

All Life's Needs, All In One Place

It's time to be where your patients are.
It's time to be convenient.

HOME
SPACE HOME
SPACE

RANDHURST + HEALTHCARE

RANDHURST
MEDICAL ARTS

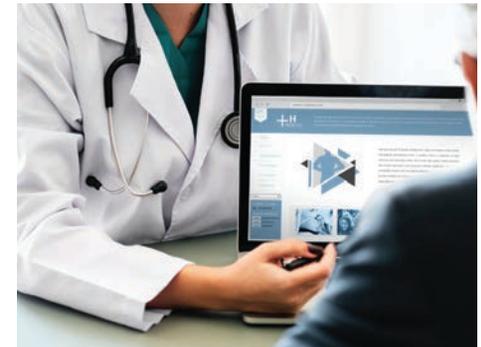
RANDHURST
MEDICAL ARTS

 **RANDHURST
VILLAGE**
Mount Prospect, Illinois



Join the Momentum

Randhurst Village provides an incredible opportunity for healthcare providers to be on the forefront of patient service. Going above even convenient care locations, lifestyle centers give practices the opportunity to “be” where their patients are and to benefit from daily traffic as consumers drop off children at daycare or participate in fitness classes. And most of all, an advantage is to grow their practice with visibility. With rates similar to many traditional medical office buildings and generous tenant improvement allowances, taking advantage of this opportunity is economical, as well.



% of Homeowners

83.6%

Avg. Household Income

\$110,842

Total Household Expenditure **Median Household Income**

\$3.18 Billion

\$86,520

Median Home Value

\$312,000

HH Income 100K+

40.4%

*Demos 3mi.

The Medical Arts Campus at Randhurst Village



Not Just Retail

It's time to be where your patients are.
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- Residents spend \$636,094,989/yr on Health Care
- 155,289 people visited the doctor in the last 12 months
- 145,254 people have access to health insurance



*Above demographics within 12 minute drive-time.

	Traditional Medical Space	Randhurst Village
Location	Close to work, destination	Close to home, convenient
Parking	Garage parking with complicated ingress/egress	Free surface parking with direct access
Dining Options	Sundry Shop	National restaurants within walking distance
Waiting Room	Within suite	Within suite & shops that surround the suite
Ownership	Varies	National group with 19 Million Square Feet
Signage/Brand/Exposure	Lobby Directory, existing patients	Street Monument and Building new patients, high foot traffic
Patient Experience	Formal, corporate, clinical confined	Vibrant, inviting, family, open air

Outparcels for Ground Lease or Build to Suit

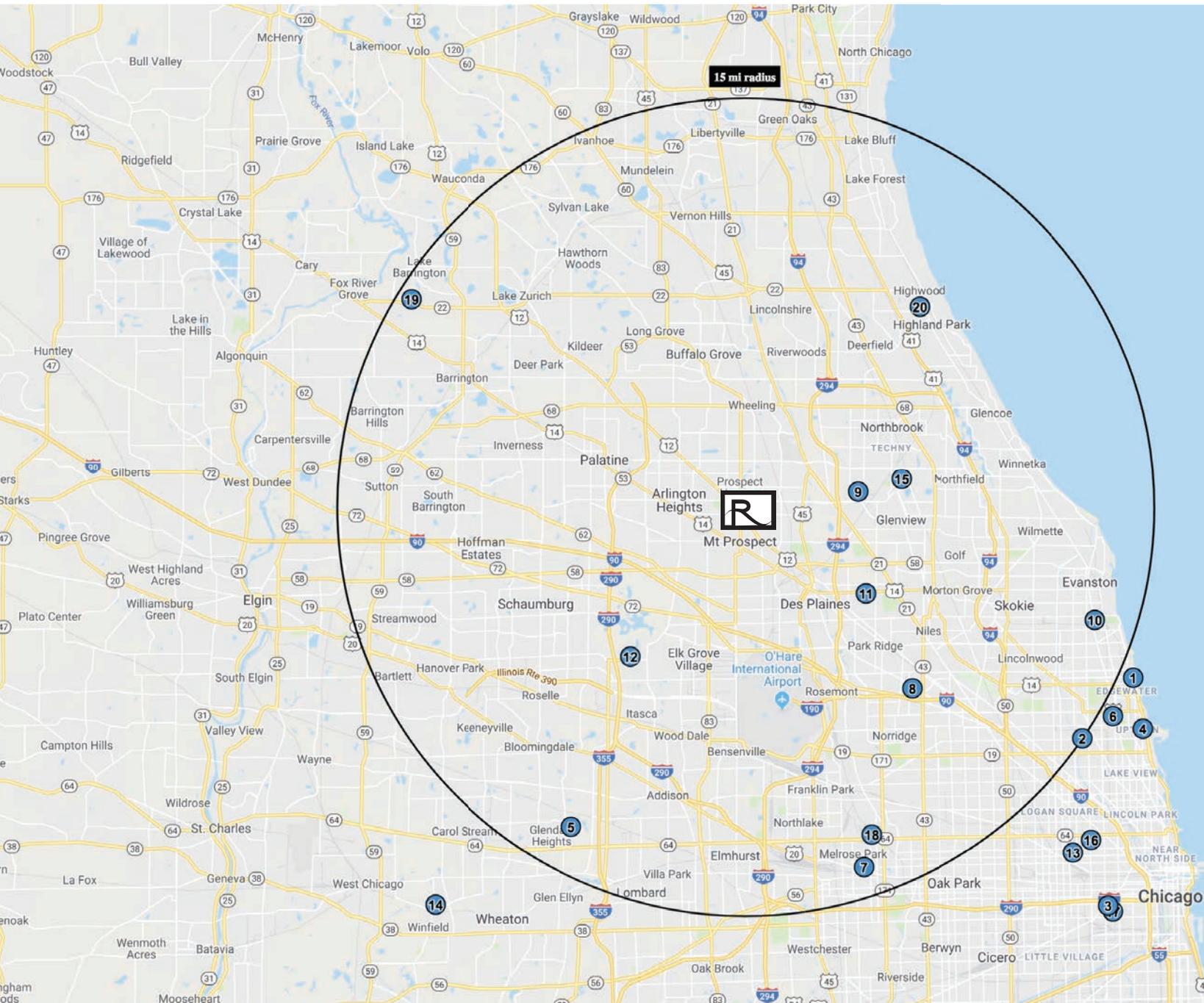


- Site A - 6,000 SF buildable
- Site B - 18,000 SF buildable
- Site C - 30,000 SF buildable

Amenities

- High visibility from major roadways, Elmhurst Rd, Rand Rd, and Euclid Ave
- On building signage
- Can be custom built per tenant needs
- Whole building opportunities

Nearby Hospitals



- | | |
|--|----|
| Kindred Chicago Lakeshore
6130 N Sheridan Rd
Chicago, IL 60660 | 1 |
| Kindred Hospital Chicago ...
2544 W Montrose Ave
Chicago, IL 60618 | 2 |
| Weiss Memorial Hospital
4646 N Marine Dr
Chicago, IL 60640 | 3 |
| John H. Stroger, Jr. Hospit...
1969 W Ogden Ave
Chicago, IL 60612 | 4 |
| Methodist Hospital of Chic...
5025 N Paulina St
Chicago, IL 60640 | 5 |
| AMITA Health Adventist M...
701 Winthrop Ave
Glendale Heights, IL 60139 | 6 |
| Westlake Hospital
1225 W Lake St
Melrose Park, IL 60160 | 7 |
| NorthShore University He...
2100 Pfingsten Rd
Glenview, IL 60026 | 8 |
| Advocate Lutheran Genera...
1775 Dempster Street
Park Ridge, IL 60068 | 9 |
| AMITA Health Alexian Bro...
800 Biesterfield Rd
Elk Grove Village, IL 60007 | 10 |
| Norwegian American Hosp...
1044 N Francisco Ave
Chicago, IL 60622 | 11 |
| Presence Saint Francis Ho...
355 Ridge Ave
Evanston, IL 60202 | 12 |
| Northwestern Medicine Ce...
25 N Winfield Rd
Winfield, IL 60190 | 13 |
| Presence Resurrection Me...
7435 W Talcott Ave
Chicago, IL 60631 | 14 |
| NorthShore Medical Group...
2550 Compass Rd
Glenview, IL 60026 | 15 |
| Saint Elizabeth Hospital
1431 N Western Ave
Chicago, IL 60622 | 16 |
| University of Illinois Hospi...
1740 W Taylor St
Chicago, IL 60612 | 17 |
| Gottlieb Memorial Hospital
701 W North Ave
Melrose Park, IL 60160 | 18 |
| Advocate Good Shepherd ...
450 IL-22
Barrington, IL 60010 | 19 |
| Highland Park Hospital
777 Park Ave W
Highland Park, IL 60035 | 20 |

Healthcare in Retail



Across America retail centers are losing retail tenants due to downsizing and consolidation. Brands like Macy's, Payless, Sears, Sport Authority and HH Gregg have all announced national closing of hundreds of stores. This new vacancy has created an incredible opportunity for Healthcare to enter into the retail mindset above and beyond convenient care (Primary/Urgent Care) locations.

DLC Management Corp (DLC), owner and developer of Randhurst Village, is ahead of the curve and is 100% focused on Healthcare Systems and their portfolios of real estate. From cardiology to rehabilitation and even back office space, Randhurst Village's lifestyle center welcomes the use.

Here is an example of recent transition and the financial analysis for the new medical tenant.

Building Size: 22,000 Square Feet

Former Tenant: Office Depot

Current Tenant: Children's Hospital of Wisconsin

Tenant Improvement Allowance: \$1.5 Million

Rental Rate: Similar or below medical office buildings



Why Mt. Prospect?

Located 20 miles northwest of downtown Chicago and approximately 4 miles north of O'Hare International Airport. Mount Prospect is a prime location for new businesses. This family centric and historic community is home to numerous companies including CVS Caremark, Bosch Tools, MetLife, Cummins Allison and Walmart.

Randhurst Village's AMC Theatres is the premier cinema destination for movie-goers in Chicago's northwest suburbs and ranks in the top 20% of sales for Chicago theater destinations. Its Costco is the only location serving the northwest suburbs north of I-90 and west of I-294, creating exceptional consumer draws to the site.

INCOME & NET WORTH

Avg. HH Income

88%
higher than
US Average

Net Worth

4x
the US Median

Average Household Income

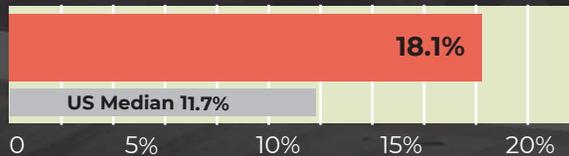


Median Net Worth

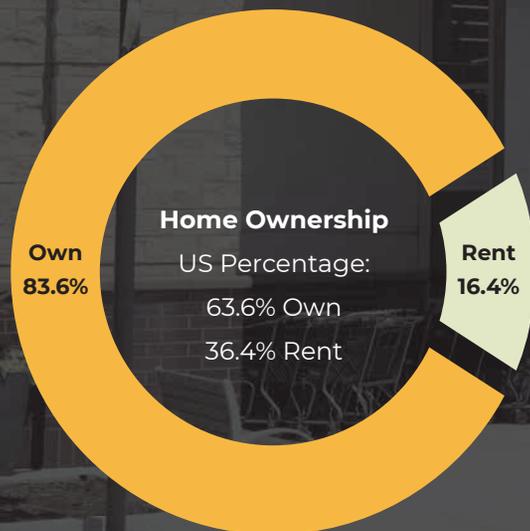


EDUCATION

% of Advance Degrees



HOUSING



Home Values
52%
higher than
US Average

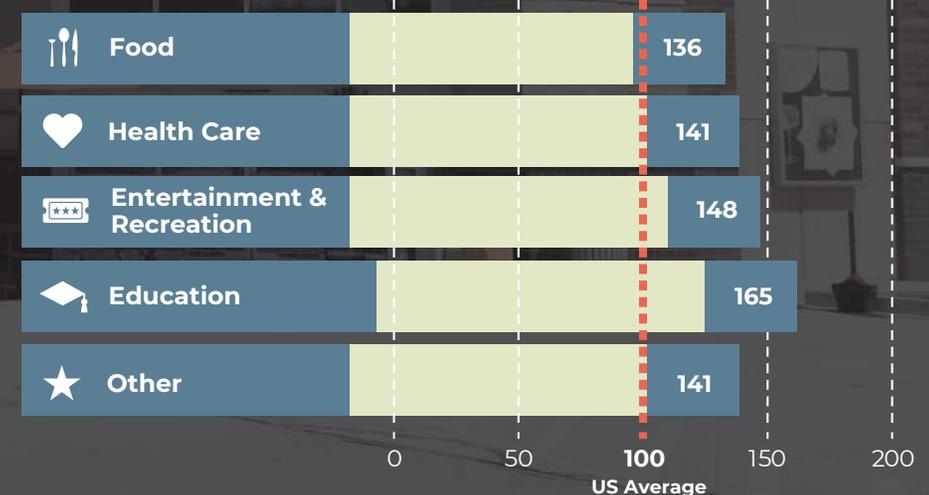
Typical Housing:
Single Family

Median Value: \$312,000
US Median: \$205,000

AVERAGE HOUSEHOLD BUDGET INDEX

Significant expenditures in Food, Healthcare, Entertainment and Education

All categories significantly exceed the US Average





RANDHURST
VILLAGE



For More Medical Information

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