facial Aesthetics PLLC
GUARANTOR	Personal
SQUARE FEET	4,325 SF
LEASE COMMENCEMENT	10/15/2022
LEASE EXPIRATION	8/31/2032
LEASE TYPE	NN
RENTAL INCREASES	3.0% Annual
RENEWAL OPTIONS	None
RIGHT OF FIRST REFUSAL	30-day ROFR Response Period
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord/Tenant	Landlord will repair/replace; tenant reimburses for cost.
HVAC	Landlord/Tenant	Tenant responsible for repairs/maintenance; Landlord responsible for major repairs and replacement. Tenant will reimburse Landlord for cost of major repairs and maintenance.
TAXES	Tenant	
INSURANCE	Tenant	
CAM	Landlord/Tenant	Tenant handles routine maintenance. Landlord handles major repairs and tenant reimburses for all costs.

6.59 YEARS REMAINING ON IRREPLACEABLE LAKEVIEW NET-LEASED MEDICAL ASSET | RENTAL INCREASES

- Net-lease with 6.59 years of term remaining
- Scheduled 3% annual rental increases
- Property was remodeled in 2023

SIGNALIZED INTERSECTION | EASY ACCESS TO PUBLIC TRANSPORTATION

- Located at the signalized intersection of W Belmont Avenue and N Greenview Avenue, which sees a combined traffic volume of 17,700 vehicles per day
- 0.1 mile from the six-way intersection of N Lincoln Avenue, Ashland Avenue, and W Belmont Avenue, which sees a combined traffic volume of 50,100 vehicles per day
- 0.4 miles from Southport CTA Brown Line train station, which served 692,232 passengers in 2025
- 0.7 miles from Belmont CTA Red Line train station, which served 2,248,749 passengers in 2025
- 1.9 miles from Interstate 90, which sees 204,400 vehicles per day

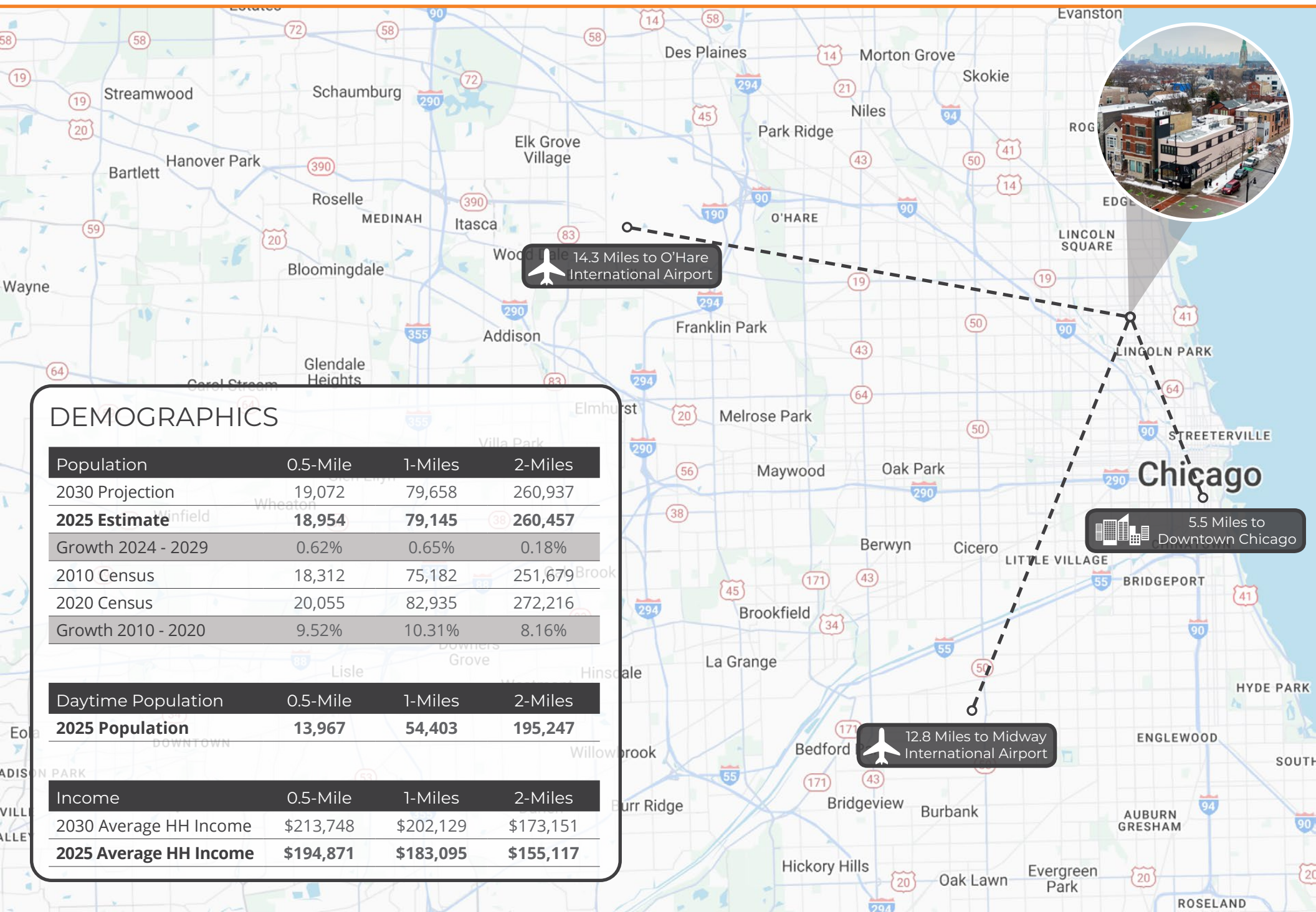
PRIME LOCATION NEAR MULTIPLE TOP RANKED STORES AND THE CHICAGO CUBS

- 0.1 mile from the most visited Whole Foods store in Illinois, which attracts 1.3 million annual visitors¹
- 0.5 miles from Jewel-Osco, which ranks in the top 14% of stores nationwide by visits and attracts 1.3 million annual visitors¹
- 1 mile from Wrigley Field, home of the Chicago Cubs
- Other notable retailers in the area include Target, Corepower Yoga, LA Fitness, Walgreens, Chase Bank, Bank of America, The YMCA, Trader Joe's, Pet Supplies Plus and more
- Four schools are located within a one-mile radius of the subject property, serving a combined total of 1,888 students

GROWING POPULATION IN A \$194K AVERAGE HOUSEHOLD INCOME AREA

- Average household income of \$194,871 within a 0.5-mile radius
- 79,145 residents and 54,403 employees within a mile-radius
- Densely populated residential area:
 - › Over 44% of units within a 0.5-mile radius have 3-9 units and over 15% of units have 10 or more units
- From 2010 to 2020, the population grew by 10.31% and is expected to continue growing

REGIONAL MAP



DEMOGRAPHICS

Population	0.5-Mile	1-Miles	2-Miles
2030 Projection	19,072	79,658	260,937
2025 Estimate	18,954	79,145	260,457
Growth 2024 - 2029	0.62%	0.65%	0.18%
2010 Census	18,312	75,182	251,679
2020 Census	20,055	82,935	272,216
Growth 2010 - 2020	9.52%	10.31%	8.16%

Daytime Population	0.5-Mile	1-Miles	2-Miles
2025 Population	13,967	54,403	195,247

Income	0.5-Mile	1-Miles	2-Miles
2030 Average HH Income	\$213,748	\$202,129	\$173,151
2025 Average HH Income	\$194,871	\$183,095	\$155,117



Lake Michigan

SUBJECT PROPERTY

UNITS IN STRUCTURE (2020)

Population	0.5-Mile	1-Miles	2-Miles
1 - Detached	18.0%	15.4%	11.5%
1 - Attached	7.1%	6.1%	4.5%
2	15.3%	10.1%	7.6%
3 to 4	28.4%	25.8%	15.5%
5 to 9	16.0%	19.4%	15.3%
10 to 19	5.2%	7.2%	6.7%
20 to 49	5.0%	7.9%	12.3%
50 or more	5.0%	7.9%	26.3%

AERIAL



PET SUPPLIES PLUS **TRADER JOE'S**

cta
Addison Station
375,574 Annual Ridership

N Ashland Ave
23,000 VPD

Jewel-Osco
CVS pharmacy
Western Union
sweetgreen
FIFTH THIRD BANK

UBS
Wrigley Field
Home of the Chicago Cubs

Inter-American Elementary Magnet School
(530 students)

cta
Addison Station
1,939,149 Annual Ridership

Hamilton Elementary School
(451 students)

corepower YOGA
TARGET
LA FITNESS
CHASE **BANK OF AMERICA**

Abercrombie & Fitch
ANTHROPOLOGIE
Capital One
FedEx
noodles & COMPANY
ARC TERYX
WARBY PARKER
P.J. CREW
LUSH
LENSCRAFTERS

crumbl
CHASE

X GOLF

cta
Paulina Station
501,109 Annual Ridership

WHOLE FOODS MARKET
1.3M annual visitors
Most visited store in Illinois¹

cta
Southport Station
692,232 Annual Ridership

JCLight
TACO BELL
vca animal hospitals
TARGET
CVS pharmacy
POTBELLY SANDWICH SHOP

DSW
Michaels

Hawthorne Scholastic Academy
(616 students)

Jahn Elementary School
(291 students)

BY Byline Bank

W Belmont Ave
17,700 VPD

cta
Belmont Station
2,248,749 Annual Ridership

SUBJECT PROPERTY

Walgreens

PLAY IT AGAIN SPORTS

Northwestern Medicine

N Lincoln Ave
9,400 VPD

JIMMY JOHN'S

Advocate Illinois Masonic Medical Center
(551 Beds)



Augustus H. Burley Elementary School
(530 students)

Placer.ai

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.



N GREENVIEW AVE

SUBJECT PROPERTY

W BELMONT AVE | 17,700 VPD



LAKEVIEW IS ONE OF CHICAGO'S MOST POPULAR AND VIBRANT NEIGHBORHOODS

- North Side neighborhood in Chicago, situated along the shore of Lake Michigan and bordered by Irving Park Road to the north, Diversey Parkway to the south, Ravenswood Avenue to the west, and Lake Michigan to the east.
- Made up of several sub-neighborhoods:
 - › East Lakeview – High-rise apartments, restaurants, and nightlife near the lakefront.
 - › West Lakeview – Primarily residential, with single-family homes and low-rise apartments.
 - › Wrigleyville – Home to Wrigley Field and a strong Cubs fan culture.
 - › Boystown (North Halsted) – A historic and vibrant LGBTQ+ community.

AMPLE NEW CONSTRUCTION & DEVELOPMENT

- 20 developments under construction, two in discussion, and six recently approved.
- 62 developments completed in recent years.
 - › For project details, visit: <https://www.44thward.org/development/major-development-projects/>

MULTIPLE MODES OF TRANSPORTATION

- CTA Red, Brown, and Purple Lines provide easy access to downtown.
- Multiple bus routes run through the neighborhood.
- Lake Shore Drive offers quick car access to downtown.

AMPLE CHICAGO ATTRACTIONS, INCLUDING THE ICONIC CHICAGO CUBS STADIUM

- Wrigley Field – One of the oldest and most iconic baseball stadiums in the U.S.
- Belmont Theater District – A hub for live theater, comedy, and improv.
- Chicago Lakefront Trail – Ideal for biking, jogging, and scenic lake views.
- Boystown (North Halsted) – A lively nightlife and cultural hotspot.
- Southport Corridor – A trendy shopping and dining destination.
- Belmont Harbor – Popular for boating and water activities.
- Lincoln Park – Offers green space, a zoo, and nature trails.



(GRADES FROM NICHE.COM)

**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.



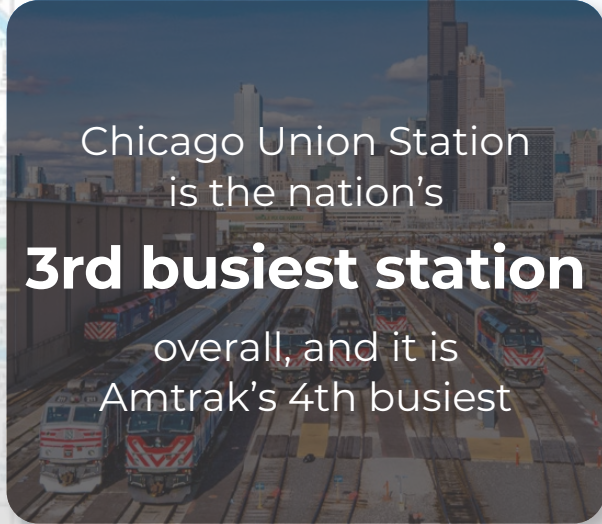
10
Interstate highways converge in the Chicago Metro Area

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.

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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Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA
GROUP



EXCLUSIVELY LISTED BY

ADRIAN MENDOZA

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2163
adrian.mendoza@marcusmillichap.com
IL 475.147980

SEAN SHARKO

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712

AUSTIN WEISENBECK

SENIOR MANAGING DIRECTOR
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200

FINANCING CONTACT

DEAN GIANNAKOPOULOS

Senior Managing Director- Debt & Equity Structured Finance - MMCC
O: (312) 327 5423 | M: (312) 218 7443 | E: Dean.Giannakopoulos@marcusmillichap.com
License: IL: 475.136018

DESIGNATED MANAGING BROKER

STEVEN WEINSTOCK

Chicago Oakbrook
O: (630) 570-2200 | E: Steven.Weinstock@marcusmillichap.com
IL 471.011175