

URGENT CARE ANCHORED WITH NEW 10-YEAR EXTENSION THREE-TENANT CENTER

LOCATED IN MAJOR RETAIL CORRIDOR | \$180K AVG HH INCOME



290 W LOOP RD,
WHEATON, IL 60189

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

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THE OFFERING

The property is a fully occupied, renovated three tenant center with medical, wellness, and service tenants, all on net leases with annual increases. Kids Urgent Care, at the site since 2019 just signed a new 10 year extension and anchors the center alongside Libre Aesthetics, known for its 5 star reputation, and Dutch Cleaners, an environmentally certified “WetCleaners USA” operator. The site offers prominent frontage on Butterfield Road and benefits from shared access to Danada Square West, one of the region’s highest performing retail destinations (ranked in the top 11% nationally for visits). It is also surrounded by several top ranked centers, including Danada Square East, Rice Lake Square, and Town Square Wheaton. The trade area is both affluent and dense, with average household incomes over \$180,000 within one mile and more than 233,000 residents and 331,000 daytime population within five miles.



Danada Square West
3.4M annual visitors | Top 11% of shopping centers nationwide by visits

BMO **Harris Bank** **Bank of America**
SCOUT **KIDDIE ACADEMY**
drybar **CVS pharmacy**
McDonalds **ALDI** **Pita Zone**
Walgreens **DUNKIN'** **CHIPOTLE**

Danada Square East
2.8M annual visitors | Top 13% of shopping centers in IL by visits

Rice Lake Square
1.8M annual visitors

Town Square Wheaton
812.7K annual visitors

TGM
600 Rental Units

TGM
295 Rental Units

CA
Chesterbrook Academy

W Loop Rd
2,750 VPD

SUBJECT PROPERTY

S Naperville Rd
22,800 VPD

Old Second

Butterfield Rd
22,900 VPD

56

56





290 W LOOP RD,
WHEATON, IL 60189



\$3,199,000

LIST PRICE



7.51%

CAP RATE



\$483.01

PRICE / SF



\$240,309

NET OPERATING INCOME

FINANCIAL SUMMARY

| | |
|------------------------------|-----------------------|
| PRICE | \$3,199,000 |
| CAP RATE | 7.51% |
| Price/ SF | \$483.01 |
| Gross Leasable Area | 6,623 SF |
| Year Built | 2009 2018 |
| Lot Size | 0.86 Acres +/- |
| Parcel Numbers | 05-28-300-021 |
| Parking | 50 Surface Spaces +/- |
| Current Rent | \$240,310 |
| Total Reimbursements | \$50,870 |
| Vacancy/Collection Allowance | - |
| Effective Gross Income | \$291,180 |
| Expenses | \$50,870 |
| NOI | \$240,309 |



PROPOSED FINANCING

| | | | |
|------------------------------|------------------|--|-------------------|
| LTV | 60% | Debt Service | \$148,401 |
| Interest Rate Amortization | 6.00% 25 Years | Debt Coverage Ratio | 1.62 |
| Down Payment | \$1,279,600 | Net Cash Flow After Debt Services Return % | \$91,909 7.18% |
| First Trust Deed/Mortgage | \$1,919,400 | Principal Reduction | \$34,166 |
| | | Total Return Return % | \$126,075 9.85% |

CASH FLOW YR 1 - STARTING 9/1/2026

| BASE RENT | CURRENT | PER SF |
|-------------------------------|------------------|----------------|
| Occupied Space | \$240,310 | \$36.28 |
| Available Space | - | - |
| Gross Potential Rent | \$240,310 | \$36.28 |
| Expense Reimbursements | | |
| Real Estate Taxes | \$24,664 | \$3.72 |
| Insurance* | \$2,649 | \$0.40 |
| CAM* | \$19,869 | \$3.00 |
| Management Fee | - | - |
| Administrative Fee | \$3,688 | \$0.56 |
| Total Expense Reimbursements | \$50,870 | \$7.68 |
| Gross Potential Income | \$291,180 | \$43.96 |
| Vacancy/Collection Allowance | - | \$0.00 |
| Effective Gross Income | \$291,180 | \$43.96 |
| Expenses | | |
| Real Estate Taxes | \$24,664 | \$3.72 |
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| Total Expenses | \$50,870 | \$7.68 |
| NET OPERATING INCOME | \$240,309 | \$36.28 |

*Note: Assumed \$0.40/sf for insurance and \$3.00/sf for CAM.



EXPENSE REIMBURSEMENTS

| TENANT | TAXES | INSURANCE | CAM | ADMIN FEE | PSF | GROSS INCOME |
|------------------|-----------------|----------------|-----------------|----------------|---------------|-----------------|
| Libre Aesthetics | \$4,469 | \$480 | \$3,600 | \$816 | \$7.80 | \$9,365 |
| Dutch Cleaners | \$4,469 | \$480 | \$3,600 | - | \$7.12 | \$8,549 |
| Kids Urgent Care | \$15,726 | \$1,689 | \$12,669 | \$2,872 | \$7.80 | \$32,956 |
| TOTAL | \$24,664 | \$2,649 | \$19,869 | \$3,688 | \$7.68 | \$50,870 |



RENT ROLL

| TENANT / SUITE # | SF Leased | % OF TOTAL SF | START | END | OCCUPANCY REMAINING (YRS) | RENT SCHEDULE | | | | | | % OF TOTAL RENT | RENEWAL OPTIONS | LEASE TYPE & STRUCTURE |
|--|-----------|---------------|----------|-----------|---------------------------|---------------|------------|--------------|-------------|----------|----------|-----------------|-----------------|------------------------|
| | | | | | | PERIOD | CHANGES ON | MONTHLY RENT | ANNUAL RENT | RENT/ SF | INCREASE | | | |
| Libre Aesthetics Retail, Suite 278 T: Delilah 110 LLC G: Personal | 1,200 | 18.12% | 3/1/2024 | 2/28/2029 | 2.5 Years | Base | Current | \$2,814 | \$33,764 | \$28.14 | - | 14% | 1, 5-Year | Net |
| | | | | | | - | 3/1/2027 | \$2,898 | \$34,776 | \$28.98 | 3% | | | |
| | | | | | | - | 3/1/2028 | \$2,985 | \$35,820 | \$29.85 | 3% | | | |
| | | | | | | Option 1 | 3/1/2029 | \$3,075 | \$36,894 | \$30.75 | 3% | | | |
| - | 3/1/2030 | \$3,167 | \$38,001 | \$31.67 | 3% | | | | | | | | | |

Note: 5% cumulative controllable CAM Cap. Tenant will reimburse for HVAC replacement. Option period rent increases 3% annually.

| | | | | | | | | | | | | | | |
|---|-------|--------|----------|-----------|-----------|----------|----------|---------|----------|---------|----|-----|-----------|-----|
| Dutch Cleaners Retail, Suite 282 T: Wheaton One Hour Cleaners Corp. G: Personal | 1,200 | 18.12% | 4/4/2025 | 3/31/2030 | 3.6 Years | Base | Current | \$2,392 | \$28,700 | \$23.92 | - | 12% | 1, 5-Year | Net |
| | | | | | | - | 1/1/2027 | \$2,451 | \$29,418 | \$24.51 | 2% | | | |
| | | | | | | - | 1/1/2028 | \$2,513 | \$30,153 | \$25.13 | 2% | | | |
| | | | | | | - | 1/1/2029 | \$2,576 | \$30,907 | \$25.76 | 2% | | | |
| | | | | | | Option 1 | 1/1/2030 | \$2,640 | \$31,680 | \$26.40 | 2% | | | |

Note: Option period rent rate increases annually by change in CPI; assumed 2.5% increase based off pro forma.

| | | | | | | | | | | | | | | |
|---|-------|--------|----------|-----------|-----------|------|----------|----------|-----------|---------|----|-----|-----------|-----|
| Kids Urgent Care Retail, Suite 290 T: Kids Urgent Care Ltd G: Personal | 4,223 | 63.76% | 2/1/2019 | 5/31/2036 | 9.8 Years | Base | Current | \$14,629 | \$175,545 | \$41.57 | - | 74% | 4, 5-Year | Net |
| | | | | | | - | 6/1/2027 | \$15,068 | \$180,811 | \$42.82 | 3% | | | |
| | | | | | | - | 6/1/2028 | \$15,520 | \$186,236 | \$44.10 | 3% | | | |
| | | | | | | - | 6/1/2029 | \$15,985 | \$191,823 | \$45.42 | 3% | | | |
| | | | | | | - | 6/1/2030 | \$16,465 | \$197,577 | \$46.79 | 3% | | | |

Note: 5% cumulative controllable CAM Cap. Base term and option period rents increase 3.0% annually.

| | | | | | | | | | | | | | |
|--------------|--------------|-------------|--|--|--|--|--|------------------|----------------|--|--|--|--|
| Occupied | 6,623 | 100% | | | | | | \$237,730 | \$35.89 | | | | |
| Vacant | - | - | | | | | | - | - | | | | |
| Total | 6,623 | 100% | | | | | | \$237,730 | \$35.89 | | | | |

STABILIZED, RENOVATED RETAIL ASSET WITH PREDICTABLE CASH FLOW

- 100% occupied three-tenant center anchored by Kids Urgent Care with a new 10-year extension
- All tenants on net leases with annual rental increases
- Building underwent a renovation in 2018

ESTABLISHED TENANT LINEUP DELIVERING MEDICAL, WELLNESS, AND SERVICE-BASED DEMAND

- Kids Urgent Care | 9.8 years of remaining lease term with four 5-year options
 - › In operation at the center since 2019
- Libre Aesthetics | 2.5 years of term remaining with one 5-year option
 - › 5-star rating with 121 Google reviews
- Dutch Cleaners | 3.6 years of term remaining with one 5-year option
 - › Certified “WetCleaners USA” location offering an environmentally safe alternative to dry cleaning

FRONTAGE ALONG A PREMIER RETAIL CORRIDOR

- Prominent visibility on Butterfield Road with 22,900 VPD
- Shared access to Danada Square West, a nationally ranked center in the top 11% with 3.4M annual visitors¹
 - › Major anchors include HomeGoods, Jewel-Osco, T.J. Maxx, Burlington, Five Below and more

ADJACENT TO MULTIPLE HIGH-PERFORMING REGIONAL SHOPPING DESTINATIONS

- Danada Square East | Ranked in the top 13% of Illinois centers with 2.8M visits¹
 - › Anchored by Whole Foods, Nordstrom Rack, Sierra Trading Post, Blick Art Materials, J.Crew Factory, Petco and others
- Rice Lake Square | 1.8M annual visitors¹
 - › Anchored by Pete’s Fresh Market, Studio Movie Grill and PetSmart
- Town Square Wheaton | 812.7K annual visits¹
 - › Home to restaurants, Duly Healthcare, Bear Paddle Swim School and additional service-based operators

AFFLUENT, DENSE TRADE AREA SUPPORTING STRONG TENANT PERFORMANCE

- Average household income of \$180,442 within one mile
- 233,064 residents and a daytime population of 331,411 within a five-mile radius

\$180K Average Household Income within 1-Mile
With 75,284 People Living and
115,832 Working Within 3-Miles



Danada Square West
3.4M annual visitors | Top 11% of shopping centers nationwide by visits

A grid of logos for various retail and service brands located at Danada Square West, including Firestone, TJ-maxx, ULTA BEAUTY, LANE BRYANT, jamba, UNITED STATES POSTAL SERVICE, GNC, PANDA EXPRESS, Burlington, Famous Footwear, chili's, at&t, HAND & STONE MASSAGE AND FACIAL SPA, AMERICA'S BEST CONTACTS & EYEGLASSES, HomeGoods, MATTRESS FIRM, ubreakifix by osurion, Bath & Body Works, five BELOW, Two Bostons, SALLY BEAUTY UNCHARTED, FedEx, Jewel-Osco, and Miracle-Ear.

TGM
295 Rental Units

Old Second

SUBJECT PROPERTY

56

W Loop Rd
2,750 VPD

Butterfield Rd
22,900 VPD

KIDS^o URGENT — CARE —

KIDSURGENT.CARE

- » Pediatric urgent care provider delivering walk-in and same-day medical care for children from newborn through age 22
- » Staffed by board-certified pediatricians and trained providers specializing in treatment of acute illnesses and injuries
- » State-of-the-art facility with on-site lab and X-ray, enabling fast diagnosis and treatment without hospital ER visits
- » Provides services including flu testing, stitches, broken bone care, school physicals, Covid-19 tests and telemedicine visits
- » Founded in 2018 and headquartered in Wheaton, Illinois



Headquartered
in Wheaton



8 Years
Experience



Telemedicine
Visits



KIDS^o URGENT — CARE —



TENANT PROFILES



LIBRÉ

AESTHETICS

LIBREAESTHETICS.COM

5.0 ★ 121 GOOGLE REVIEWS

- » Medical Spa
- » Services offered include wrinkle relaxers, dermal fillers, facials, micro-needling, collagen boosters, hair restoration, chemical peels, medical grade skincare

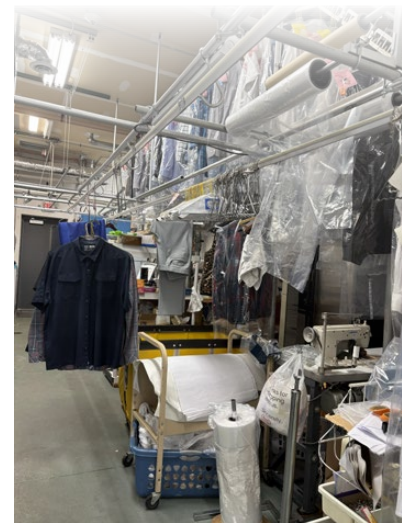


TENANT PROFILES

CLEANERS

4.3 ★ 6 GOOGLE REVIEWS

- » Offers organic cleaning - The company uses 100% non-toxic biodegradable solutions
- » Certified "WetCleaners USA" location offering an environmentally safe alternative to dry cleaning



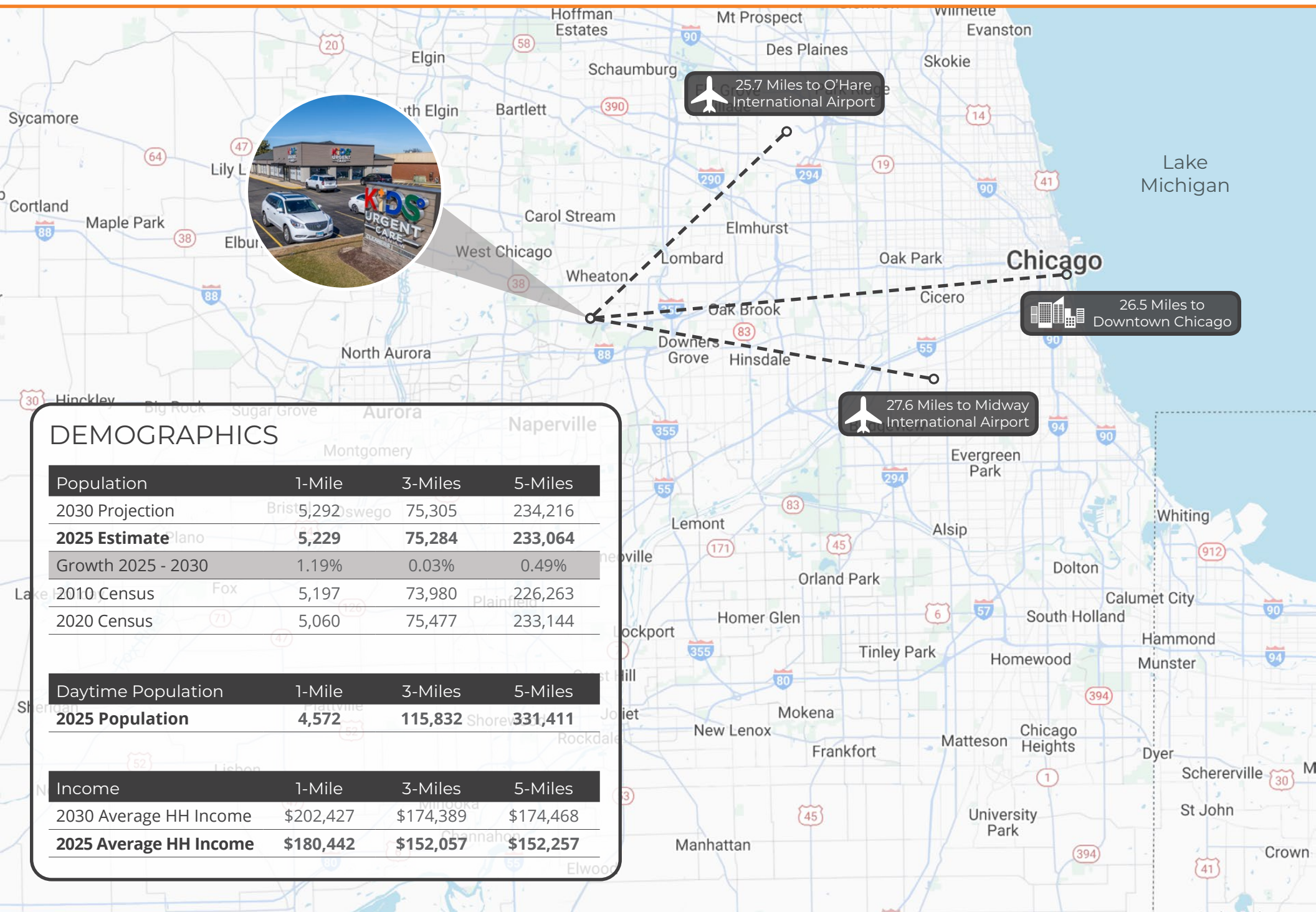
Firestone

| | | |
|---------------------|-------------------|---|
| LIBRÉ AESTHETICS | DUTCH CLEANERS | KIDS ^o URGENT — CARE — |
|---------------------|-------------------|---|

W LOOP ROAD | 2,750 VPD



LOCATION OVERVIEW



DEMOGRAPHICS

| Population | 1-Mile | 3-Miles | 5-Miles |
|----------------------|--------------|---------------|----------------|
| 2030 Projection | 5,292 | 75,305 | 234,216 |
| 2025 Estimate | 5,229 | 75,284 | 233,064 |
| Growth 2025 - 2030 | 1.19% | 0.03% | 0.49% |
| 2010 Census | 5,197 | 73,980 | 226,263 |
| 2020 Census | 5,060 | 75,477 | 233,144 |

| Daytime Population | 1-Mile | 3-Miles | 5-Miles |
|------------------------|--------------|----------------|----------------|
| 2025 Population | 4,572 | 115,832 | 331,411 |

| Income | 1-Mile | 3-Miles | 5-Miles |
|-------------------------------|------------------|------------------|------------------|
| 2030 Average HH Income | \$202,427 | \$174,389 | \$174,468 |
| 2025 Average HH Income | \$180,442 | \$152,057 | \$152,257 |

AERIAL

1 Placer.ai

Danada Square West
3.4M annual visitors | Top 11% of shopping centers nationwide by visits!

Northwestern Medicine Immediate Care Wheaton

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

CVS pharmacy

Town Square Wheaton
812.7K annual visitors!

Danada Square East
2.8M annual visitors
Top 13% of shopping centers in IL by visits!

Rice Lake Square
1.8M annual visitors!

W Loop Rd
2,750 VPD

S Naperville Rd
22,800 VPD

SUBJECT PROPERTY

Butterfield Rd
22,900 VPD

56

56



INCLUDED IN THE CHICAGO MSA

- 27 miles west of downtown Chicago
- County seat of DuPage County
 - › DuPage County continues to be one of the fastest-growing regions in the Midwest | over 350,000 households and nearly one million residents

EASILY ACCESSIBLE

- Route 38 (Roosevelt Road) and Route 56 (Butterfield Road) run through the city
- Two Metra stations | the Union Pacific West Line (UP-W) provides access to downtown Chicago and many suburbs
 - › The UP-W line had 3,759,837 passengers in 2025
- 25 miles from O'Hare International Airport and 29 miles from Chicago Midway International Airport served by PACE, the seventh-largest bus service in North America
- Served by PACE, the seventh-largest bus service in North America

HOME TO WHEATON COLLEGE & DUPAGE FAIRGROUNDS

- Wheaton College has 2,874 students | Approximately 91% live on campus
- DuPage Fairgrounds is the site of many events including the annual county fair with live entertainment, food, carnival rides, and more

WORLD-CLASS WORKFORCE ECOSYSTEM IN DUPAGE COUNTY

- Wheaton is home to 53,000 residents
- Boasts a Walk Score of 95
- Diversely skilled | no industry represents more than 10% of the total workforce
- The state's leader in educational attainment | one in five residents have a graduate degree

THRIVING CITY AND DOWNTOWN DISTRICT

- The Faywell, a 7-story, 334-unit luxury apartment complex in the heart of downtown expected to open in fall 2026
- The Wheaton Park District hosts over 200,000 visitors annually, with 80,000+ attending special events, 5K races, and concerts, and over 120,000 visiting its pools and gyms
- Three miles northwest lies Cosley Zoo, recognized as one of America's underrated small zoos
- A few miles further west, explore Cantigny Park, a 500-acre destination with lush gardens; the First Division Museum; and a 27-hole golf course

A+

OVERALL
GRADE

A+

GOOD FOR
FAMILIES

A+

PUBLIC
SCHOOLS

A+

HEALTH &
FITNESS

A

OUTDOOR
ACTIVITIES

A-

COMMUTE

(GRADES FROM NICHE.COM)

FAST-GROWING AND DEMOGRAPHICALLY STRONG

- One of the fastest-growing counties in the Midwest
- Nearly 1 million residents and over 350,000 households
- Second-most populous county in Illinois (after Cook County)

PRIME LOCATION IN THE CHICAGO'S MSA

- 20-30 minutes west of downtown Chicago
- Within a day's drive of over half the nation's population
- Intersected by 9 major interstates: I-55, I-80, I-88, I-90, I-94, I-290, I-294, I-355, and I-390
- Several US routes pass through, including US 66, US 34, and US 20
- Excellent public transit infrastructure:
 - > 26 Metra commuter rail stations (3 lines)
 - > Amtrak service
 - > Pace Bus System (7th-largest in North America)
 - > Proximity to 3 international airports: O'Hare, Midway, and DuPage Airport

BUSINESS-FRIENDLY ENVIRONMENT

- Lower property and retail taxes compared to neighboring counties
- One of the few Illinois counties with a AAA bond rating
- Offers incentives, grants, and programs to maximize business ROI
- 2024 GDP exceeded \$110 billion with a 6% Y-O-Y growth
 - > This figure would rank the county 66th among countries in the world
 - > 5.9% GDP growth in 2023
 - > 6.5% GDP growth in 2022

ROBUST JOB MARKET & HOME TO LARGE CORPORATIONS

- Over 630,000 jobs and 96,000 businesses county-wide
- Major employers include: International Motors, LLC, Ace Hardware, BP, Edward-Elmhurst Health, and multiple tech and healthcare firms
- Largest sectors are Health Care and Social Assistance (92,192 workers) Manufacturing (59,367 workers) and Professional, Scientific, and Technical Services (59,234)

19 ACCREDITED COLLEGES AND UNIVERSITIES

- Highly Educated Workforce
 - > 53% of residents over 25 hold a bachelor's degree or higher, 94% have a high school diploma or higher, and 20% have a postgraduate degree
- Home to 19 accredited colleges and universities, including:
 - > College of DuPage (one of the largest U.S. community colleges), Benedictine University, Elmhurst University, and North Central College

TOP-RATED COMMUNITIES & QUALITY OF LIFE

- Recognized for efficient governance, low crime, and financial stability
- Highly ranked suburbs include: Naperville, Wheaton, Glen Ellyn, Downers Grove, Lombard, and Oak Brook
- Known for family-friendly neighborhoods, strong schools, and well-maintained parks

BENEFITS OF RAILROAD ACCESS

- Accessible to the 41 railroads in Illinois, making this region the nation's largest rail gateway providing access to every state in the continental U.S.

**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).

SITSELECTION

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 - Februray 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



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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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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: _____

NO REPRESENTATION IS MADE BY BROKER AS TO THE LEGAL OR TAX EFFECT OR VALIDITY OF ANY PROVISION OF THIS DOCUMENT. BROKER IS NOT QUALIFIED TO GIVE ADVICE ON LEGAL OR TAX MATTERS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.



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