



WOODLAND HILLS PROFESSIONAL CENTER

BUILD-TO-SUIT OFFICE/MEDICAL CONDOS FOR SALE/LEASE

1110-1124 W. SCHICK ROAD
BARTLETT, IL 60103

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Property Summary

SUBURBAN ORTHOPAEDICS



OFFERING SUMMARY

Available SF:	1,189 - 6,120 SF
Sale Price:	Negotiable
Lease Rate:	Negotiable
2018 Taxes:	\$3.50 PSF
CAM/Association:	\$3.15 PSF
Lot Size:	5.16 Acres
Year Built:	2007
Building Size:	25,410 SF
Zoning:	C
Market:	Chicago/NW Suburbs
County:	DuPage
Traffic Count:	37,200

PROPERTY OVERVIEW

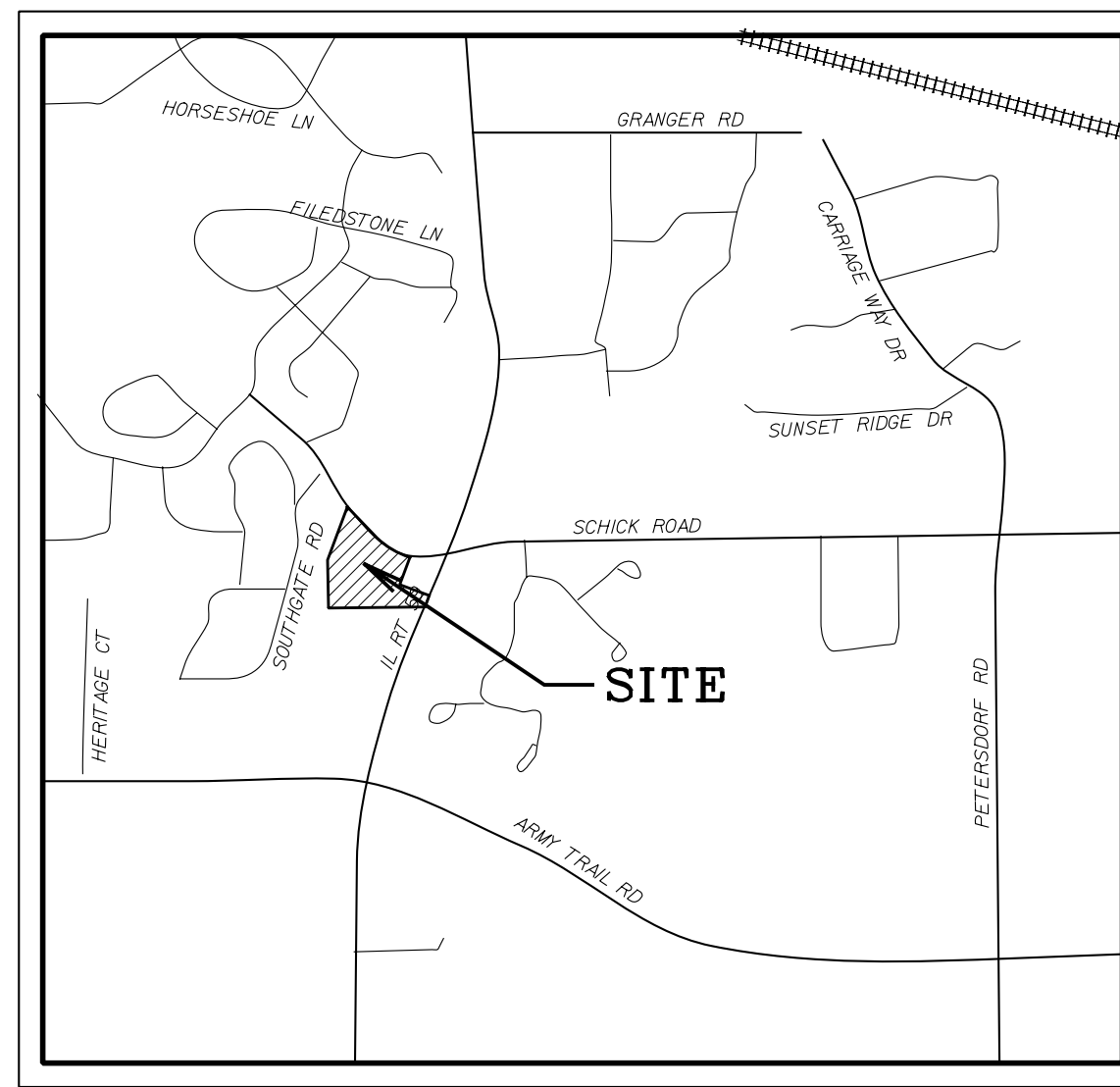
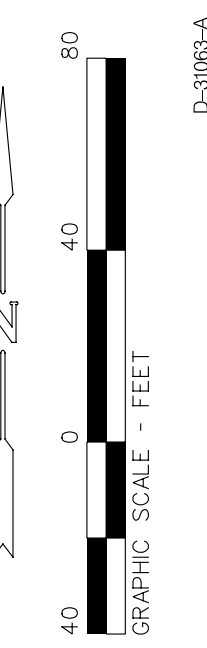
6,120 SF condo available for sale or lease. Space can be subdivided as such: 1,189 SF [suite F]; 2,363 SF [suite J]; 2,569 SF [suite E]; or a combination of the suites for a total up to 6,120 contiguous square feet. The suite is in raw condition and can be built-to-suit. Join Suburban Orthopaedics, Suburban MRI, Suburban Physical Therapy, and Dr. Lauren A. Weitz and Dr. Ficarella DDS. This newer construction office and medical building with stunning architecture is located directly on Route 59 and Schick Road, with great visibility on heavily trafficked Route 59. Building and ground signage is available. Abundant parking (5/1,000 SF).

PROPERTY HIGHLIGHTS

- For Sale or Lease
- Owner can Provide a Build-to-Suit Delivery, Price Determined by Build Out
- Space is Divisible (see following Floor Plan...Suites J, F and E)
- Great Visibility on Route 59
- Strong Co-Tenants
- Abundant Parking
- Surrounded by Residential
- 15 Minute Drive from Both St. Alexius and Central DuPage Hospitals
- Private Entrances Directly from Parking Lot
- Low DuPage County Taxes!

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

LOT 2 IN ILLINI PARTNERS SUBDIVISION OF LOTS 5 AND 6 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP

SCHEDULE B SURVEY EXCEPTIONS

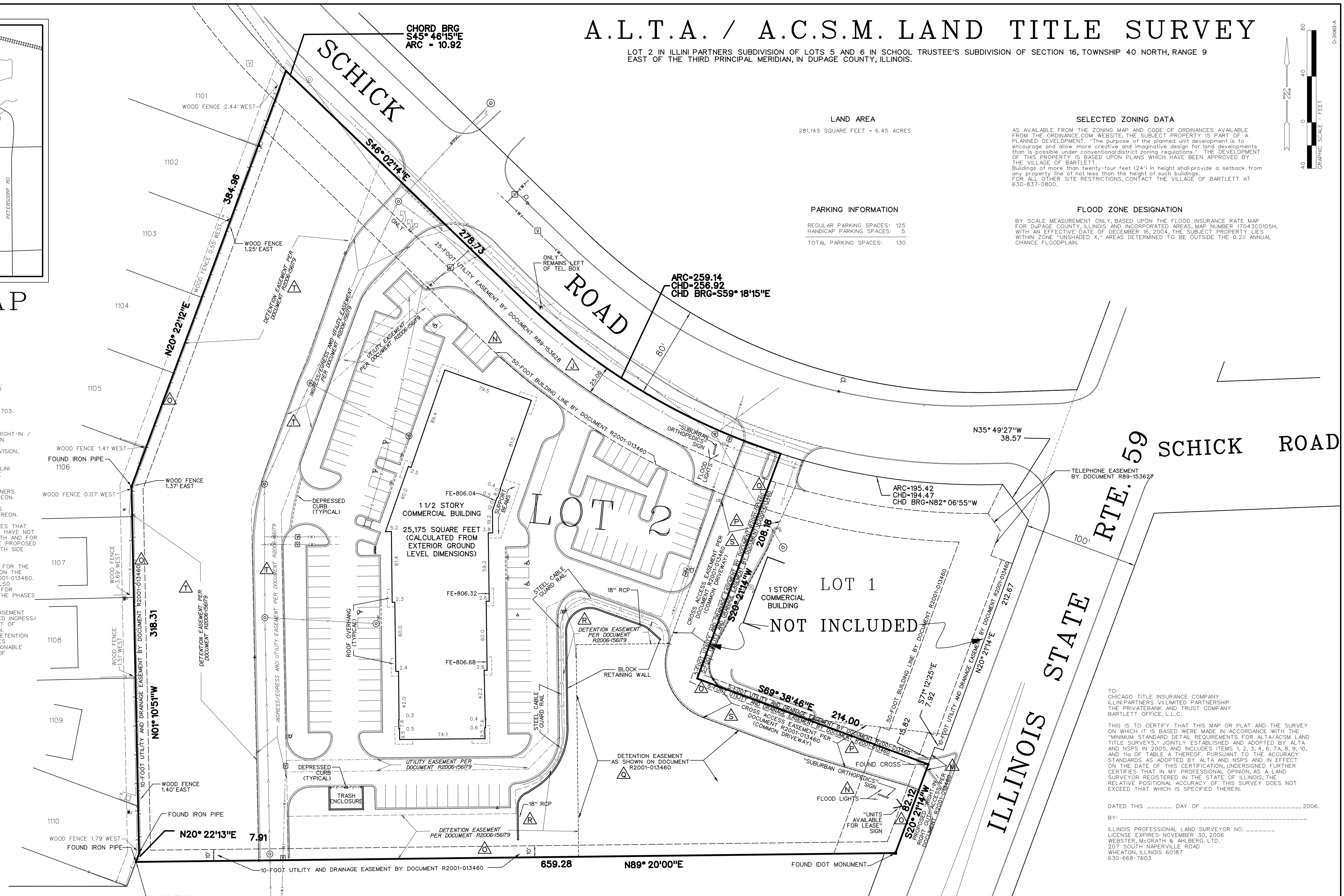
- (PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 14015A3627015 FI, WITH AN EFFECTIVE DATE OF MARCH 28, 2006)
- I THE SURVEYOR HAS NOT RECEIVED A COPY OF DOCUMENT R88-129703.
 - J UTILITIES EASEMENT BY DOCUMENT R89-153628 IS SHOWN HEREON.
 - M DOCUMENT R2001-013460 LIMITS ACCESS TO ROUTE 59 TO THE "RIGHT-IN / RIGHT-OUT" ACCESS SHOWN ON SAID DOCUMENT AND NOTED HEREON.
 - N BUILDING LINES AS SHOWN ON THE PLAT OF ILLINI PARTNERS SUBDIVISION, RECORDED AS DOCUMENT R2001-013460, ARE SHOWN HEREON.
 - O UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT OF ILLINI PARTNERS SUBDIVISION, RECORDED AS DOCUMENT R2001-013460, ARE SHOWN HEREON.
 - P CROSS ACCESS EASEMENT AS SHOWN ON THE PLAT OF ILLINI PARTNERS SUBDIVISION, RECORDED AS DOCUMENT R2001-013460, IS SHOWN HEREON.
 - Q DETENTION EASEMENT AS SHOWN ON THE PLAT OF ILLINI PARTNERS SUBDIVISION, RECORDED AS DOCUMENT R2001-013460, IS SHOWN HEREON.
 - R DETENTION EASEMENT AGREEMENT BY DOCUMENT R98-105482 STATES THAT "THE EXACT LOCATION AND DIMENSIONS OF THE DETENTION PARCEL HAVE NOT YET BEEN IDENTIFIED." BECAUSE THIS FIRM HAS BEEN WORKING WITH AND FOR THE OWNERS OF THE PROPERTIES INVOLVED, THE LOCATION OF THE PROPOSED DETENTION EASEMENT, WHICH WILL BENEFIT PROPERTY ON THE NORTH SIDE OF SCHICK ROAD, IS SHOWN HEREON.
 - S DOCUMENT R2000-167427 INCLUDES CONDITIONS AND RESTRICTIONS FOR THE CROSS ACCESS EASEMENT AND THE DETENTION EASEMENT SHOWN ON THE PLAT OF ILLINI PARTNERS SUBDIVISION, RECORDED AS DOCUMENT R2001-013460. SAID EASEMENTS ARE SHOWN HEREON. DOCUMENT R2000-167427 ALSO INCLUDES PROVISIONS FOR TEMPORARY CONSTRUCTION EASEMENTS FOR REASONABLE INCIDENTAL ENCROACHMENTS AS MAY OCCUR DURING THE PHASES OF CONSTRUCTION.
 - T DOCUMENT R2001-136634 INCLUDES PROVISIONS FOR AN ACCESS EASEMENT UPON THE COMMON DRIVEWAY SHOWN ON "THE PLAT." A PROPOSED INGRESS/EGRESS EASEMENT, BASED UPON SITE DESIGN DRAWINGS AND A PLAT OF EASEMENT WHICH HAS NOT YET BEEN RECORDED IS SHOWN HEREON. SAID DOCUMENT ALSO INCLUDES PROVISIONS FOR THE PROPOSED DETENTION EASEMENT SHOWN HEREON. DOCUMENT R2001-136634 ALSO INCLUDES PROVISIONS FOR TEMPORARY CONSTRUCTION EASEMENTS FOR REASONABLE INCIDENTAL ENCROACHMENTS AS MAY OCCUR DURING THE PHASES OF CONSTRUCTION.

LAND AREA
281,145 SQUARE FEET - 6.45 ACRES

PARKING INFORMATION
REGULAR PARKING SPACES: 125
HANDICAP PARKING SPACES: 5
TOTAL PARKING SPACES: 130

SELECTED ZONING DATA
AS AVAILABLE FROM THE ZONING MAP AND CODE OF ORDINANCES AVAILABLE FROM THE ORDINANCE.COM WEBSITE, THE SUBJECT PROPERTY IS PART OF A PLANNED DEVELOPMENT. "The purpose of the planned unit development is to encourage and allow more creative and imaginative design for land developments than is possible under conventional district zoning regulations." THE DEVELOPMENT OF THIS PROPERTY IS BASED UPON PLANS WHICH HAVE BEEN APPROVED BY THE VILLAGE OF BARTLETT.
Buildings of more than twenty-four feet (24') in height shall provide a setback from any property line of not less than the height of such buildings.
FOR ALL OTHER SITE RESTRICTIONS, CONTACT THE VILLAGE OF BARTLETT AT 630-837-0800.

FLOOD ZONE DESIGNATION
BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 1704300105H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LEGEND

⊙	SANITARY MANHOLE	⊕	MALBOX
⊙	SANITARY CLEANOUT	⊕	LIGHT POLE
⊙	STORM MANHOLE	⊕	OVERHEAD LIGHT POLE
⊙	STORM CATCH BASIN	⊕	ELECTRIC MANHOLE
⊙	STORM INLET	⊕	TRAFFIC SIGNAL POLE
⊙	FLARED END SECTION	⊕	TRAFFIC SIGNAL VAULT
⊙	TRANSFORMER	⊕	RAILROAD SIGNAL POLE
⊙	ELECTRICAL BOX	⊕	RAILROAD SIGNAL VAULT
⊙	CABLE T.V. BOX	⊕	UTILITY POLE
⊙	TELEPHONE BOX	⊕	OVERHEAD WIRES
⊙	TELEPHONE MANHOLE	⊕	UNDERGROUND ELECTRIC
⊙	ELECTRIC METER	⊕	UNDERGROUND GAS
⊙	GAS METER	⊕	UNDERGROUND TELEPHONE
⊙	GAS VALVE	⊕	UNDERGROUND CABLE T.V.
⊙	B-BOX	⊕	WATER MAIN
⊙	WATER VALVE	⊕	SANITARY SEWER
⊙	WATER VALVE VAULT	⊕	STORM SEWER
⊙	FIRE HYDRANT	⊕	FENCE LINE
⊙	POST INDICATOR VALVE	⊕	GUARD RAIL
⊙	SIGN	⊕	DECIDUOUS TREE
⊙	FLAG POLE	⊕	PINE TREE
⊙	R - RECORD DIMENSION	⊕	DROVE IRON PIPE
⊙	M - MEASURED DIMENSION	⊕	FOUND IRON PIPE

TO:
CHICAGO TITLE INSURANCE COMPANY
ILLINI PARTNERS VIL LIMITED PARTNERSHIP
THE PRIVATEBANK AND TRUST COMPANY
BARTLETT OFFICE, L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, AND 11 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS _____ DAY OF _____, 2006.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2006
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH MAPLEVIEW ROAD
WHEATON, ILLINOIS 60187
630-668-7603

Rev.	Date	Description	By
1	7-21-06	"CERTIFY TO" PARTIES	NPK

WEBSTER, McGRATH & AHLBERG LTD.
Consulting Engineers
Land Surveying and Civil Engineering Since 1906
207 South Mapleview St.
Wheaton, Illinois 60187
Design Firm License No. 184-003101
(630) 668-7603 FAX (630) 682-1760 EMAIL WMALTD@WMALTD.COM

PREPARED FOR: TERRACO, INC
8707 N. SKEWEE #230
SKEWEE, ILLINOIS 60077
T: (847)-679-6660

LOCATION: SOUTHWEST CORNER OF ROUTE 59 & SCHICK RD
BARTLETT, ILLINOIS

JOB #: 38308 DATE: 06-04-08 SCALE: 1" = 40'
SURV: KDMALN/GBC DRAWN: KDMALN/GBC DESIGN:
FILE #: D-31063-A SHEET: 1 of 1

Additional Photos

SUBURBAN ORTHOPAEDICS



Location Overview - Bartlett

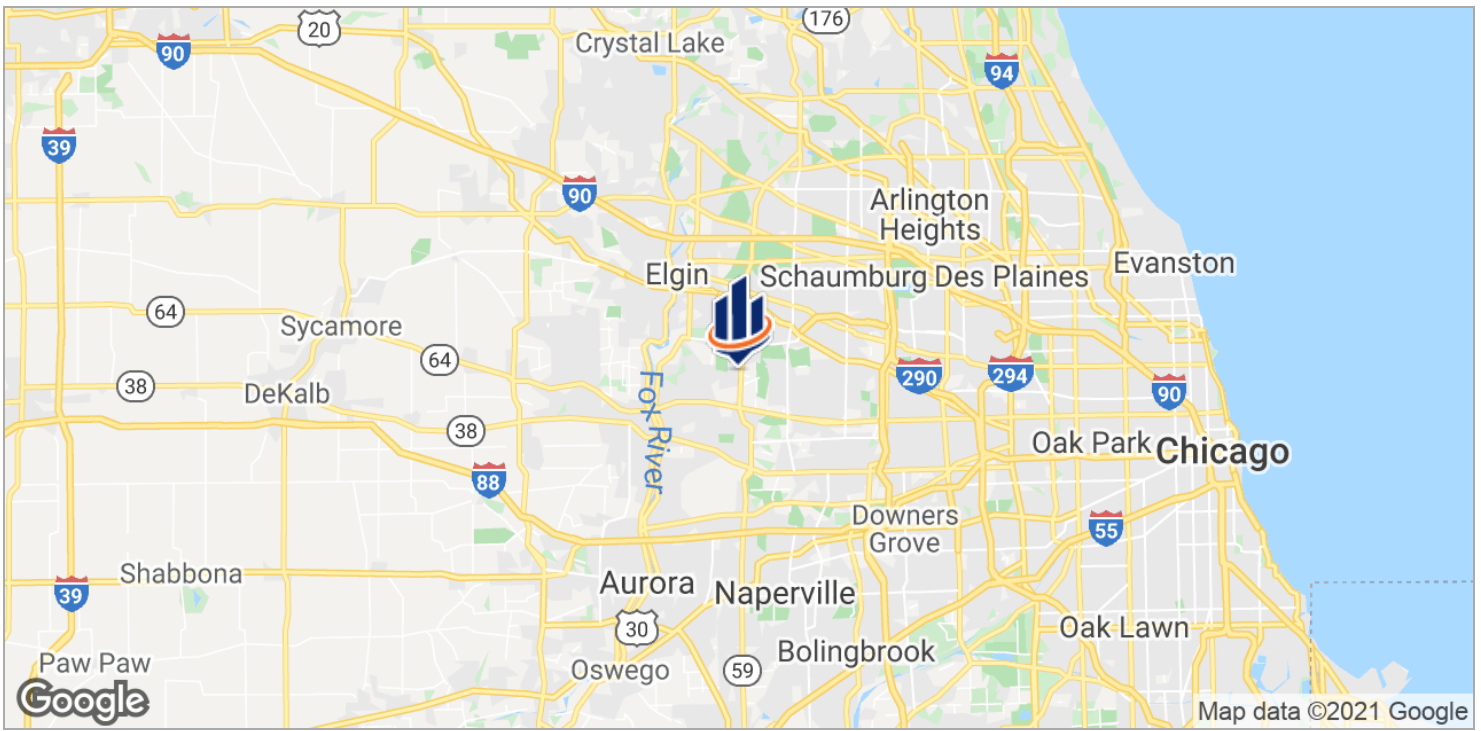
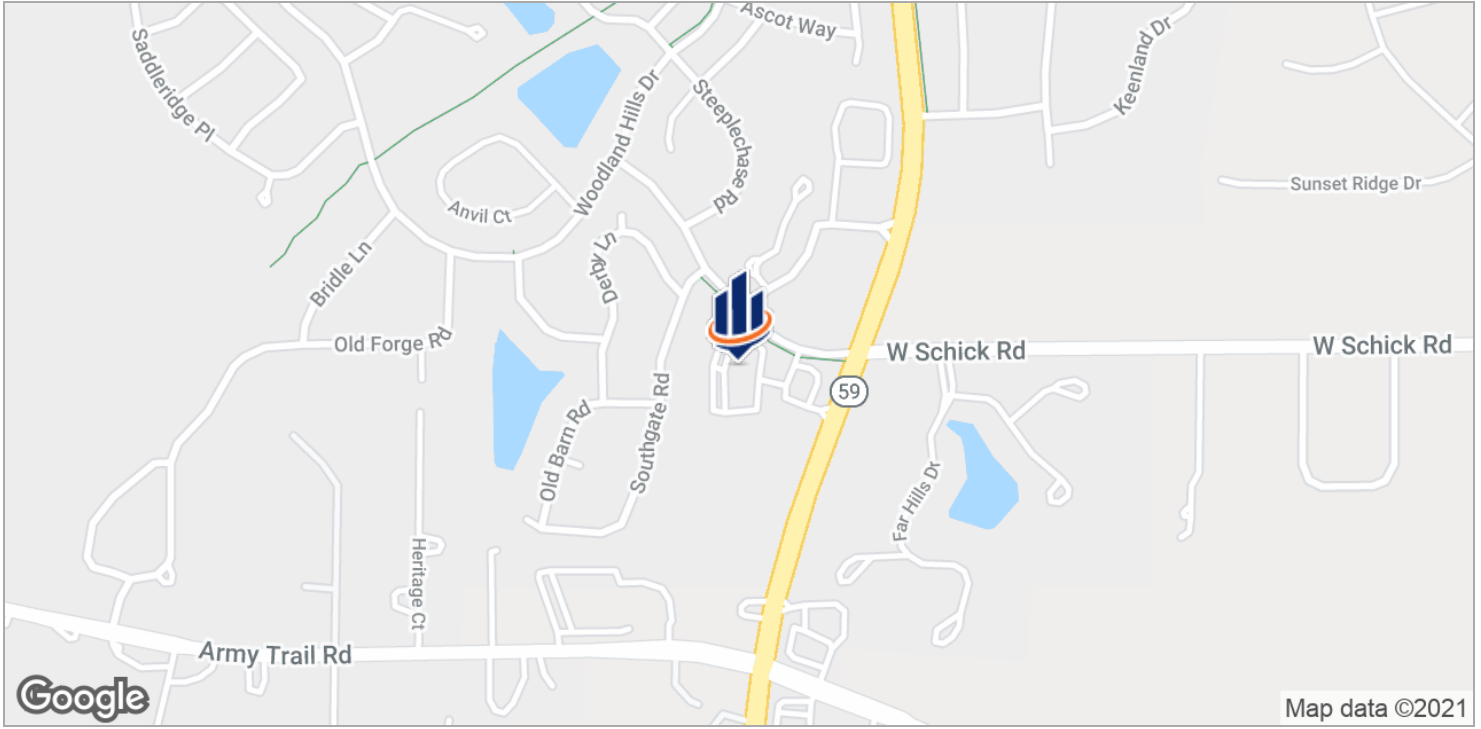
SUBURBAN ORTHOPAEDICS



Bartlett is located approx. 35 miles northwest of downtown Chicago. In 2002 the population was just under 37,000. The town has a large retail area and downtown Bartlett is intersected by Rt. 59 and Stearns Road, with Metra running through. Bartlett is an excellent town to live and work in. This property is located at the intersection of Route 59 and Schick Road with excellent visibility. Close proximity to major thoroughfares and only a 15 minute drive to both St. Alexius and Central DuPage Hospitals. Area tenants include Home Depot, Walgreens, CVS and Starbucks.

Location Maps

CHICAGO SUBURBAN ORTHOPAEDICS



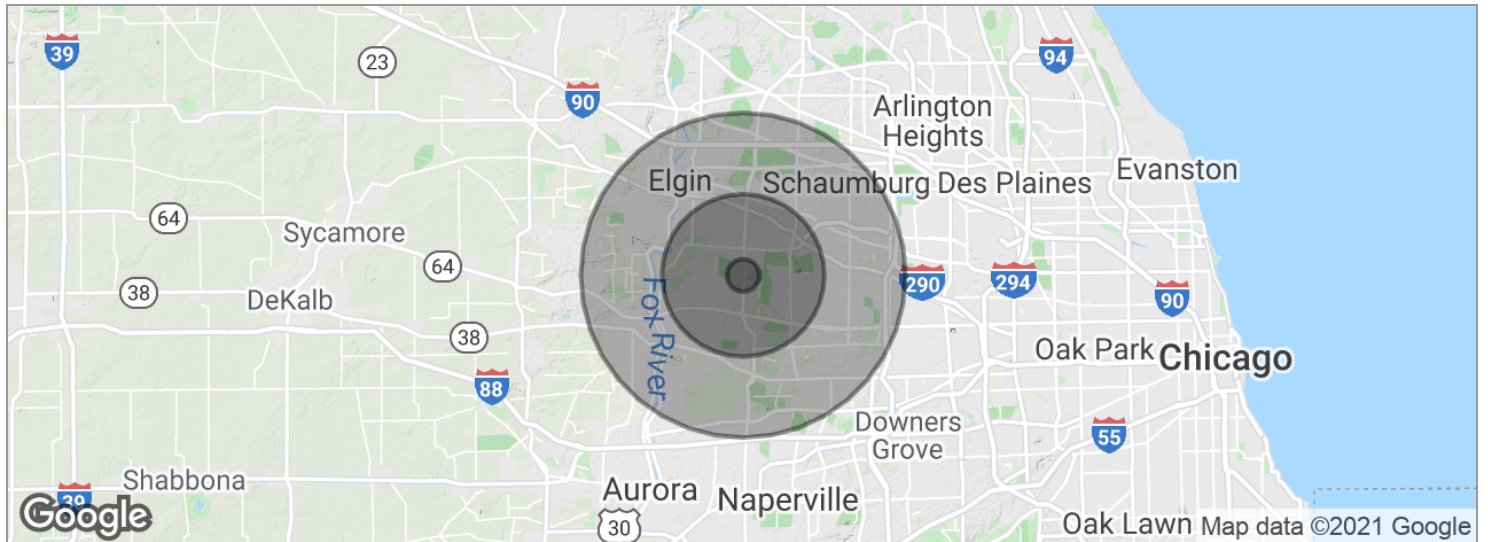
Aerial & Birdseye Map

WILSONVILLE SUBURBAN ORTHOPAEDICS



Demographics Map

SUBURBAN ORTHOPAEDICS



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,566	156,019	762,843
Median age	36.9	36.0	35.7
Median age [Male]	37.5	35.3	34.8
Median age [Female]	36.7	36.7	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,052	51,236	264,895
# of persons per HH	3.4	3.0	2.9
Average HH income	\$129,063	\$96,300	\$89,537
Average house value	\$418,873	\$339,542	\$318,634

* Demographic data derived from 2010 US Census

Disclaimer



SUBURBAN ORTHOPAEDICS

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner [“Owner”], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.