

# Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA  
GROUP

## MEDICAL & NET-LEASED EXPERTS

1 TEAM

7 AGENTS  
EXCLUSIVELY  
FOCUSED

68 YEARS OF  
COMBINED  
EXPERIENCE



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[swmpropertyadvisors.com](http://swmpropertyadvisors.com)

# Marcus & Millichap

## THE COUNTRY'S LARGEST REAL ESTATE INVESTMENT SALES COMPANY

- The industry leader in real estate investment transactions
- Integrated marketing system (MNet) matching buyers and sellers
- Specialized coverage by property type
- A leading source of real estate financing and capital markets expertise
- A trusted provider of market research and advisory services
- Access to more private investors than any other firm and bridges private and institutional capital

1,708

INVESTMENT SPECIALISTS

80

OFFICES IN U.S. & CANADA

\$50.8<sub>bn</sub>

VOLUME SALES IN 2025

8,818

TRANSACTIONS CLOSED IN 2025

40%

WERE RETAIL PROPERTIES CLOSED IN 2025

### INVESTORS' ADVANTAGE: OUR PLATFORM DOMINANCE IN MOVING CAPITAL AND COMPLETING 1031 EXCHANGES



**\$10.8B**

Cross Border Capital Migration

**\$1B**

Cross Product Capital Migration

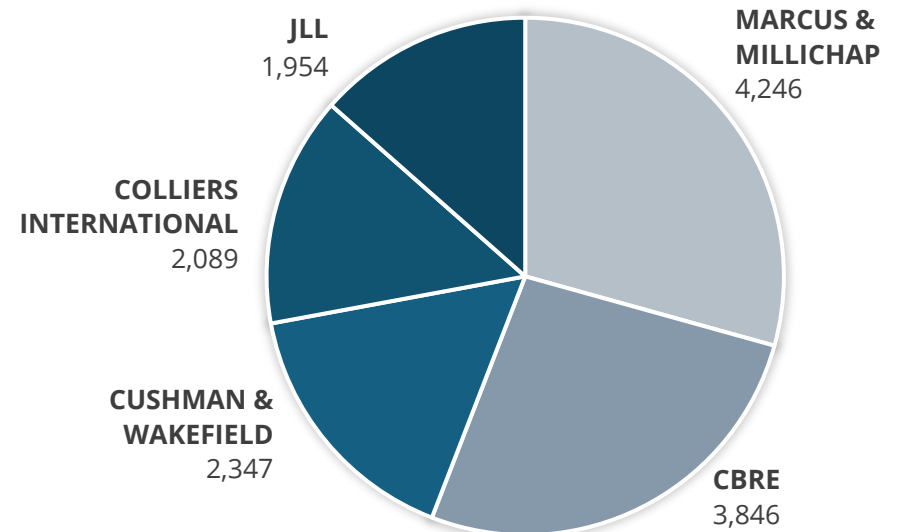
**1,237**

1031-Exchanges

\*January 1, 2025 - December 31, 2025

### U.S. ALL COMMERCIAL REAL ESTATE BROKER RANKING DEALS PARTICIPATED IN – \$1M+

MARCUS & MILLICHAP CLOSES MORE TRANSACTIONS THAN ANY OTHER FIRM



\*Trailing 12-months through 3Q 2025. Apartment transactions include multifamily buildings 5 units and greater. Includes sales \$1 million and greater in which the brokerage firms represented either the buyer or seller. Deals that were double-ended by the same brokerage are counted as one deal. Deals brokered by different firms on the buy side and sell side count as one deal for each brokerage. The information is based on internal and external information available to Marcus & Millichap. There may be other sources of information unavailable to Marcus & Millichap or other calculation methodologies which may change rankings and reported numbers. Parties are advised to do their own investigation when choosing a broker or making an investment decision.

# Marcus & Millichap

## THE #1 CHOICE IN MEDICAL OFFICE SALES

Marcus & Millichap's Office and Industrial Division provides the industry's most dynamic and effective marketplace for the acquisition and disposition of Medical Office properties. With specialists throughout the country, Marcus & Millichap is the top Medical Office sales brokerage. As the leader in real estate investment services, Marcus & Millichap's agents leverage the industry's most powerful marketing platform and an array of value-added services to maximize value for clients.

### MEDICAL OFFICE INVESTMENT SALES BROKERAGE COMPANY RANKING\*

CLOSED TRANSACTIONS



\*Trailing 12-months through 3Q 2025. Includes sales \$1 million and greater in which the brokerage firms represented either the buyer or seller. Deals that were double-ended by the same brokerage are counted as one deal. Deals brokered by different firms on the buy side and sell side count as one deal for each brokerage. Sources: Marcus & Millichap Research Services, CoStar Group, Inc., Real Capital Analytics, NICMap

# Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA  
GROUP

WHY OUR GROUP

- Our Group is a small business integrated within a publicly traded corporation, Marcus & Millichap. The Sharko | Weisenbeck | Mendoza Group has a true national platform with a reach second to none.
- We have negotiated hundreds of purchase contracts, resulting in billions of dollars in sales.
- We cultivate a consultative and proactive partnership with our clients, taking a hands-on approach to ensure complete transaction coverage. This includes collaborating, monitoring and assisting all those who influence the transaction to raise probabilities for a successful closing.
- Our firm's national platform combined with our team's proprietary database ensures total property exposure across the market.
- Our buyer pool extends nationwide. In 2025, 39% of our buyers came from Illinois, followed by Florida (9%) and California (7%). Another 3.57% each originated from Georgia, Indiana, New York, Iowa, Michigan, Missouri, and Ohio, with the remaining 18.75% coming from nine additional states and Canada.

1,081

TRANSACTIONS CLOSED

36

# STATES CLOSED IN

\$4.5<sub>Bn</sub>

VOLUME SALES

393

# COOPERATED DEALS  
FOR YEARS 2014-2025

36%

1031-EXCHANGE DEALS  
IN 2025



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**MICHELE ELLIS**

Director of Transaction  
Management



**CASEY GIGLIO**

Director of Marketing  
& Operations



**LUCA WOJEWSKI**

Financial Analyst



**CHLOE MINELLA**

Database  
Administrator



**MARAL BATDELGER**

Marketing  
Coordinator

# RECENT MEDICAL CLOSINGS

Property	City	Price
Ohio Valley Primary Care	Springfield	\$1,435,000
DaVita Dialysis	Baxley	\$1,100,000
Med-Tail Center	Chicago	\$7,853,650
Action Behavior Centers - New Construction	Fuquay-Varina	\$4,400,000
DaVita Dialysis - New York	The Bronx	\$4,200,000
DaVita Dialysis - Virginia	Culpeper	\$1,440,000
DaVita Dialysis	Decatur	Confidential
DaVita Dialysis   NN 8 Years Remaining	Tuscaloosa	\$1,650,000
Duly Health Care	Wheaton	\$28,400,000
Gannon Plaza - Twin Cities Surgery Center Anchor	Festus	\$5,360,000
Oak Street Health   20-Year NNN Lease	Chicago	\$3,620,000
Fresenius	Westmont	\$6,300,000
BioLife Lakeland	Lakeland	\$8,750,000
BioLife   14-Year Lease   Takeda Pharma Guarantee	Harker Heights	\$8,880,000
DaVita Cincinnati	Cincinnati	\$1,580,000
DaVita Dialysis & Saint Clair Nephrology	East China	\$2,796,760
DaVita Dialysis & Ashtabula Foot & Ankle Surgeons	Ashtabula	\$975,000
Mount Prospect Station   Bright Sight Eyecare, Smile Solutions Dental Center, Dunkin', and More	Mount Prospect	\$3,600,000
Carillon Square   Advocate Medical Anchored Med-Tail Center	Glenview	\$18,125,000
Shops at Glen Pointe   The Joint Chiropractic, Smile Obsession Dental, & More	Glenview	\$10,250,000
Hard Corner Medtail Center   Aspen Dental, Banfield Pet Hospital, WellNow Urgent Care & More	Chicago	\$11,500,000
Shops on Naper   AFC Urgent Care, Pediatric Dentist, & First Watch	Naperville	Confidential
7-Eleven Anchored Four Tenant Center   Skillz Physical Therapy	Evanston	\$2,050,000
Three-Tenant Outlot to Target   EarthMed	Rosemont	\$4,094,700
Sunnyside Medical Dispensary	Pensacola	\$2,900,000
Add-Value Med-Tail   Physician's Immediate Care Anchored Medical Office Building	Belvidere	\$2,555,000
Net Leased Medical Building	Crystal Lake	\$1,938,000

Property	City	Price
DaVita Dialysis	Medina	\$1,952,000
Walgreens Anchored Medical Center   Grocery Shadow Anchor	Chicago	\$8,100,000
Creekside Plaza   Freestanding Medical Building   Value-Add Opportunity	Wheeling	\$2,000,000
DaVita Dialysis   AT&T	Alsip	\$1,775,000
DaVita   Dollar Tree   Dunkin Center	Chicago	\$8,425,000
7-Eleven   Swedish Covenant Medical	Chicago	\$4,816,666
Fresenius Anchored Add-Value Retail Center	Glendale Heights	\$4,354,850
DaVita Dialysis Building	Chicago	\$5,910,000
Fresenius Ruston	Ruston	\$1,200,000
DaVita Dialysis	Lake City	\$895,000
Fresenius Chicago MSA	East Chicago	\$3,570,728
DaVita Dialysis	Sherman	\$2,852,300
DaVita Dialysis   New 15-Year Lease	Artesia	\$2,802,435
DaVita Dialysis	Stockton	\$3,900,000
Fresenius Medical Care   Holly Springs	Holly Springs	\$1,605,000
Fresenius Medical Care	Warwick	\$3,325,000
DaVita Dialysis   New 15-Year Lease	South Holland	\$3,707,000
15 Year DaVita Dialysis   Brand New VA Gov't Lease	Waupaca	\$1,385,000
DaVita Dialysis	Valdosta	\$715,000
DaVita Dialysis	Chicago	\$4,486,000
DaVita Dialysis   New 15-Year Lease	Memphis	\$3,137,221
Fresenius Medical Center	Sturgis	\$850,000
DaVita Dialysis   Corporate Sale-Leaseback	Worcester	\$4,487,950
DaVita Dialysis   Corporate Sale-Leaseback	Leland	\$2,970,000
DaVita Dialysis Corporate Sale-Leaseback	Fruitland	\$3,091,150
DaVita Dialysis High Desert	Yucca Valley	\$5,000,000
Davita Tuscaloosa	Tuscaloosa	\$1,689,390
DaVita Northport	Northport	\$922,605
DaVita Dialysis Danville	Danville	\$2,756,700
Albuquerque Medical Building	Albuquerque	\$35,836,160
DaVita Dialysis Evans	Evans	\$3,157,830

Property	City	Price
Fresenius Chicago Southside	Chicago	\$2,930,000
DaVita   Lake Hallie	Eau Claire	\$925,000
Fresenius Medical Care	LaJunta	\$3,850,000
DaVita Elizabethtown	Elizabethtown	\$2,290,429
DaVita Shallotte	Shallotte	\$1,522,503
DaVita Mid Columbia Kidney Center	Pasco	\$2,713,000
Fresenius - Liberty Dialysis Mid-America	Columbus	\$1,270,000
Elmhurst Memorial Medical   New 10 Year Lease	Elmhurst	\$1,980,000
DaVita Kresge Dialysis Center	Detroit	\$2,225,000
DaVita Cass City Dialysis	Cass City	\$1,237,425
DaVita Greenville Dialysis	Greenville	\$740,300
DaVita Metro East Dialysis	Belleville	\$3,883,460
DaVita Dialysis - Infill Chicago	Chicago	\$1,725,000
DuPage Medical Group	Downers Grove	\$11,200,000
Foothills Plaza   Medical & Government Anchored	Tucson	\$10,400,000
Northwest Community Healthcare Medical Office	Arlington Heights	\$4,000,000
Lombard Medical & Professional Center	Lombard	\$425,000