MULTI-TENANT FLEX BUILDING

HIGH BARRIER-OF-ENTRY MARKET | EXTREMELY AFFLUENT AREA
DENSE BUSINESS & INDUSTRIAL PARK

1272 BOND ST,
NAPERVILLE, IL 60563

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA GROUP

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THE OFFERING

This offering features a 100% occupied multi-tenant flex property in Naperville, one of Chicagoland's most desirable submarkets in DuPage County, known for strong growth and lower property taxes than neighboring counties. The property is stabilized with a diverse tenant base, including Meher Montessori Academy, Cultivate, Happy Place Family Services, and Lange Logistics. Meher Montessori Academy has operated at the site since 2012, and Cultivate since 2019, and both Lange Logistics and Cultivate have over five years of remaining lease term.

Designed for adaptability, the building includes front-facing windows that can be converted into roll-up doors, allowing for a seamless transition to light industrial flex use. The 2.12-acre site includes 110 parking spaces, and favorable OCI zoning which enhances long-term flexibility.

Strategically located one mile from Interstate 88 and 0.3 miles from Route 59, the property benefits from strong regional connectivity, with proximity to the Metra BNSF line further supporting access. The asset is situated within a dense Naperville employment hub, with over 120,000 employees within three miles and proximity to major corporate users, retail corridors, and multiple nearby hotels. The surrounding area is affluent and growing, with more than 76,000 residents within three miles, continued population growth, and average household incomes exceeding $150,000 within five miles, supporting long-term tenant demand and investment stability.

$3,750,000	7.74%	$177.20	$290,082
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME

MULTI-TENANT FLEX BUILDING

1272 BOND ST, NAPERVILLE, IL 60563

FINANCIAL SUMMARY

PRICE	**$3,750,000**
CAP RATE	**7.74%**
Price/ SF	$177.20
Gross Leasable Area	21,163 SF
Year Built	2003
Lot Size	2.12 Acres +/-
Parcel Numbers	07-10-313-003
Parking	110 Surface Spaces +/-
NOI	$290,082
5-Year CAGR	2.39%

PROPOSED FINANCING

LTV	60%
Interest Rate | Amortization	6.65% | 25 Years
Down Payment	$1,500,000
First Trust Deed/Mortgage	$2,250,000
Debt Service	$184,845
Debt Coverage Ratio	1.57
Net Cash Flow After Debt Services | Return %	$105,238 | 7.02%
Principal Reduction	$36,313
Total Return | Return %	$141,551 | 9.44%
Loan Constant	8.22%

CASH FLOW YR 1 - STARTING 3/1/2027

BASE RENT	CURRENT	PER SF
Occupied Space	$345,530	$16.33
Available Space	-	-
Gross Potential Rent	$345,530	$16.33
Expense Reimbursements		
CAM*	$46,362	$2.19
Total Expense Reimbursements	$46,362	$2.19
Effective Gross Income	**$391,892**	**$18.52**
Expenses		
Real Estate Taxes	$46,231	$2.18
Insurance	$6,363	$0.30
CAM	$37,215	$1.76
Management Fee	$12,000	$0.57
Total Expenses	$101,810	$4.81
NET OPERATING INCOME	**$290,082**	**$13.71**

*Note: CAM reimbursement includes all contributions made by tenants.

CAM BREAKDOWN

CAM	CURRENT	PER SF
Electric	$7,646	$0.36
Snow Removal	$5,881	$0.28
Landscaping	$5,750	$0.27
Reserve/Contingency	$5,291	$0.25
Maintenance	$4,574	$0.22
Waste Removal	$4,538	$0.21
Alarm System	$3,535	$0.17
TOTAL CAM	**$37,215**	**$1.76**

EXPENSE REIMBURSEMENTS

TENANT	CAM	PSF
Cultivate	$9,679	$1.10
Happy Place Family Services	-	-
Lange Logistics	$23,590	$4.37
Meher Montessori Academy	$13,093	$4.22
TOTAL	**$46,362**	**$9.70**

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			
Cultivate Retail, Suite 100 T: Center for Behavioral Intervention Inc.	8,763	41.41%	11/1/2019	3/31/2032	5.5 Years	Base	Current	$13,239	$158,867	$18.13	-	46%	1, 5-Year	Modified
						-	4/1/2028	$13,636	$163,633	$18.67	3%			
						-	4/1/2029	$14,045	$168,542	$19.23	3%			
						-	4/1/2030	$14,467	$173,598	$19.81	3%			
						-	4/1/2031	$14,900	$178,806	$20.40	3%			
Notes: Tenant responsible for its PRS of taxes that are above $2.72/SF. Option period rent increases 3% annually.														
Happy Place Family Services Retail, Suite 102 T: Happy Place Family Services	3,900	18.43%	10/1/2023	4/30/2029	2.6 Years	Base	Current	$5,000	$60,000	$15.38	-	17%	1, 2-Year	Modified
						-	-	-	-	-	-			
Notes: Tenant responsible for it's PRS for taxes over $2.31/SF and CAM over $1.50/SF. Tenant responsible for all utilities.														
Lange Logistics Retail, Suite 104 T: Lange Logistics, Inc.	5,400	25.52%	1/1/2022	12/31/2031	5.3 Years	Base	Current	$6,075	$72,900	$13.50	-	21%	None	Modified
						-	1/1/2028	$6,300	$75,600	$14.00	4%			
						-	1/1/2029	$6,525	$78,300	$14.50	4%			
						-	1/1/2030	$6,750	$81,000	$15.00	3%			
						-	1/1/2031	$6,979	$83,750	$15.51	3%			
Notes: Tenant responsible for it's PRS for taxes over $2.31/SF and CAM over $1.50/SF. Tenant responsible for all utilities.														
Meher Montessori Academy Retail, Suite 1272 - 106 T: Meher Montessori Academy, Inc. G: Personal	3,100	14.65%	12/1/2012	5/31/2030	3.7 Years	Base	Current	$4,361	$52,332	$16.88	-	15%	None	Net
						-	6/1/2027	$4,470	$53,640	$17.30	2.5%			
						-	6/1/2028	$4,582	$54,984	$17.74	2.5%			
						-	6/1/2029	$4,697	$56,364	$18.18	2.5%			
						-	-	-	-	-	-			
Notes: ROFR to lease adjacent space in current building.														

Occupied	21,163	100%	$345,530	$16.33
Vacant	-	-	-	-
Total	**21,163**	**100%**	**$345,530***	**$16.33**

*Annualized as of 3/1/2027

1272
Cultivate
Meher Montessori Academy
Happy Place Family Services

1272
Cultivate BEHAVIORAL HEALTH & EDUCATION
Meher Montessori Academy
Happy Place Family Services

IDEAL DUPAGE COUNTY LOCATION | ONE OF CHICAGOLAND'S MOST DESIRABLE SUBMARKETS

- One of the fastest-growing counties in the Midwest
- Lower property and retail taxes compared to neighboring counties

100% OCCUPIED MULTI-TENANT FLEX BUILDING | LONG-OPERATING HISTORY

- Meher Montessori Academy has been operating at this site since 2012 and Cultivate since 2019
- Lange Logistics and Cultivate both have over 5 years of term remaining
- Some tenants have renewal options and/or scheduled rental increases

PREMIUM NAPERVILLE OFFICE/INDUSTRIAL FLEX BUILDING | DESIGNED FOR VERSATILITY AND FUTURE ADAPTABILITY

- Several front-facing windows are designed for conversion to roll-up doors, enabling a seamless transition to light industrial flex use if desired
- Located on a 2.12-acre lot with 110 parking spaces
- Flexible/Favorable Zoning - (OCI) Office/Commercial/Institutional District

PRIME LOCATION NEAR MAJOR THOROUGHFARES AND INTERSTATE-88

- One mile from Interstate-88 interchange (139,000 VPD)
- Route 59, a major north-south thoroughfare, is 0.3 miles west (50,500 VPD)
- 1.9 miles north of Metra BNSF train line (7.57M annual riders in 2025)

DENSE EMPLOYMENT HUB | SITUATED IN A BUSINESS DISTRICT OF NAPERVILLE

- 120,037 people work within three miles
- Some of Naperville's largest employers are located just north of the property
  - Nicor Gas (2,140 Employees), Nalco Water/Ecolab (1,300 Employees), Eby-Brown (600 Employees), Sikich (280 Employees), and more
- South of the property is a dense industrial corridor of Naperville/Aurora, as well as a retail corridor, including Block 59 and Fox Valley Mall
- Eight hotels within 1.5 miles

INFILL, AFFLUENT AREA WITH SIGNIFICANT POPULATION GROWTH

- 76,040 residents within three miles; projected 1.42% growth by 2030
- Population within one mile grew 7.7% from 2010–2020
- Average household income exceeds $150,000 within five miles

Naperville's Industrial Corridor
Metra
BNSF Train Line
7,575,111 Annual Ridership
McDonalds
Public Storage
CHASE
DUNKIN'
KOHLER
JIMMY JOHN'S
gerber COLLISION & GLASS
bp
Grand appliance and tv
Route 59
50,500 VPD
59
SUBJECT PROPERTY
Brookdale Rd
4,150 VPD

HAPPY PLACE
Family Services

HAPPYPLACEFAMILYSERVICES.COM

5.0 ★ 5 GOOGLE REVIEWS

- Adult day care and senior services provider based in Naperville, IL, serving individuals aged 60+
- Person-centered care model offering adult day care, respite care, transportation, and medication management, designed to support independence, dignity, and overall quality of life
- Offers structured programming such as recreational activities, social engagement, and cognitive stimulation to promote mental and physical well-being
- Established in 2023

lange™

LANGE-COMPANIES.COM

- Provides integrated procurement, distribution, and logistics services, delivering tailored solutions across multiple industries
- Privately held company with 50–200 employees, headquartered in St. Louis, MO
- Over 60 years of operating history

Cultivate

BEHAVIORAL HEALTH & EDUCATION

CULTIVATEBHE.COM

5.0 ★ 6 GOOGLE REVIEWS

- Provides ABA therapy services for children with autism, supporting communication, social skills, and daily living development
- Operates over 60 locations in 12 states across the U.S.
- Personalized, evidence-based treatment approach focused on building independence and confidence
- Offers clinic-based, in-home, and social group programs, along with caregiver training to support families

Meher Montessori Academy

Fostering an enjoyment of learning and life!

MEHERMONTESSORIACADEMY.COM

4.6 ★ 22 GOOGLE REVIEWS

- Locally operated Montessori early childhood education center serving children ages 2–6
- Offers Montessori-based, self-paced curriculum emphasizing hands-on learning, independence, and social development
- Provides preschool and kindergarten readiness programs with mixed-age classrooms and enrichment offerings (art, yoga, language)
- Founded in 2012

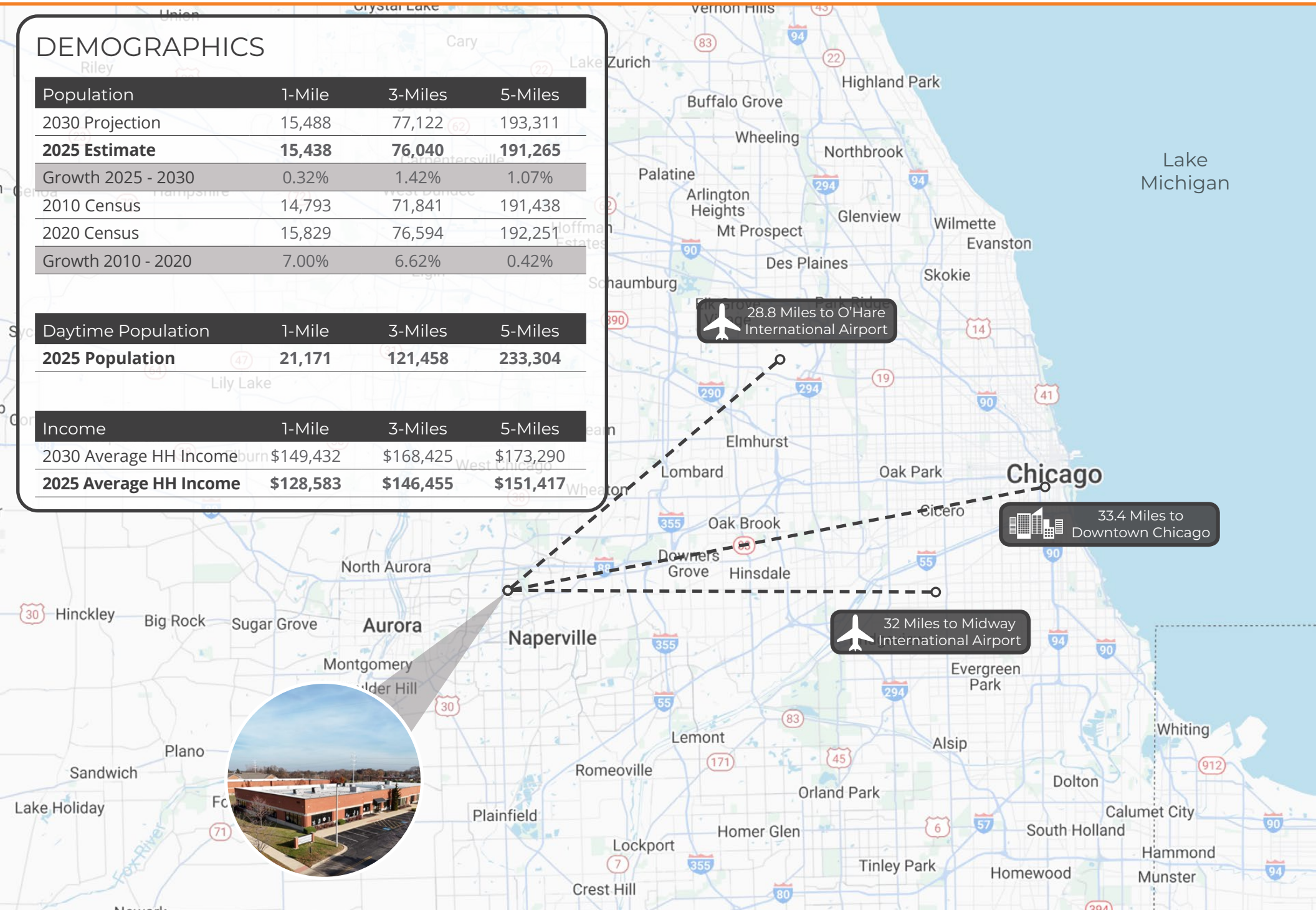
LOCATION OVERVIEW

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	15,488	77,122	193,311
2025 Estimate	**15,438**	**76,040**	**191,265**
Growth 2025 - 2030	0.32%	1.42%	1.07%
2010 Census	14,793	71,841	191,438
2020 Census	15,829	76,594	192,251
Growth 2010 - 2020	7.00%	6.62%	0.42%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**21,171**	**121,458**	**233,304**

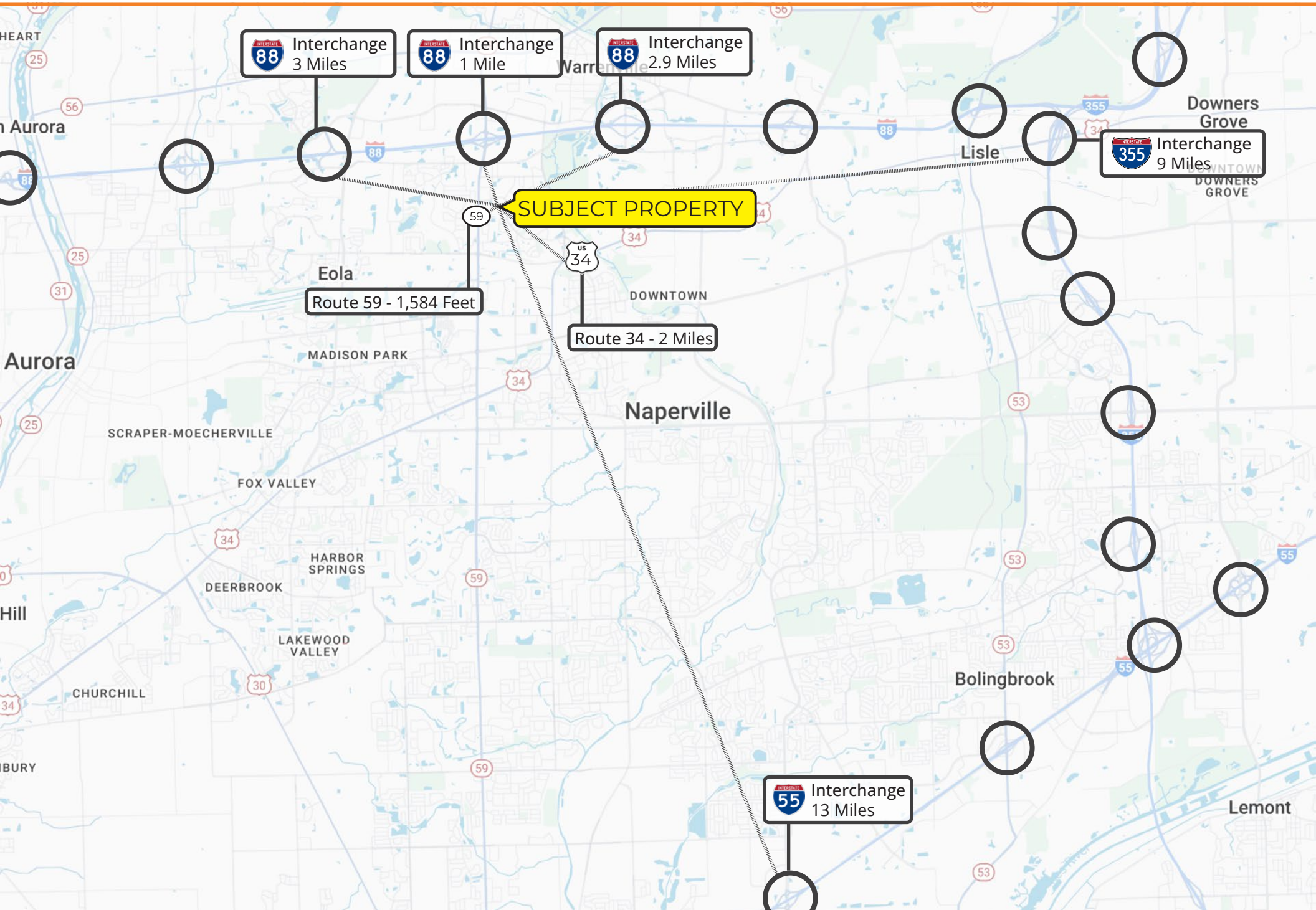
Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$149,432	$168,425	$173,290
2025 Average HH Income	**$128,583**	**$146,455**	**$151,417**



AERIAL

CARMAX
LAVAZZA
TORINO.ITALIA.1895
TOPGOLF
CHE FIGATA
HOTEL ARISTA
EFFORTLESS
Ferry Rd Trail
12,900 VPD
DART
LOGISTICS
Bower Elementary
School | 404 Students
ENERCON
Interstate-88
139,000 VPD
INTERSTATE
88
Nicor Gas
2,140 Employees
SIKICH
280 Employees
Business & Industrial Area
Eby-Brown
600 Employees
NALCO Water
An Ecolab Company ECOLAB
1,300 Employees
Diehl Rd
12,100 VPD
Fairfield
BY MARRIOTT
Cracker Barrel
Old Country Store
SLEEP INN
tru
TOWNEPLACE
SUITES
MARRIOTT
SUBWAY
FIREHOUSE SUBS
Wendy's
DOLLAR TREE
Red Roof Inn
SHERWIN WILLIAMS
Panera
BREAD
7 ELEVEN
FedEx
extended STAY AMERICA
ANYTIME FITNESS
McDonalds
Public Storage
CHASE
DUNKIN'
KOHLER
JIMMY JOHN'S
gerber
COLLISION & GLASS
bp
Grand
appliance and tv
SPRINGHILL SUITES
BY MARRIOTT
FIFTH THIRD BANK
Hilton Garden Inn
LIFETIME
THE HEALTHY WAY OF LIFE COMPANY
TWIN PEAKS
BUFFALO WILD WINGS
CHIPOTLE
TARGET
ROCK BOTTOM
POTBELLY
MAIN EVENT
RED ROBIN
corner bakery
CINEMARK
Route 59
50,500 VPD
59
SUBJECT PROPERTY
N
Thayer J Hill Middle
School | 850 Students
Brookdale Elementary
School | 501 Students

TRANSPORTATION MAP



THIRD LARGEST TOWN IN ILLINOIS AND PART OF THE CHICAGO METROPOLITAN STATISTICAL AREA (MSA)

- 28 miles west of Chicago

AWARD WINNING CITY | NAMED THE 2025 BEST CITY TO LIVE IN AMERICA BY NICHE.COM

- Niche.com also named Naperville the "Best City to Buy a House in America in 2025"
- District 203 & District 204 continually rank among the top five school districts in Illinois
- Ranked on Money Magazine's prestigious "Best Places to Live" list nine times since 2004
- Named the "Safest City in America" by MoneyGeek (2021)
- Ranked number one on SafeWise's "America's Safest Cities to Raise a Child (2020)"

LOW TAXES

- Predictable taxes | Naperville's property taxes have stayed fairly consistent throughout the years
- Naperville boasts one of the lowest sales tax rates in the Chicago suburbs at 7.75 percent

MANY CITY BUSINESS INCENTIVES

- Industrial revenue bonds, energy grants and the Economic Development for a Growing Economy Tax Credit Program (EDGE) give businesses the support they need to thrive

EASILY ACCESSIBLE

- 25 miles from O'Hare International Airport and 30 miles from Midway International Airport
- Features two Metra stations as well as Amtrak services
  - The BNSF Metra line had 7,376,419 passengers in 2024, up 19.64% from 2023
- Served by Pace Bus services

HOME TO TOP-RANKED BUSINESSES AND ORGANIZATIONS

- Awarded the Well Workplace Award by Well City USA and has been named in the "Top Earning Towns" listing by Money Magazine two times
- Top employers include Edward Hospital & Health Services with 4,940 employees, Indian Prairie School District with 3,130, Nokia with 3,000, Naperville District 203 with 2,531, Nicor Gas with 2,140, BP with 1,800, Nalco with 1,300, and many more

"AAA" RATING BY STANDARD & POOR'S CONSISTENTLY FOR EVERY DEBT OFFERING SINCE 1994

COLLEGE TOWN

- North Central College | Nearly 3,000 students
  - 625 employees
  - Ranked number 19 in "Regional Universities Midwest" and number 28 in "Best Value Schools" by U.S. News & World Report
  - One of Princeton Review's 2024 "Best Regional Colleges"

NAPERVILLE OFFERS MANY UNIQUE SHOPPING DESTINATIONS

- Fox Valley Mall attracts 4.4 million annual visitors
  - Ranked in the top 5% of shopping centers in Illinois
  - Notable tenants include Macy's, JCPenney, Victoria's Secret & PINK, GameStop, Express, KAY Jewelers, and many more
- Downtown Naperville: Recognized as one of the most popular destinations in the Midwest
  - Over 150 stores including unique family-owned shops, nationally recognized retailers, distinctive restaurants, and a picturesque riverwalk
- Naperville Crossings attracts 3.2 million annual visitors
  - Ranked in the top 10% of shopping centers in Illinois
  - Notable tenants include Aldi, Panera, Dave's Hot Chicken, Crumbl Cookies, Bar Louie, Orangetheory Fitness and many more
- Odgen Avenue and Route 59 are also major retail thoroughfares in Naperville, attracting millions of shoppers each year

ABUNDANCE OF NEARBY DEVELOPMENTS

- Fox Valley Mall is undergoing major redevelopments (see next page for more details)
- Six retail buildings currently under construction or newly-opened along the Route 59 retail corridor
  - Yard House | 9,000 square foot restaurant
  - Stans Donut | 2,400 square foot fast food restaurant
  - The Cheesecake Factory | 8,500 square foot restaurant
  - Three multi-tenant retail buildings totaling over 35,000 square feet of new retail space
- Edward-Elmhurst Cardio Center | A 71,000 square foot heart and vascular outpatient facility currently under construction
- Walter E. Smithe Furniture & Design | A 12,272 square foot freestanding retail building built in 2024
- Shake Shack | A 3,450 square foot retail restaurant built in 2025
- Freddy's | A 3,200 square foot retail restaurant built in 2024
- Scooter's Coffee | A 677 square foot retail restaurant built in 2024

A+	A+	A+	A+	A	B+
OVERALL GRADE	GOOD FOR FAMILIES	PUBLIC SCHOOLS	HEALTH & FITNESS	OUTDOOR ACTIVITIES	COMMUTE

(GRADES FROM NICHE.COM)

FOX VALLEY MALL

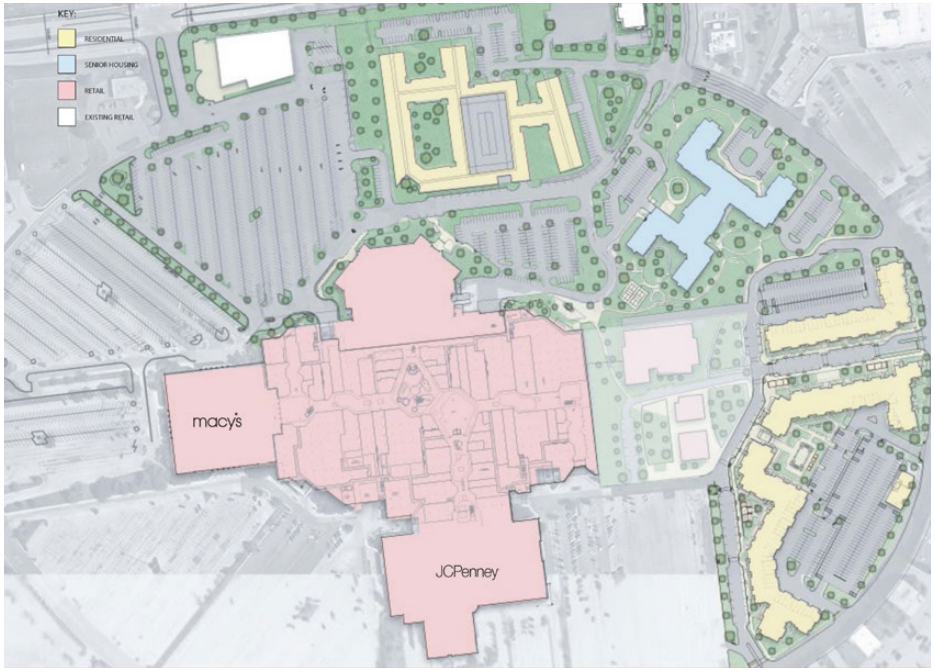
- 1,500,000-Square Foot Mall with Over 140 Retail Shops, Eateries, and Services

THE REDEVELOPMENT | COMPLETED PROJECTS

- Lumen at Fox Valley (Phase 1): Completed in June 2023, this 304-unit luxury apartment complex occupies the former Sears site. It features modern amenities such as a two-story lobby, fitness and yoga studios, a pet spa, and communal lounges.
- Fox Yard Community Green Space: Opened in late 2022, this 1-acre green area offers walking trails, picnic spots, a dog park, and a stage for community events, enhancing the mall's appeal as a social hub.
- In July 2024, 12 New Stores Opened at Fox Valley Mall, Including Three Eateries, Two Food Trucks, Four Clothing and Accessories Stores, a Gaming Spot, a Natural Body Care Store and a Jewelry Store.

THE REDEVELOPMENT | PROJECTS UNDERWAY

- Lucca Fox Valley (Phase 2): A 323-unit luxury apartment community currently under construction on the former Carson's site. Amenities will feature a pool, fitness center, entertainment lounge, and outdoor coworking spaces.
- Sophia Senior Living Center: A five-story facility with 211 units offering independent living, assisted living, and memory care services. Residents will enjoy amenities like gourmet dining, a cocktail lounge, fitness center, pickleball courts, and concierge services.



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).

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

Google, ENERGY CX, CATERPILLAR, GRUBHUB, Mondelēz International, beyond, BITNOMIAL, CISCO, salesforce, Capital One, TransUnion, McCain, JOHN DEERE, DISCOVER, QuantumRise

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.

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.

CHICAGO TOURISM

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.

ILLINOIS MANUFACTURERS ASSOCIATION

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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EXCLUSIVELY LISTED BY

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

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA GROUP

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