



Midway MEDICAL



THE OFFERING

Jones Lang LaSalle (Illinois), L.P. (“JLL”) as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in Midway Medical (the “Property”, the “Opportunity”), a Class A multi-tenant medical outpatient facility completed in 2011 and designed by owner occupier Magna Surgical Center. Totalling 58,295 rentable square feet (“RSF”) Midway Medical is currently 82.1% leased with 8.6* years of weighted average remaining lease term (“WALT”) providing healthcare investors a rare combination of stable contractual income paired with lucrative near-term value-add upside. Conveniently located just four miles south of I-55, less than five miles east of I-294, and approximately three miles equidistant from both Advocate Christ Medical Center as well as Midway International Airport, Midway Medical sits at the epicenter of a vibrant healthcare node comprised of 93.8% medical outpatient facility occupancy, 1,175 acute care beds, and a dense urban infill population of 587,546 within a five-mile radius. Benefiting from strong market fundamentals as well as a diverse roster of complimentary healthcare tenants with average mark-to-market upside of 15.6% in years one through ten, Midway Medical provides healthcare investors lucrative value-add potential via both lease-up as well as near term mark-to-market opportunity.

KEY PROPERTY STATISTICS

Address	7456 S State Rd
City, State	Bedford Park, IL
Construction	2011
Rentable Area	58,295
Stories	3
Occupancy	82.1%
WALT	8.6 Years*
Parking	4.0 per 1,000 RSF (236 Surface Stalls)

* Inclusive of remaining contractual, fixed rate, Tenant extension options.

82.1%
OCCUPANCY

8.6 Years*
WALT

2011
CONSTRUCTION

15.6%
AVG. MARK-TO-MARKET YRS. 1-10

MAGNA
SURGICAL CENTER

22.3%
OF TOTAL RSF
Illinois Certificate of Need

20.7%
CURRENT RENT
MARK-TO-MARKET

* Inclusive of remaining contractual, fixed rate, Tenant extension options.





155
BEDS

11 min
DRIVE



788
BEDS

8 min
DRIVE



244
BEDS

12 min
DRIVE

5-MILE RADIUS INSURANCE COVERAGE

	2022	2024 (Est.)
Private Ins-Direct	22,081 (4.8%)	22,103 (4.8%)
Private Ins-Employer Based	263,563 (57.0%)	264,300 (57.8%)
Public Ins-Medicaid	131,949 (28.6%)	120,799 (26.4%)
Public Ins-Medicare	43,970 (9.5%)	49,263 (10.8%)
Public Ins-Military	564 (0.1%)	576 (0.1%)
Multiple Insurance	77,811 (16.8%)	82,954 (18.2%)

Located at the Epicenter of a Vibrant Healthcare Ecosystem

With a dense urban infill population of 587,546, 1,175 acute care beds, and 93.8% medical outpatient facility occupancy within a five mile-radius of the Property, Midway Medical's diverse tenant roster stands to benefit from a significant patient base, ensuring steady demand for healthcare services within the immediate area.

1-MILE RADIUS DENSITY ANALYSIS*

	Midway Medical	Greater Chicago	Delta
MOB SF / Per Capita Insured	7	22	68% Below Avg.
MOB SF / Doc	1,989	2,340	15% Below Avg.

Source: Revista. Average for all MOBs located within Greater Chicago



Undersupply within a dense urban infill market provides unique upside opportunity.

2011 Built Class A Quality Real Estate

Completed in 2011 and designed by owner occupier Magna Surgical Center, the physical quality and institutional maintenance of Midway Medical has remained of utmost priority since the Property's inception. Over improved to a Class A standard, Midway Medical was designed to exacting specifications contemplative of both Magna Surgical Center's needs as well as those of complimentary multi-tenant medical occupancy. Midway Medical provides investors the opportunity to acquire a Class A multi-tenant medical outpatient facility at a significant discount to replacement cost.

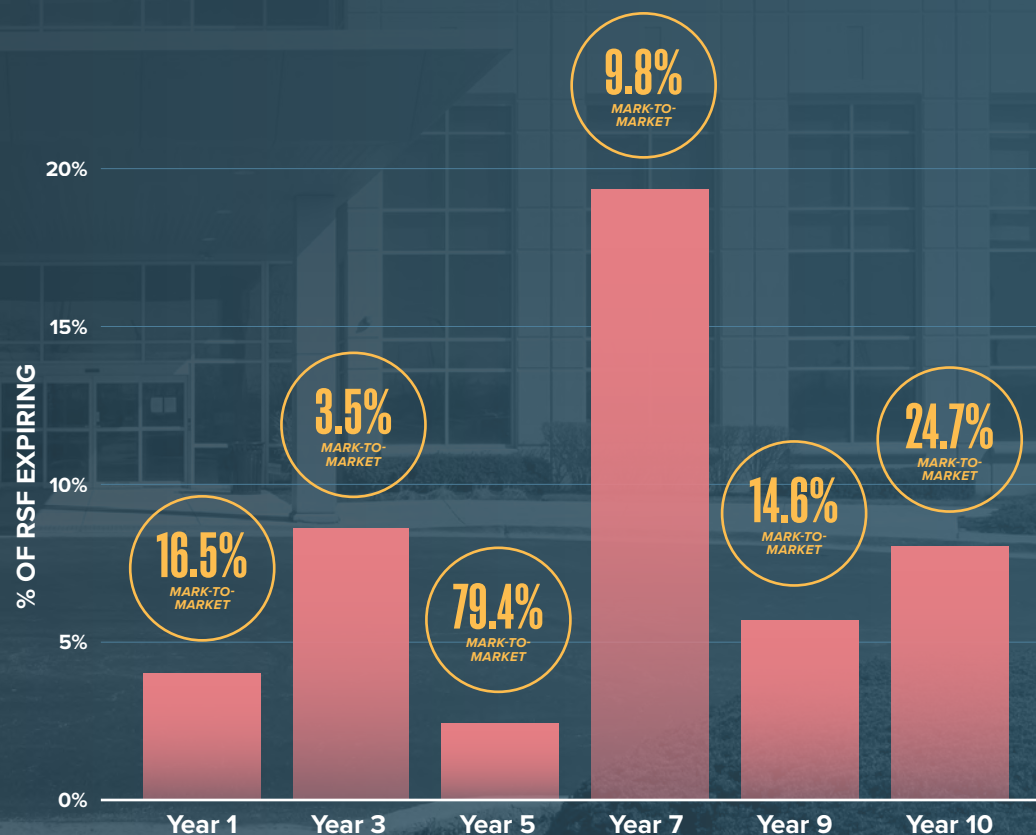


Rare Combination of Stable Contractual Income Paired with Lucrative Near-Term Value-Add Upside

With balanced rollover dispersed over an extended period, Midway Medical provides continuous mark-to-market upside as leases roll over the next 10 years. Further future upside potential is provided via Magna Surgical Center with current contractual rent providing 20.7% mark-to-market opportunity contributing significant value creation to next buyer analysis.

Additional value-add upside is provided via immediate lease-up opportunity supported by robust tenant demand paired with under supply of comparable inventory.

DISPERSED ROLLOVER SCHEDULE PROVIDES CONTINUOUS MARK-TO-MARKET UPSIDE



Complimentary Tenant Mix Creates Synergies, Boosting Referral Patterns, & Collective Success

MEDICAL SPECIALTIES

14,364 RSF

SURGERY

9,123 RSF

IMAGING

5,367 RSF

EYE CARE

4,716 RSF

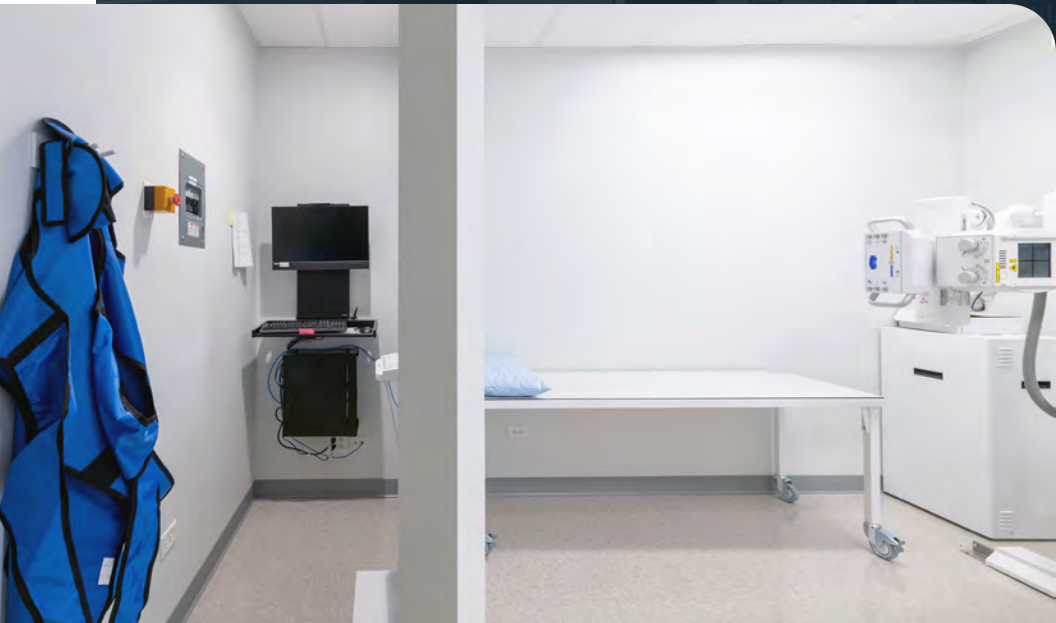
URGENT CARE

2,841 RSF

OCCUPATIONAL THERAPY

1,312 RSF

PHARMACY

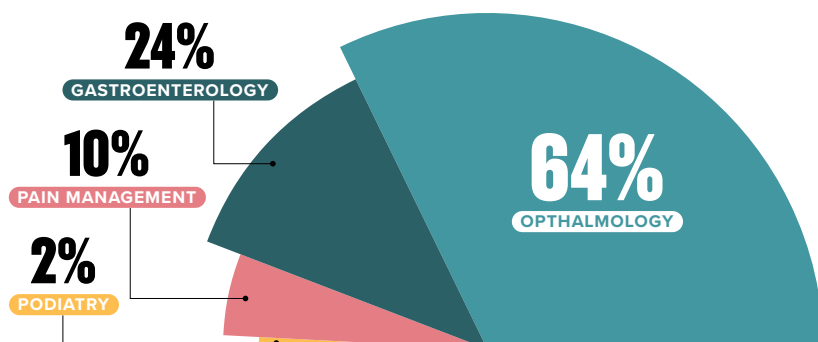


With the goal of curating a uniquely complimentary and collaborative rent roll, owner occupier Magna Surgical Center has undertaken a highly disciplined and patient approach to leasing. Further, upon taking occupancy within the Property, tenant investment in costly and highly specialized clinical build outs demonstrate long-term commitment to Midway Medical.



2,988 CASES IN 2023

SURGERY CENTER PATIENT MIX



Anchor Surgery Center Provides Long Term Stability

CERTIFICATE OF NEED

Designed by the prestigious Anderson Mikos Architects to optimize workflow, Midway Medical's anchor Magna Surgical Center offers visiting doctors and patients alike meaningful efficiencies and convenience. With an annual case load of nearly 3,000, Magna drives substantial foot traffic comprised of surgeons, patients, and patient families to the Property, increasing the opportunity for Tenant referrals, while providing investors long term contractual anchor tenant income with upside.



CONTACT INFORMATION

JLL CHICAGO

150 North Riverside Plaza | Suite 2500
Chicago, IL 60606
Telephone: 312.528.3650
Fax: 312.528.3651

OFFICE INVESTMENTS CONTACTS

SAM DIFRANCESCA

Senior Director
312.300.7301
sam.difrancesca@jll.com

EMMA BERNER

Analyst
425.765.6930
emma.berner@jll.com

PATRICK SHIELDS

Senior Director
312.528.3685
patrick.shields@jll.com

MATT SYKES

Analyst
215.510.8188
matt.sykes@jll.com

ANDREW MILNE

Senior Managing Director
858.812.2370
andrew.milne@jll.com

FINANCIAL CONTACTS

TIMOTHY JOYCE

Managing Director
312.528.3652
timothy.joyce@jll.com

TARA HAGERTY

Associate
312.980.3612
tara.hagerty@jll.com

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