

OFFERING MEMORANDUM



Turn-key Lincoln Park Medical Building
2449 N LINCOLN, CHICAGO, IL

www.2449nlincoln.com

Adam Lash
Imperial Realty
773-542-3642
alash@imperialrealtyco.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you wish to express additional interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Imperial Realty. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering Memorandum, certain documents, including plans, permits, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Imperial Realty, nor any of their respective agents, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/ or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of Imperial Realty. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Imperial Realty. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Imperial Realty.

DISCLAIMER

The information contained in this document has been obtained from sources believed reliable. While Imperial Realty does not doubt its accuracy, Imperial Realty has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Executive Summary



A RARE FIND

A rare find stand-alone hospital-grade full medical build-out in a historic Lincoln Park building. Formerly the home of the legendary Wax Trax! Records, this 4,000 (approx.) square foot building is in turn-key condition for the next medical user. Perfect for surgery center, outpatient surgery facility, dental, dermatology & orthopedic groups.

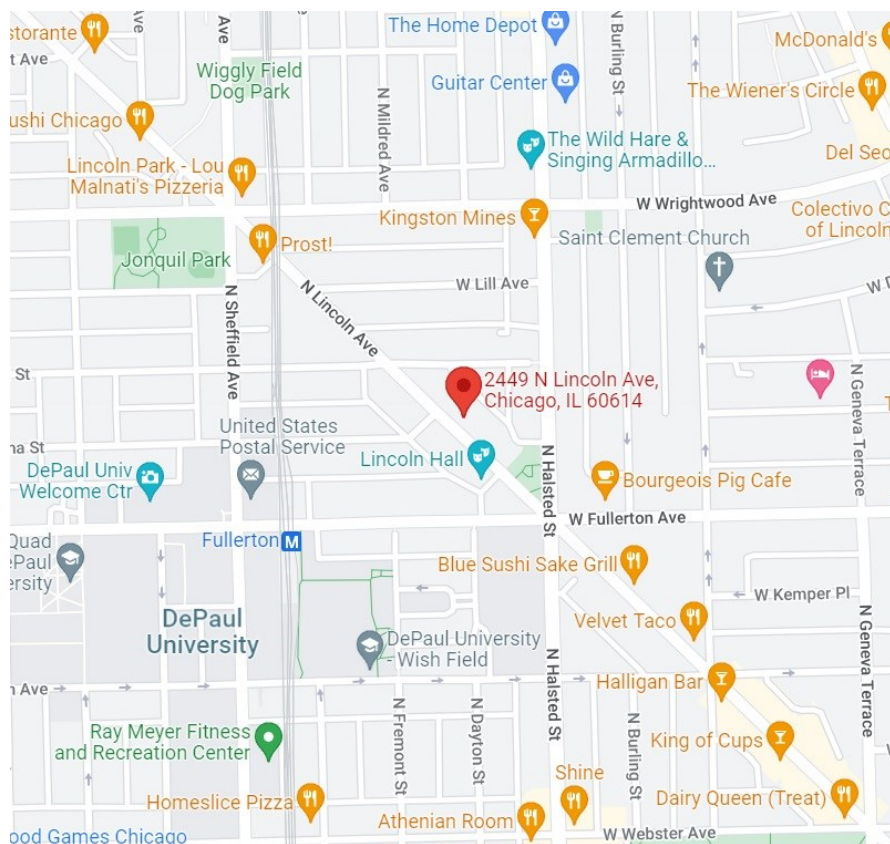
The property features: double entry, waiting and reception area on first two floors, gurney size elevator, 10 procedure rooms plumbed for gas and suction, 2 spa rooms, 3 bathrooms, kitchen, conference room, office, laundry, 2 imaging rooms, sterilization room, 2 car garage parking, and bonus top floor in-town loft with patio.

Located in the heart of Lincoln Park. One of Chicago's most thriving dynamic neighborhoods, close to ample transportation, restaurants, theaters, art and entertainment, boutiques, med spas and shops. The property is currently occupied by Lincoln Park Institute and will be delivered vacant.

Gallery

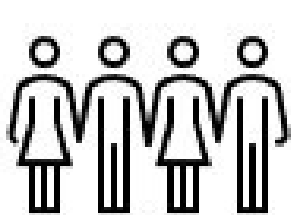


Location



Ideally located between Northwestern Memorial and Advocate Illinois Masonic in the heart of Lincoln Park, one of Chicago's longest standing most desirable neighborhoods. Step from the Fullerton 'L' Station, ample transit and DePaul University. Boasting a walk score of 97. This bustling block contains legendary theaters, restaurants, boutiques, med-spas, entertainment and more. Population within one mile is 88,664 with an average household income of \$139,234.00.

Demographics (1 Mile Radius)



Population

86,664



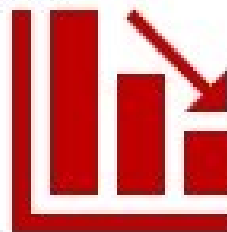
Income

\$139,234



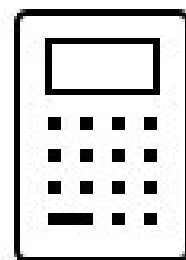
Avg Retail Rent

\$35.46



Vacancy

5.3%



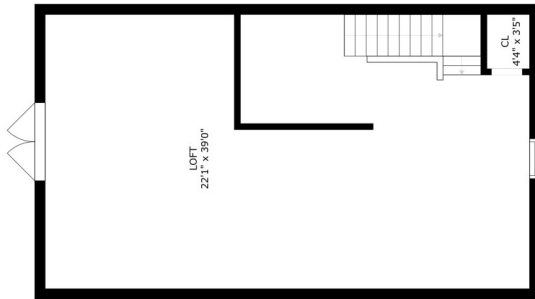
Cap Rate

6.6%

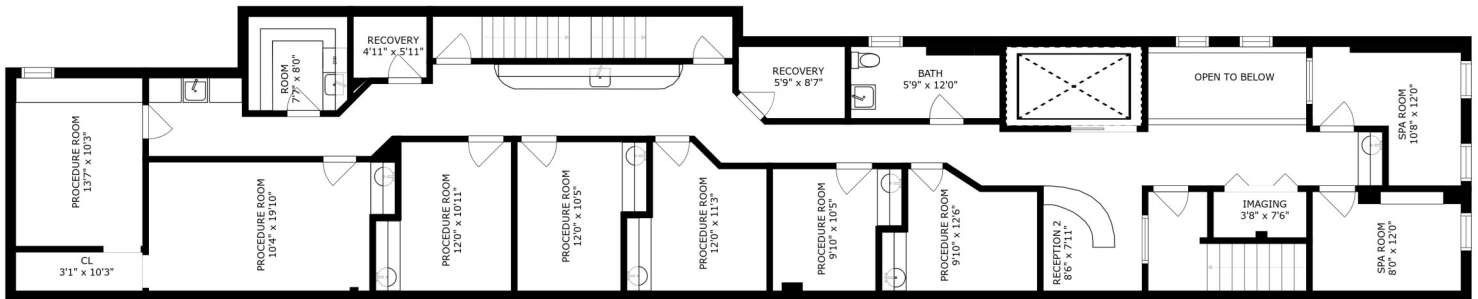
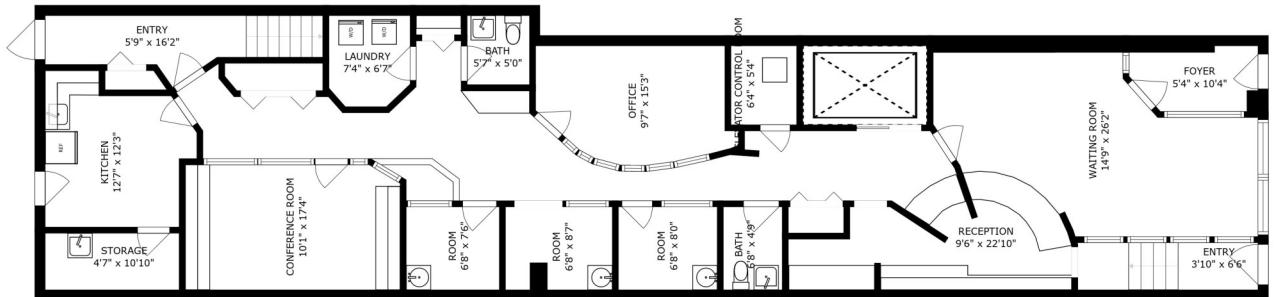
Build out



Floor plans



Floor 3 - Approx. 875 sqft
 Floor 2 - Approx. 1,518 sqft
 Floor 1 - Approx. 1,596 sqft
 TOTAL - Approx. 3,989 sqft



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Buildout features: Skylights, Back-up generator, gas closet, 10 procedure rooms, 2 spa rooms, 2 recovery rooms, x-ray closets, gurney size elevator, sterilization room, kitchen, laundry, conference room, doctors office, 2 reception areas, and top floor in-town loft.

Asking: \$2,200,000



© VHT STUDIOS

Adam Lash
Imperial Realty
773-542-3642
alash@imperialrealtyco.com

