



INTERACTIVE
MARKETING PACKAGE



GREENBRIAR MEDICAL CENTER

6800 MAIN ST | DOWNERS GROVE, IL 60516

OFFERING MEMORANDUM

GREENBRIAR MEDICAL CENTER

6800 MAIN ST | DOWNERS GROVE, IL 60516

EXCLUSIVELY LISTED BY:



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MATTHEWS™





PROPERTY OVERVIEW

GREENBRIAR MEDICAL CENTER | DOWNERS GROVE, IL

PROPERTY DESCRIPTION

Matthews™ is pleased to present the Greenbriar Medical Center located at 6800 Main Street in Downers Grove, Illinois. The multi-tenant medical office building consists of 38,685 square feet, sits on 3.1 acres, and is anchored by Grove Dental Associates, a tenant at the building since 1971 and part of the North American Dental Group (NADG). Other specialties housed at the Greenbriar Medical Building include – dental implants, eye care, foot and ankle, hearing care, counseling services, chiropractic services, and allergy care. Neighboring the property is the Advocate Good Samaritan Outpatient Center, which has many complementary synergies with the services housed at the subject location.

The asset was constructed in 1971 with \$2,500,000 worth of upgrades and modernizations completed between 2020-2026. These upgrades include a new roof, AC units, flooring, paint, lighting, ceiling on three floors, elevator cab modernization, landscaping, carpeting, signage, exterior paint/caulking, and tenant space improvements.

Downers Grove is an affluent suburb located 22 miles west of Chicago. Approximately 13,000 vehicles per day pass the Greenbriar Medical Building. There are just under 93,000 households and 231,000 people living within a 5-mile radius with the average household income being \$148,515. Commuting and traveling from Downers Grove is easy with access to major highways and two Metra stations in addition to Chicago Midway International and O'Hare International Airports.

INVESTMENT HIGHLIGHTS

- Over \$2,500,000 of renovations between 2020-2026
- Long-term and sticky tenancy
- Strong demographics
- Over 231,000 people within a 5-mile radius
- Excellent visibility and location on Main Street





\$8,261,000
PRICE



8.25%
CAP RATE



\$216.19
PRICE/SF

PHYSICAL DESCRIPTION

Building Name	Greenbriar Medical Center
APN	09-20-300-017
Land Area	±3.10 AC
Year Built / Years Renovated	1972/2020-2026
Parking Spaces	194
Parking Ratio	4.92/1,000 SF
Gross Leasable Area	±38,211 SF
Total Tenants	18
Current Occupancy	91.74%
Spaces Available	2

RENT ROLL

UNIT #	TENANT	GLA (SF)	% OF GLA	LEASE		RENT PSF ANN.	MONTHLY RENT	ANNUAL RENT	RENEWAL OPTIONS	LEASE TYPE	NOTES
				START	END						
005	Artistic Eye LLC	589	1.54%	5/1/16	6/30/28	\$19.00	\$933	\$11,191	None	Gross	\$0.50 Annually
100	Sleep Matters	1,202	3.15%	8/1/26	11/30/31	\$26.00	\$2,604	\$31,252	1 x 5 Year(s)	MG	3.5% Annually
106	The Center for Dental Implants	1,336	3.50%	7/1/19	9/30/29	\$28.82	\$3,209	\$38,509	1 x 5 Year(s)	MG	4% Annually
110	Oakbrook Allergists	1,594	4.17%	5/1/18	7/31/28	\$26.07	\$3,463	\$41,555	1 x 5 Year(s)	MG	2% Annually
114	Hearing Clinic	980	2.56%	1/1/17	12/31/28	\$32.24	\$2,633	\$31,591	1 x 5 Year(s)	MG	3% Annually
201 300	Grove Dental Associates	14,778	38.67%	10/1/02	9/30/29	\$24.87	\$30,631	\$367,571	2 x 5 Year(s)	MG	2% Annually
203	LV Chiropractic, Inc.	1,293	3.38%	10/1/16	3/31/26	\$26.36	\$2,840	\$34,083	2 x 3 Year(s)	Gross	3% Annually
204	M.D. Aesthetics	750	1.96%	8/1/24	8/31/29	\$22.00	\$1,375	\$16,500	1 x 3 Year(s)	MG	3.5% Annually
205	Dr. Glen Paulson	884	2.31%	8/1/12	7/31/29	\$40.74	\$3,001	\$36,017	1 x 5 Year(s)	Gross	3% Annually
206	Allstate Insurance	1,505	3.94%	11/1/25	11/30/28	\$17.44	\$2,188	\$26,250	1 x 3 Year(s)	MG	\$0.50 Annually
210	Dr. Claudia Mellott	450	1.18%	MTM	MTM	\$16.00	\$600	\$7,200	N/A	MG	N/A
211	Dr. John F. Cassiani, DDS	977	2.56%	8/1/16	7/31/28	\$35.94	\$2,926	\$35,116	1 x 5 Year(s)	Gross	3%
215	KMETZ Financial Group	1,225	3.21%	9/1/24	12/31/29	\$21.00	\$2,144	\$25,725	2 x 5 Year(s)	Gross	4% Annually
112	Dr. Wayne Tillman	1,314	3.44%	10/1/22	9/30/27	\$24.00	\$2,628	\$31,536	2 x 3 Year(s)	Gross	\$0.50 Annually
16 018	Main Street Chiropractic	3,720	9.74%	5/1/24	8/31/29	\$10.48	\$3,250	\$39,000	N/A	Gross	\$0.50 Annually
014	Reliable Medical Equipment	742	1.94%	1/1/22	12/31/26	\$11.32	\$700	\$8,400	2 x 3 Year(s)	Gross	N/A
LL002	ReaBeauty	750	1.96%	8/1/25	6/30/28	\$14.50	\$906	\$10,875	1 x 4 Year(s)	MG	\$0.50 Annually
LL004	Bald and Bougie Yoga	966	2.53%	6/1/25	6/30/28	\$13.04	\$1,050	\$12,600	1 x 3 Year(s)	MG	\$0.50 Annually
2	Break Room	450	1.18%	-	-	-	-	-	-	-	-
10	Available	865	2.26%	-	-	-	-	-	-	-	-
214	Available	1,841	4.82%	-	-	-	-	-	-	-	-
Occupied Total	18 Suites	35,055 SF	91.74%			\$22.96 PSF	\$67,081	\$804,971			

INCOME STATEMENT

		PSF
<u>Income</u>		
Rental Income	\$804,971.00	\$21.07
Reimbursements	\$161,045.64	\$4.21
<u>Expenses</u>		
Building Insurance	\$13,315.00	\$0.35
Cleaning Costs	\$78,600.00	\$2.06
License and Inspection Fees	\$1,200.00	\$0.03
Fire and Life Safety	\$1,800.00	\$0.05
Repairs and Maintenance	\$24,000.00	\$0.63
Snow Plowing and Salting	\$14,500.00	\$0.38
Garbage and Trash Removal	\$5,940.00	\$0.16
Sewer/Water/Electric	\$30,600.00	\$0.80
Landscaping	\$7,000.00	\$0.18
Accounting and Bank Charges	\$12,000.00	\$0.31
Real Estate Taxes	\$59,454.00	\$1.56
Management Fee	\$36,000.00	\$0.94
Total Expenses	\$284,409.00	\$7.44
NOI	\$681,607.64	\$17.84





LOCAL AREA MAP



Google Earth



MARKET OVERVIEW

GREENBRIAR MEDICAL CENTER | DOWNERS GROVE, IL

DOWNERS GROVE, IL

Downers Grove is an affluent suburb located 22 miles west of Chicago. Approximately 13,000 vehicles per day pass the Greenbrier Medical Building. There are just under 90,000 households and 229,000 people living within a 5-mile radius with the average household income being \$123,231. Commuting and traveling from Downers Grove is easy with access to major highways and two Metra stations in addition to Chicago Midway International and O'Hare International Airports.

Downers Grovve is known as being a very safe place to visit and live. Located just 22 miles west of Chicago, the town offers convenient access to the city, making Downers Grove a prime location to live, work, and do business. It is home to many corporate and regional headquarters including Advocate Aurora Health Care, Dover Corporation, and Pepperidge Farm. Downers Grove also offers highly ranked to schools and has been recognized by Forbes as one of America's Friendliest Towns.

ATTRACTIONS

TIVOLI THEATRE

This fully restored historic movie theater in Downtown Downers Grove offers two screens with 7.1 surround sound and 4K digital projection. The theatre also offers cocktails at the bar and signature free refills on all popcorn, fountain drinks, and ICEEs. The theatre was also voted the Best Movie Theatre by West Suburban Magazine in 2020.

ALTER BREWING COMPANY

Downers Grove is home to Alter Brewing Company, which has been recognized and awarded multiple times for their fun environment and quality beer. They pride themselves on their creative, delicious, and drinkable beers that everyone can enjoy and even offer live music once a week for their guests.

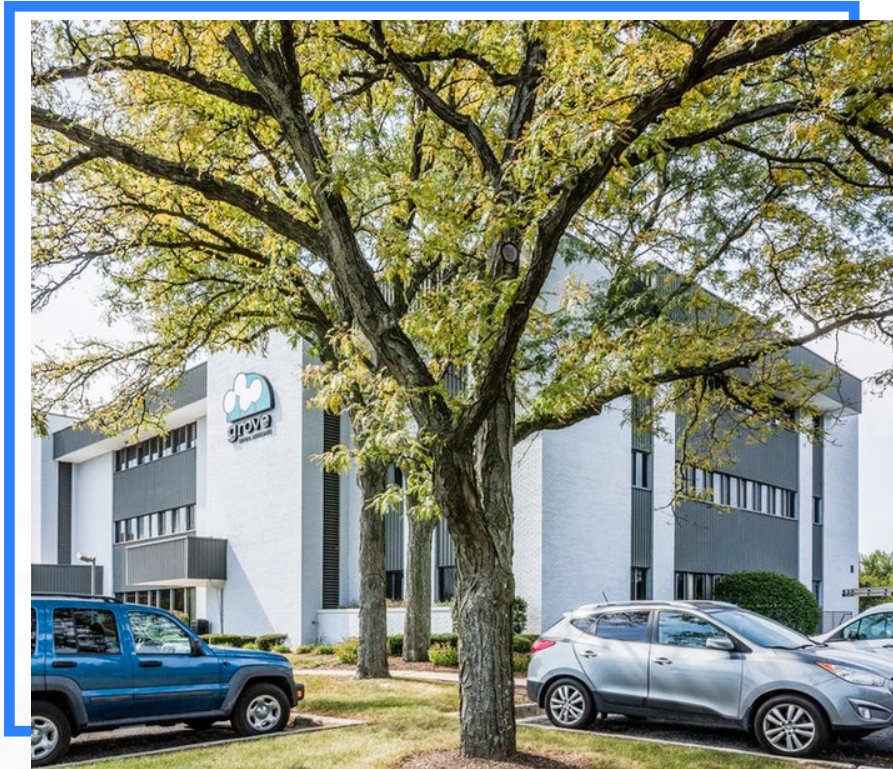
DOWNERS GROVE PARK DISTRICT MUSEUM

The mission of the Downers Grove Museum is to provide educational and leisure opportunities for the community by collecting, preserving, exhibiting, and interpreting materials that explain and document the history of Downers Grove. Visitors are able to take a tour of some of the most historical parts and aspects of Downers Grove!

MCCOLLUM PARK

McCollum Park has served as the Park District's flagship outdoor athletic facility and largest recreational park for over 30 years. The 50-acre park contains two baseball fields, two softball fields, four soccer/multi-purpose fields, ten lighted tennis courts, and so much more!

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	12,983	113,392	230,474
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	5,039	45,941	92,146
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$143,443	\$137,603	\$148,515



CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



**2ND MOST BEAUTIFUL CITY IN
THE WORLD AND THE FIRST
IN NORTH AMERICA**

**(VOTED BY 27,000 TIME OUT INDEX SURVEY
VOTERS FROM ACROSS THE GLOBE)**

**CHICAGO HAS THE 3RD MOST
FORTUNE 500 CORPORATE
HEADQUARTERS IN THE US.**

(FORTUNE 500, 2024)



CHICAGO TOP ATTRACTIONS



NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

ECONOMY

Chicago has one the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of \$545.3 billion. It is a center for business and finance, with considered as one of the world's top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters to Chicago's West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing spaceand centralized locations within the Midwest.



UNIVERSITY OF CHICAGO
NORTHWESTERN UNIVERSITY



CHICAGO BULLS, CHICAGO BEARS,
CHICAGO CUBS, CHICAGO WHITE SOX,
CHICAGO FIRE, CHICAGO BLACKHAWKS



O'HARE INTERNATIONAL AIRPORT, MIDWAY
INTERNATIONAL AIRPORT



EMPLOYERS

EMPLOYEES

Chicago Public Schools

39,094

Deloitte

27,000

Advocate Aurora Health

26,335

Amazon.com Inc

21,100

Univeristy of Chicago

20,000

Health Care Service Corp.

14,800

KPMG

11,800

CHICAGO

ATTRACTIONS

SPORTING ARENAS

- A** SOLDIER FIELD
- B** WRIGLEY FIELD
- C** GUARANTEED RATE FIELD

SCENIC ATTRACTIONS

- A** LINCOLN PARK ZOO
- B** MILLENNIUM PARK
- C** NAVY PIER
- D** WILLIS TOWER
- E** GRANT PARK

MUSEUMS

- A** ADLER PLANETARIUM
- B** THE ART INSTITUTE OF CHICAGO
- C** CHICAGO CHILDREN'S MUSEUM
- D** FIELD MUSEUM
- E** MUSEUM OF SCIENCE & INDUSTRY
- F** SHEDD AQUARIUM



CHICAGO

MAJOR DEVELOPMENTS

1

LINCOLN YARDS

55 ACRE MIXED-USE CAMPUS CONTAINING 4.5 MILLION-SQUARE-FEET OF HIGH RISE BUILDINGS PROVIDING 23,000 FULL-TIME JOBS AND 6,000 RESIDENTIAL UNITS AS WELL AS 21 ACRES OF PARKLAND, THREE NEW BRIDGES AND AN EXTENSION OF THE 606 TRAIL.

2

THE 78

62 ACRE MIXED-USE PLAN CONTAINING 13 MILLION SQUARE FEET OF BUILDINGS WHICH WILL HOUSE 10,000 RESIDENTIAL UNITS AND 24,000 WORKERS.

3

THE RIVER DISTRICT

30 ACRES OF TRIBUNE MEDIA OWNED LAND TO BE TRANSFORMED INTO A 8.5 MILLION SQUARE FOOT PROJECT CONTAINING 14 MIXED-USE BUILDINGS THAT WILL INCLUDE 4,100 RESIDENTIAL UNITS AND 19,000 JOBS.

4

RIVERLINE AND SOUTHBANK

14 ACRES OF VACANT LAND PLANNED TO CONTAIN 3,700 RESIDENCES SPREAD ACROSS EIGHT WATERFRONT TOWERS AND BLOCKS OF TOWNHOUSES, COMMERCIAL RETAIL SPACE, A PUBLIC RIVERWALK AND WATER TAXI STOPS.

5

ONE CENTRAL

\$20 BILLION PROPOSAL WHICH INCLUDES CAPPING THE TRAIN TRACKS WEST OF SOLDIER FIELD AND BUILDING SKYSCRAPERS, A TRANSIT HUB, AND PARKS. IT IS A 34 ACRE PLAN THAT WOULD INCLUDE A "CHI-LINE" TRAMWAY THAT WOULD USE THE SUNKEN BUS LANES BETWEEN MILLENNIUM PARK AND MCCORMICK PLACE.

6

BURNHAM LAKEFRONT

FARPOINT DEVELOPMENT IS PLANNING TO REVITALIZE THE LONG-VACANT 100 ACRE MICHAEL REESE HOSPITAL SITE. PHASE ONE OF THE PLAN WILL INCLUDE AFFORDABLE HOUSING, A RESEARCH FACILITY, PUBLIC ART, PARKS, AND PLAZAS.

7

SOUTH BRIDGE

11 ACRE REDEVELOPMENT IN THE PREVIOUS LOCATION OF HAROLD L. ICKES PUBLIC HOUSING COMPLEX. IT WILL INCLUDE 900 MIXED INCOME RESIDENCES SPREAD ACROSS CLUSTERS OF TOWNHOUSES, SIX-STORY APARTMENT BUILDINGS, AND A MID-RISE TOWER.

O'HARE
INTERNATIONAL
AIRPORT

CHICAGO MIDWAY
INTERNATIONAL
AIRPORT



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **ADDRESS** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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