



**FRESENIUS
MEDICAL CARE**

BUILT-TO-SUIT | CORPORATE GUARANTY | CON STATE



16177 W 127TH ST
LEMONT, IL 60439

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Corporately guaranteed, build-to-suit Fresenius Medical Care dialysis facility, delivered in 2016 and secured by a double-net (NN) lease with more than five years of initial term remaining. The lease features 1.7% annual rent escalations and three additional five-year renewal options.

The property is located in a Certificate of Need (CON) state with the nearest competing dialysis center located nearly eight miles away, creating a protected trade area with strong long-term patient demand and limited competition. It benefits from immediate proximity to multiple major hospital systems and a dense senior-oriented population base. The surrounding submarket is highly affluent and densely populated, with more than 105,000 residents within a 5-mile radius and average household incomes exceeding \$155,000 within 1 mile.



Old Quarry Middle School - 825 Students

INTERSTATE
355
Interstate 355
83,900 VPD



SUBJECT PROPERTY

W 127TH STREET | 5,500 VPD



\$3,431,000
LIST PRICE



7.50%
CAP RATE



\$392.92
PRICE / SF



\$257,349
NET OPERATING INCOME



Oakwood Elementary School - 634 Students

River Valley School - 578 Students



Centennial Community Center & Pool

Woodridge Clinic & Century Ear Nose and Throat

Advocate Health Care Good Samaritan Immediate Care Center



SUBJECT PROPERTY

W 127TH STREET | 5,500 VPD

Lemont Park District

Old Quarry Middle School - 825 Students



FRESENIUS MEDICAL CARE

16177 W 127th St, Lemont, IL 60439

FINANCIAL SUMMARY

PRICE	\$3,431,000
CAP RATE	7.50%
NOI	\$257,349
PRICE/SF	\$392.92
Gross Leasable Area	8,732 SF
Year Built	2016
Lot Size	1.31 Acres +/-
Parcel Numbers	22-30-403-016
Type of Ownership	Fee Simple
Parking	53 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$257,349	\$29.47
	6/1/2027	\$261,724	\$29.97
	6/1/2028	\$266,173	\$30.48
	6/1/2029	\$270,698	\$31.00
Option 1	6/1/2030	\$275,300	\$31.53
	6/1/2031	TBD	TBD
	6/1/2036	TBD	TBD
Option 2	6/1/2041	TBD	TBD

Notes: In no event shall the Market Extension Rent be less than the amounts set forth in the lease

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	Fresenius Medical Care Holdings, INC.
Guarantor Type	Corporate Guarantee
Lease Term Remaining	5.22 Years
Rent Commencement	5/30/2016
Lease Expiration	5/31/2031
Options	3, 5-Year
Option to Terminate	None
Option to Purchase	None





FRESENIUS MEDICAL CARE

FRESENIUSKIDNEYCARE.COM

Stock Symbol:	FMS NYSE
Market Cap (3/11/2026)	\$12.82 Billion
Enterprise Value (3/11/2026)	\$23.25 Billion
Revenue (FY 2025)	\$19.63 Billion

- » The world's leading dialysis provider with over 4,000 clinics worldwide | Located in 50 states and 50 countries
- » Market leader in the production of hemodialysis machines
- » Around 120,000 employees worldwide | 40 production sites in 20 countries
- » Products in 150 countries
- » 299,000 patients around the globe (2024)
- » 2024 revenue of \$19.34 billion
- » Delivered 18% earnings growth in 2024 and continues the accelerated momentum into 2025
- » Ranked among the Fortune Global 500 (2024)
- » Leading provider of dialysis machines and dialyzers | Ranked sixth on the "Largest Medical Device Companies in the World" list (Proclinical.com, 2024)



4,000
Locations

500

Fortune
500 Company



120,000+
Patients



Global
Tenant



TENANT	Fresenius Medical Care Lemont, LLC
GUARANTOR	Fresenius Medical Care Holdings, INC.
LEASE COMMENCEMENT	5/30/2016
LEASE EXPIRATION	5/31/2031
LEASE TYPE	NN
RENTAL INCREASES	1.7% Annual
RENEWAL OPTIONS	3, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None

LEASE ABSTRACT	RESPONSIBLE PARTY	NOTES
ROOF & STRUCTURE	Landlord	-
PARKING LOT	Landlord/Tenant	Tenant shall reimburse Landlord for the costs and expenses of the maintenance and repair of the parking areas (including surfacing, striping, paving, repairing and sealing). Landlord responsible for the replacement of the parking lot.
HVAC	Landlord/Tenant	Tenant shall be responsible for all maintenance and repair of the HVAC. Landlord shall be responsible for any HVAC repairs and replacement which total in aggregate more than Three Thousand Dollars per unit, per year.
TAXES	Tenant	Tenant shall pay before due all Tax Expenses assessed against the Property.
INSURANCE	Tenant	Tenant shall reimburse Landlord for Landlord's costs associated with the insurance premiums for landlords insurance.
CAM	Tenant	Tenant shall reimburse Landlord for the costs and expenses of the maintenance and repair of the curbing, sidewalks and directional markers, ice and snow removal, water mains, gas and sewer lines, private roadways, landscape, loading docks, if any, and provision and repair of adequate lighting during all hours of darkness that Tenant shall be open for business.
CAPITAL EXPENDITURES	Landlord	All capital improvements or capital replacement expenditures included in Maintenance Expenses shall be amortized over Landlord's commercially reasonable determination of the useful life of that capital improvement or replacement in accordance with Generally Accepted Accounting Principals.
MANAGEMENT FEE	Tenant	Tenant shall also pay landlord an annual management fee in each calendar year of the term in an amount equal to three percent (3%) of the annual gross rent payable by tenant.

CORPORATELY GUARANTEED | BUILD-TO-SUIT FOR FRESENIUS IN 2016

- Over 5 years of firm term remaining on original 15-year double-net lease
 - › 1.7% annual increases
 - › Three, five-year options remain
- Corporately guaranteed by Fresenius Medical Care Holdings, Inc.

IN-CENTER HEMODIALYSIS CLINIC LOCATED WITHIN A CERTIFICATE OF NEED STATE

- Nearly 8 miles to the nearest dialysis center

NEAR MULTIPLE HOSPITALS

- Half a mile from Advocate Good Samaritan Outpatient Center and Immediate Care
- Seven miles from UChicago Medicine AdventHealth Bolingbrook | 138-bed acute care hospital
 - › Features an award-winning Level II trauma center and top-rated doctors
- Nine miles from Silver Cross Hospital | 348 beds
- 13 miles from Edward Hospital – Main Campus | Full-service, regional healthcare provider with 359 beds

SURROUNDED BY AN ABUNDANCE OF ASSISTED LIVING COMMUNITIES

- 2.8 miles from Lemont Nursing and Rehabilitation Center | 158 beds
- 3.4 miles from Franciscan Village | 50 single-story cottages, 150 independent living apartments, and 30 assisted living apartments
- 4.2 miles from Alvernia Manor Retirement Home | Approximately 50 beds
- 6.7 miles from Victorian Village Continuing Care Senior Community | Approximately 50 beds

AFFLUENT, DENSE MARKET

- 105,219 people live and 125,769 people work within five miles
- Average household income of \$155,265 within one mile



Woodridge Clinic & Century
Ear Nose and Throat

Advocate Health Care
Good Samaritan Immediate
Care Center

Centennial Community
Center & Pool

Lemont Park District

Old Quarry Middle
School - 825 Students

SUBJECT PROPERTY



Lemont Township
Community Center



FRESENIUS
KIDNEY CARE

WHY INVEST IN DIALYSIS?

The U.S. Dialysis Market Exceeded **\$35.8 Billion** in 2024 & Expected to Reach **\$66.1 Billion** by 2034

In 2021 the Global Dialysis Market was Valued at \$105.58 Billion, it Increased to **\$113.75 Billion** in 2024, and is Expected to Reach **\$209.75 Billion** by 2034



\$105.58B
2021



\$113.75B
2024



\$209.75B
2034



Nearly **808,000** People in the United States Live With End-Stage Kidney Disease with 68% on Dialysis

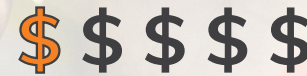
There Are Approximately **131,000** New Cases Each Year

90,323 People Are on the Kidney Transplant List (As of November 2024)

Medicare Represents Approximately **80%** of all Dialysis Patients

Annually, Medicare Spends **\$50 Billion** on Care for those with Kidney Failure and **\$150 Billion** on Care for All Stages of Kidney Disease

More Than **One Out of Every Five** Medicare Dollars were for Patients With CKD



CHRONIC KIDNEY DISEASE (CKD) AFFECTS



MORE THAN ONE IN SEVEN AMERICAN ADULTS

AN ESTIMATED **35.5 MILLION** AMERICANS

DIALYSIS INDUSTRY FAQ

WHAT IS CHRONIC KIDNEY DISEASE?

Chronic Kidney Disease (CKD) develops when the kidneys lose their ability to remove waste from and maintain fluid and chemical balances in the body. People with stage 5 CKD, or end-stage renal disease, require a transplant or dialysis for survival.

WHO IS AT RISK FOR CKD?

High-risk groups include African-Americans, Hispanics, Pacific Islanders, Native Americans and seniors (those 60 and over). Primary risk factors include diabetes, hypertension and cardiovascular disease or a family history of these conditions.

WHAT IS DIALYSIS?

Dialysis is the process of removing waste and excess fluid from the blood when the kidneys are not able to do it on their own. Dialysis uses a special fluid that contains a mixture of pure water and chemicals to carefully pull waste, salt and extra water out of the blood without removing substances the body needs. The process helps maintain safer levels of certain chemicals, such as potassium, in the bloodstream.

HOW DOES DIALYSIS WORK?

There are two main types of kidney dialysis—peritoneal dialysis (PD) and hemodialysis (HD). PD uses the lining of the abdominal cavity, called the peritoneum, to filter blood naturally. During treatments, a cleansing fluid called dialysate is put into the patient's abdomen through a small, flexible tube called a PD catheter. Waste is gradually removed through the peritoneum and deposited into the dialysis fluid that is cycled into the abdomen. After several hours, the fluid is drained then replaced, allowing the process to start again. HD uses a filter outside of the body called a dialyzer. With help from the dialysis machine, blood flows from the body into the filter, where waste and fluid are removed, and then back into the body. There are three common forms of HD: home hemodialysis, done in the comfort of home; in-center hemodialysis performed during the day at a dialysis center with other patients; and in-center nocturnal dialysis, which is performed at a center overnight while the patient sleeps.

WHAT ABOUT A KIDNEY TRANSPLANT?

If a person's kidneys are failing, a kidney transplant can be a preferred treatment option. The balance of risks and benefits varies depending on age and other health issues. For many patients who are awaiting a transplant or aren't eligible for one, dialysis can replace kidney function adequately for many years.

90,323

People Are on the Kidney
Transplant List
(November 2024)

3-5 Years

Average Wait Time for a
Kidney Donor Match

44K

People from 50-64 Years Old
Waiting for a New Kidney

27K

Kidney Transplants in 2024

10 Minutes

Every 10 Minutes a New Patient
is Added to the Kidney
Waiting List

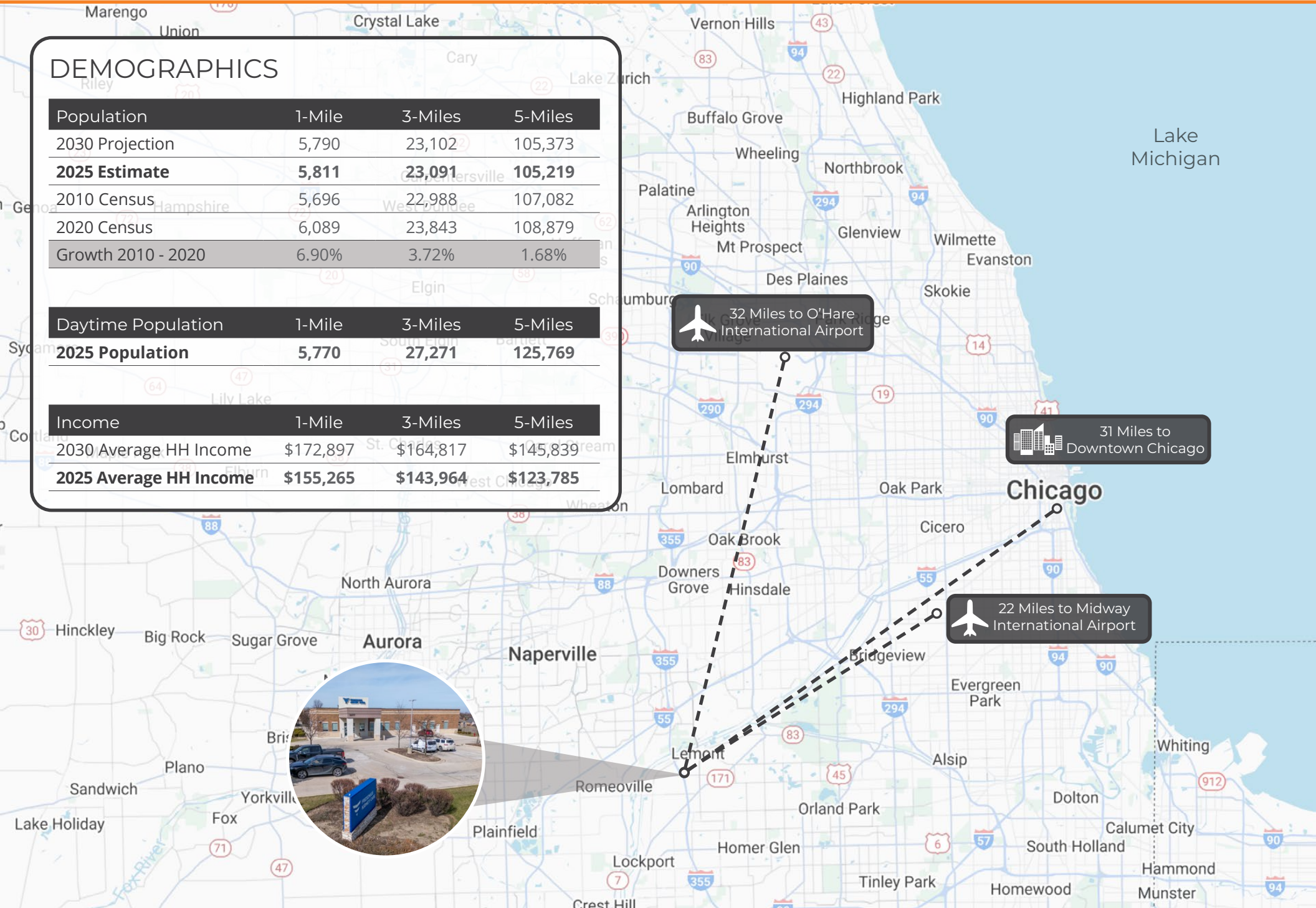
REGIONAL MAP

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	5,790	23,102	105,373
2025 Estimate	5,811	23,091	105,219
2010 Census	5,696	22,988	107,082
2020 Census	6,089	23,843	108,879
Growth 2010 - 2020	6.90%	3.72%	1.68%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	5,770	27,271	125,769

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$172,897	\$164,817	\$145,839
2025 Average HH Income	\$155,265	\$143,964	\$123,785



AERIAL



Lemont Township Community Center

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
UNITED STATES POSTAL SERVICE
State Farm
CANTOUR MEDSPA

Pete's CHASE
MARKET
DOLLAR TREE
NAPA
AUTO PARTS
goodwill

Oakwood Elementary School - 634 Students

River Valley School - 578 Students

FIFTH THIRD BANK
Walgreens

WEIL FOOT & ANKLE INSTITUTE
SPRING ORTHODONTICS
SILVER CROSS HOSPITAL
Dentique

SUBJECT PROPERTY

RAINSTORM CAR WASH
Firestone
McDonalds
DUNKIN'
TACO BELL
jiffylube

W 127TH STREET | 5,500 VPD

ATHLETICO
PHYSICAL THERAPY

Woodridge Clinic & Century Ear Nose and Throat

Centennial Community Center & Pool

THE LEARNING EXPERIENCE
Academy of Arts & Sciences

Old Quarry Middle School - 825 Students

Advocate Health Care
Good Samaritan Immediate Care Center

hair cuffery
Jewel-Osco
ANY TIME FITNESS
ups
Burger King
MARQUETTE BANK

STATE STREET | 14,900 VPD

Starbucks
TAP HOUSE Grill
ALDI
us bank
JIMMY JOHN'S
ROSATI'S
at&t

Lemont Park District



INTERSTATE 355

83,900 VPD

INTERSTATE 355

SOUTHWEST SUBURB OF CHICAGO | CHICAGO MSA

- 30 miles from downtown Chicago
- City sits in three counties: Cook, DuPage, and Will

PRIME DESTINATION FOR BUSINESS DEVELOPMENT WITH EASE OF ACCESSIBILITY

- Interstates 55 and 355 run through the town
- 30 minutes from both O'Hare International Airport and Midway International Airport
- The Des Plaines River, the Chicago Sanitary and Shipping Canal, as well as the Illinois Michigan Canal run through Lemont
- Metra's Heritage Corridor line train station provides convenient access to downtown Chicago
 - > Heritage Corridor had 337,399 riders in 2025

INCREASE IN ECONOMIC DEVELOPMENT

- City has defined 6 TIF districts
- Marbelle of Lemont with 78 apartment units was built in 2024
- Gas N Wash was built in 2025
- Estates of Montefiore with 51 rental homes built in 2023
- Several proposed industrial and retail buildings

ABUNDANCE OF ATTRACTIONS

- The Forge adventure park and Quarries | The largest aerial park in North America
 - > \$10 million, 300-acre project completed in 2020
 - > Ziplining, climbing, kayaking, mountain biking, events, and scenic quarry views
- The first national heritage area in the nation
 - > The Illinois & Michigan Canal National Heritage Area was replaced by the Illinois Waterway and still used today for shipping from the Great Lakes to the Mississippi
- Home to many country clubs, golf courses, nature preserves, Cal Sag bike trail, historic downtown, Pollyanna Brewing Company and more

HOME TO ARGONNE NATIONAL LABORATORY

- A major U.S. Department of Energy research center
- Sits on a 1,700-acre campus dedicated to multidisciplinary research across physics, chemistry, life sciences, environmental science, energy, computing, and national security

A
OVERALL
GRADE

A
GOOD FOR
FAMILIES

A
PUBLIC
SCHOOLS

A
OUTDOOR
ACTIVITIES

B+
JOBS

B
HOUSING

(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 years

30 Relocations
110 Expansions

252,322

Businesses in the Chicago metro area, the

3rd

most in the U.S.

#3

in total Job Postings in the U.S.

On average, 5.07M people were employed throughout 2024

145,525

Graduates and secondary program finishers in the Chicago metro area in 2024

1.3B sqft

Chicago MSA industrial real estate market, the 2nd largest in the United States

\$8B

Growth capital raised by Chicagoland startups in 2025 - (\$4.32 billion 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.

Dense City with 9.61 million people that live in the MSA (Census 2020).

SITeselection

CHICAGO METRO AREA IS 4TH-HOTTEST TECH HUB

Josh Bandoch - January 27, 2026 | Source: IL Policy and Site Selection [IL Policy & Site Selection](#)

The Chicago metropolitan area is the fourth-hottest tech hub nationally, up two spots since 2024, according to new rankings released by Site Selection magazine. Chicago's robust tech talent pool and strong infrastructure were key drivers of its high ranking. To remain a top tech hub, Chicago needs to ensure it businesses have the workforce and infrastructure they need to continue growing.

77 COMPANIES IN CHICAGO PUSHING THE CITY TO NEW HEIGHTS

Matt Urwin - Updated March 10, 2026 | [Read Here](#)

Compiled List of the top companies making Chicago a vibrant tech hub



CHICAGO TOURISM SAW A BOOST IN 2025

Melody Mercado - February 10, 2026 | [Read Here](#)

Choose Chicago reported record-breaking demand for accommodations, citing 11.9 million hotel bookings in 2025 compared to 11.6 million in 2024. Annual visitation numbers will be released in the spring, but the organization expects to surpass last year's 55.3 million visitors in Chicago.

Leaders also said Choose Chicago secured 65 citywide conventions, up from 49 last year, and a record \$2.9 billion in hotel revenue compared to \$2.8 billion in 2024. New citywide events secured by the city include the 2026 WNBA All-Star Game, 2026 Big Ten Men's Basketball Tournament and the 2027 MLB All-Star Game.



"Chicago is never done breaking records and never outdone as a global destination," said Kristen Reynolds, President and CEO of Choose Chicago. "Despite the global tourism industry facing social and economic headwinds, leisure travelers and event planners continue to choose Chicago for our world-class culture, food, events, and hospitality. Our hotels and tourism partners have once again delivered an unforgettable summer season for millions of guests, further strengthening the industry's \$20 billion annual economic impact for our city and supporting 130,000 hospitality jobs across all 77 neighborhoods." [- Read Here](#)



O'Hare International Airport is the **7th busiest airport in the world & #1 most-connected airport in the U.S.** No. 2 spot globally for aircraft movements and No. 6-8 for passengers globally with more than 84.85 million passengers. \$388.22 billion in trade value flowed through O'Hare in 2025 (Largest port by value).

Plus, Chicago is home to **Midway International Airport** with 19.4 million passengers.

10
Interstate highways converge in the Chicago Metro Area

3rd in the nation
for total interstate miles

411M
Bus and Train Rides.

Chicago Transit Authority (CTA) Operates the **Nation's 2nd 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 12.9 million bike and scooter trips in 2025. The city has 500 miles of bike lanes and 19 miles of lakefront bicycle paths.

Voted Best Big City in the U.S. (2026)

Nine Consecutive Years

-Condé Nast Traveler Magazine

55M

Visitors in 2025

Ranked in Top 50 Best Cities in the World (2026)

-Time Out Magazine

\$20.9B

Tourist spent in 2024 (Estimated)

1,182

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.



Economic Strength & Business Climate

#19 in the World

Largest Economy
— If Illinois were a country

#2 in the Nation

Corporate Investments
680 Corporate Facility Deals in 2025

#2 in the Midwest

Workforce Development - Site Selection Magazine 2025

#6 in the Nation

Sustainability - Site Selection Magazine 2025

11 Top Spots - Business Facilities' 21st Annual Rankings

Nuclear Energy (#1), Foreign Direct Investment (#5), Agribusiness (#5), Exports (#5), Wind Power (#5), AI Job Hubs (#6), Cybersecurity Talent (#7), Solar Power (#7), Film and Television (#8), AI Job Market (#9), and MedTech/Medical Devices (#10)

2025 CNBC Rankings

#13 in the Nation

Doing Business

#5 in the Nation

Access to Capital

#6 in the Nation

Tech & Innovation

#3 in the Nation

Education (up from #4 in 2024)

#8 in the Nation

Infrastructure

#4 in the Nation

Technology & Innovation

Home to
32 Fortune 500
Companies

GLOBAL HEADQUARTERS HUB

- 14 Global 500 Companies
- 241 Companies on Inc. 5000 List
- 29 S&P 500 Companies
- 5,600+ Foreign-Owned Company Site Locations
- 1.4 Million Small Businesses



WHY ILLINOIS

5th Highest GDP in the Nation (2025)
\$1.2 Trillion Economy

Data was released from the Bureau of Economic Analysis at the U.S. Department of Commerce showing Illinois now produces over \$1.2 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

12 Public University Campuses, 48 Community College Campuses, 104 Independent Not-for-Profit Colleges and Universities, 15 Independent For-Profit Institutions, 26 Out-of-State Institutions

University of Chicago #6, Northwestern University #7, University of Illinois #36 for Top National Universities by U.S. News (2026)

Illinois 2025 Economic Development Milestones



RECORD-BREAKING INVESTMENTS & JOB GROWTH

- Illinois reached a record \$13 billion in incentivized investments in 2025, driven by EDGE, REV, MICRO, and related programs
- EDGE & REV incentives supported 2,900 new jobs and 3,700 retained jobs statewide during the year
- Major incentive wins included \$2 billion Cronus Chemicals investment (130 jobs) and Fortune Brands' Deerfield headquarters expansion (400 jobs)
- Illinois earned 10 credit rating upgrades since 2021, reinforcing fiscal stability and long term investability



TOURISM & EXPORT RECORDS

- Illinois welcomed 113 million visitors in 2024, generating a record \$48.5 billion in visitor spending, up \$1.3 billion year over year
- FY25 hotel tax revenue reached \$367 million, a 14% increase and an all time high
- Exports exceeded \$81 billion in 2024, ranking Illinois #1 in the Midwest and #4 nationally
- Global trade efforts supported >\$90 million in export sales, a 55% increase year over year



MAJOR BUSINESS EXPANSIONS & MANUFACTURING GROWTH

- Rivian expanded its Normal, IL footprint with a \$120 million supplier park creating 100 new jobs and enabling additional supplier investments
- Cronus Chemicals committed \$2 billion to a new fertilizer production facility in Tuscola
- Advanced manufacturing growth included Rockford Brake Manufacturing, Fortune Brands, Epic Pharma, and Silesia, adding hundreds of new jobs statewide
- Illinois continued ranking #2 nationally for corporate investment and Top Metro (Chicago) for 12 consecutive years



TECH, INNOVATION, & QUANTUM ADVANCEMENTS

- Illinois broke ground on PsiQuantum's facility at the Illinois Quantum & Microelectronics Park, anchoring a national quantum hub on Chicago's South Side
- Global leaders IBM, Infleqtion, Pasqal, and Diraq committed operations and investments at the park, creating dozens of high tech jobs
- Pasqal alone committed \$65+ million and 50 new jobs for its U.S. headquarters
- Illinois continues to lead nationally in quantum computing, clean energy, and advanced manufacturing ecosystems

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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
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