



# 4901 searle

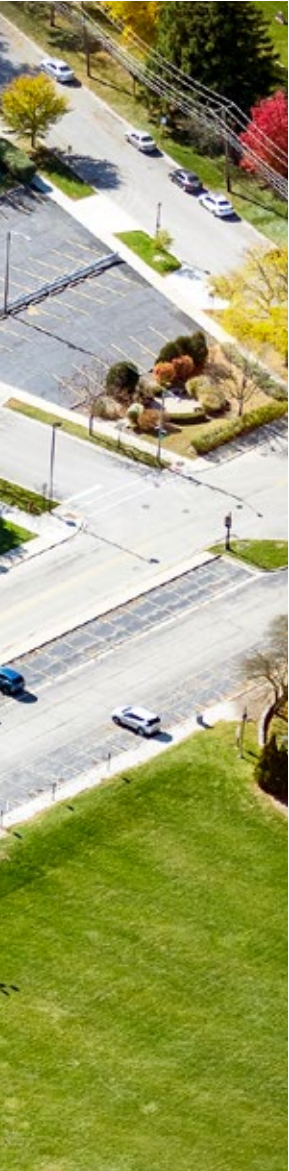
SKOKIE, ILLINOIS



**SINGLE-TENANT**  
**8.8 YEARS** REMAINING TERM  
**Aa3** INVESTMENT GRADE CREDIT







## Core Mission Critical Facility

SINGLE-TENANT

8.8 YRS

LEASED

*100% leased based on 172,413 RSF above-grade.  
Tenant reconciliations based upon 224,128 RSF total.*

REMAINING TERM

AA3

INVESTMENT GRADE  
CREDIT RATING

2.5%

ANNUAL ESCALATIONS



# THE OFFERING

Jones Lang LaSalle (Illinois), L.P. (“JLL”) has been exclusively retained to offer qualified investors the unique opportunity to acquire 4901 Searle Parkway (“4901 Searle” or “the Property”). Home to investment grade and nationally recognized tenant, NorthShore University HealthSystems, the Property provides mission critical functions including HIPPA regulated data center and telehealth operations. Prominently situated within the 22.6-acre master-planned Illinois Science + Technology Park (“IS+TP”), the Property benefits from a truly unique transit-oriented infill campus setting within a world-class innovation district.

# INVESTMENT HIGHLIGHTS

HIGH INVESTMENT  
GRADE, NATIONALLY  
RECOGNIZED  
HEALTHCARE TENANCY

STABLE, LONG-TERM  
CASH FLOW  
SECURED BY  
MISSION-CRITICAL USE

DEMONSTRATED  
COMMITMENT TO  
THE PROPERTY

TRANSIT-ORIENTED  
LOCATION WITHIN  
A WORLD-CLASS  
INNOVATION DISTRICT

## High Investment Grade, Nationally Recognized Healthcare Tenancy

NorthShore University HealthSystem (the “Tenant” or “NorthShore”) is a nationally recognized comprehensive, fully integrated, healthcare delivery system serving patients throughout the Chicago area.



- ⊕ **Leading Chicagoland health system** operating for nearly 130 years and encompassing 5 hospitals with more than 1,100 beds, 70 offices and more than 800 primary and specialty care physicians
- ⊕ **Integrated operating model** coupled with a large aligned medical group and expanding digital health platform enables efficient execution of initiatives
- ⊕ **Prudent balance sheet management** with high investment grade credit rating of “Aa3”, low leverage profile and ample liquidity

## AT A GLANCE

Aa3

INVESTMENT GRADE  
CREDIT RATING

\$2.2B

TOTAL REVENUE\*

7.6%

YEAR-OVER-YEAR INCREASE  
IN TOTAL REVENUE

\$84.6MM

INCOME FROM  
CORE OPERATIONS


\$2.8B

NET ASSETS\*

\$74.2MM

CASH AND CASH  
EQUIVALENTS\*

\*At a glance metrics as of FY2019



## Health System Vital Signs



**1,701,369** (+8.4% YoY)  
OUTPATIENT VISITS



**80%** (+14.5% higher than U.S. average)  
OCCUPANCY



**126,508** (0.7% 5-Year CAGR)  
EMERGENCY ROOM VISITS



**95,000**  
NEW PATIENTS\*



**TOP 10**

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HOSPITAL FOR  
21 YEARS STRAIGHT  
*by IBM Watson Health (2019), more than any  
other hospital or healthcare system  
in the U.S.*



**'MOST WIRED'**

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HEALTH SYSTEMS IN THE  
COUNTRY FOR THE 15TH  
STRAIGHT YEAR  
*CHIME Healthcare Informatics, 2019*



**#3**

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HOSPITAL IN CHICAGO  
METRO & THE STATE  
OF ILLINOIS  
*U.S. News & World, 2019*



**A**

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GRADE FOR ALL  
FOUR NORTHSORE  
HOSPITALS  
*The Leapfrog Group, 2019*

# FACTS & FIGURES

## Stable, Long-Term Cash Flow Secured By Mission-Critical Use

NorthShore is a national leader in the implementation of innovative technologies. In 2003, NorthShore was among the first hospital systems in the country to successfully implement a systemwide Electronic Medical Record (EMR) system with demonstrable benefits in quality, safety, efficiency and service to their patients. NorthShore's EMR system is supported via a mission critical data room located at the Property.

NorthShore also houses its system wide Telehealth call center division at the Property. A critical component of NorthShore's growing business, the global Telehealth industry is estimated to reach \$70.2 B by 2026, representing a compound annual growth rate of approximately 17.7% over the next six years.



*We're defining Healthcare for what's next through broader access, renowned physician expertise, innovative technology and a proud tradition of exceptional patient care."*

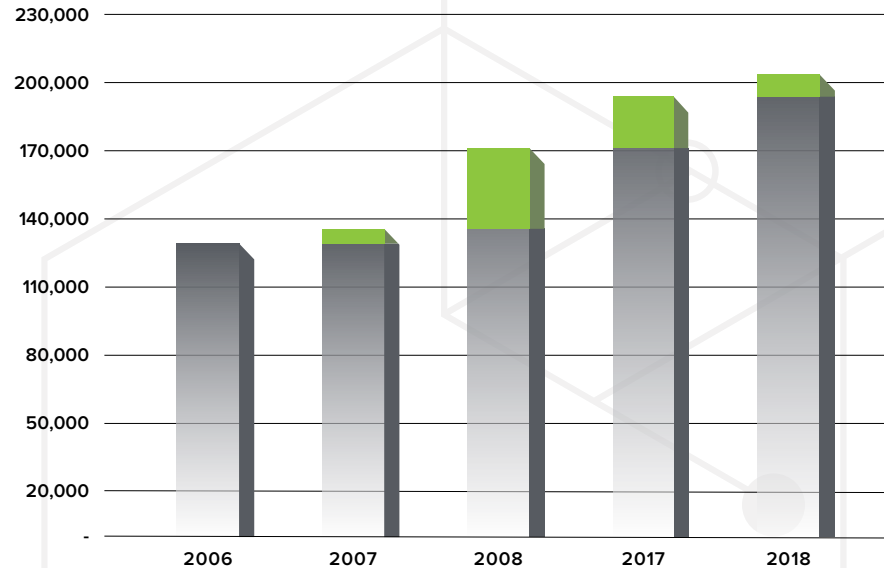
— Harry M. Jansen Kraemer Jr.,  
Former Chairman of the Board





## Demonstrated Commitment to the Property

NorthShore has demonstrated continuous commitment to the Property with over 73,000 RSF of expansions since 2006.



**\$3.4MM**

INVESTED SINCE 2018

# Transit-Oriented Location within a World-Class Innovation District

4901 Searle is situated within the 22.6-acre master-planned Illinois Science + Technology Park ("IS+TP"). Home to global life sciences brands and prestigious research institutions including Vetter Development, LanzaTech, and Northwestern University, the IS+TP is comprised of over 515,000 RSF of wet lab, GMP, office, data center, and collaboration spaces. Located within the 2010 Downtown Science & Technology TIF District, the IS+TP anchors a world-class transit-oriented innovation district benefiting from immediate access to Chicago's "L" commuter rail network as well as the Skokie Valley Bicycle Trail and is proximate to Interstate-94 as well as numerous Metra commuter rail stations.



## Proposed Development Proximate to the Park Further Enhances Work, Live, Play Appeal

### 8000 NORTH LUXURY MULTI-FAMILY & MIXED-USE PROJECT 1



**\$70MM 153-Unit Development**  
**Secured Construction Financing November 2020**  
**Expected Completion 4Q2021**

### THE BLVD LUXURY MULTI-FAMILY & MIXED-USE PROJECT 2



**40 Two-Bedroom/Two-Bathroom Apartment Units**  
**2,600 SF Commercial/Retail Space**  
**Rooftop Deck and Garage Parking**

### HOMWOOD SUITES BY HILTON HOTEL & CONFERENCE CENTER 3



**143-Rooms**  
**12,150 SF Commercial/Retail Space**  
**11,863 SF Rooftop Restaurant/Bar**



**4901 searle**

**Illinois science + technology park**

**1**

**3**



When you go to IS+TP it really has an atmosphere of almost like a think tank. Where you can really grasp the notion that something is happening here."

- Peter Soelkner  
Managing Director (Vetter Development)

4 MIN 

DRIVE TO EDENS EXPRESSWAY / I-94

18 MIN 

DRIVE TO NORTHSORE CORPORATE HQ

20 MIN 

DRIVE TO O'HARE INTERNATIONAL AIRPORT

2

 YELLOW LINE OAKTON STOP

 9.8 MILE SKOKIE VALLEY BIKE TRAIL



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