

1240

SOUTH WOOD

ILLINOIS
MEDICAL
DISTRICT



NOW LEASING

100,000 - 500,000 SF BTS

LOCATED WITHIN AN OPPORTUNITY ZONE

CBRE

HEALTH CARE
SCIENCE
TECHNOLOGY
INNOVATION

WHY IMD

A GLOBAL HEALTHCARE INNOVATION COMMUNITY

Located 2 miles west of the Chicago Loop, the Illinois Medical District (IMD) is a global healthcare community where innovators and Health care providers are shaping the future of medicine. The second largest urban medical district in the United States, the IMD brings together multiple hospital systems, world class healthcare services, public and private science and research facilities, and a host of support services. Every day more than 80,000 people come here to work, visit, and share in its energy. This active biohealth ecosystem makes the IMD the ideal location for the life sciences and clinical operations. The district is home to:

4 MAJOR HOSPITAL SYSTEMS

2 MEDICAL SCHOOLS

***NUMEROUS PROFESSIONAL PROGRAMS
IN HEALTH SCIENCES FIELDS.***



BOUNDLESS OPPORTUNITIES FOR PARTNERSHIPS



Four major hospital systems - Cook County Health and Hospitals System, University of Illinois Hospital & Health Sciences System (UI Health), Jesse Brown VA Medical Center, and Rush University Medical Center.

- Sinai Health System, Northwestern University Medical Center, and the University of Illinois Hospitals are within 5 miles of the IMD

Two medical schools and other allied health schools - Rush Medical College and the University of Illinois School of Medicine

- Forty more healthcare-related facilities

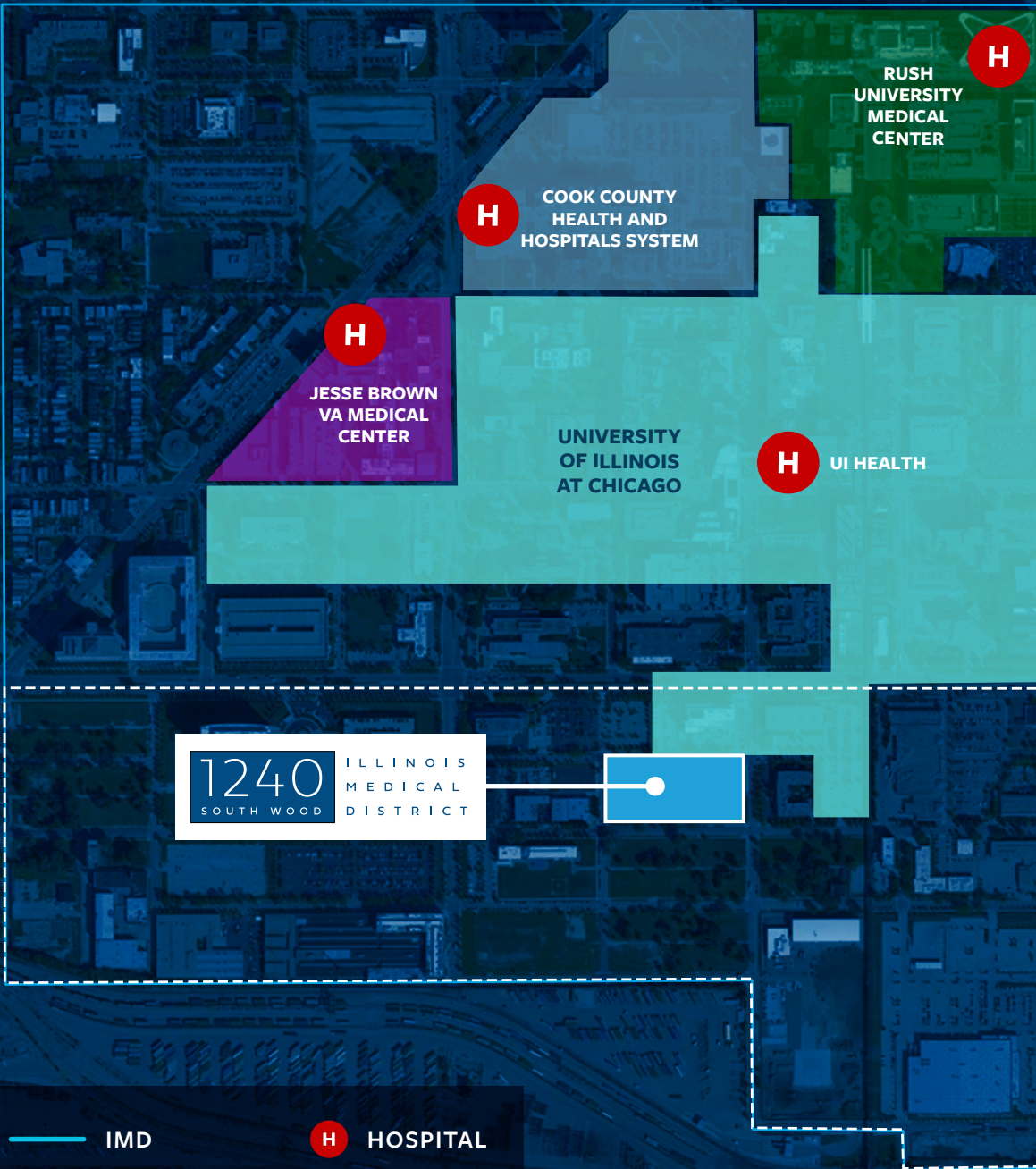
WORKFORCE

The IMD has a highly educated 24/7 global workforce of 29,000 people, many of whom have advanced degrees in health and science fields. Approximately 43% of residents within a mile of the IMD hold a bachelor's degree or higher - nearly 10 percentage points above the national average. In 2019/2020, Rush University had 2,755 students enrolled in its health sciences programs, including 1,695 doctoral students and 854 graduate students. Recently, the University of Illinois at Chicago granted 1,811 health sciences degrees. Graduates from these programs, along with alumni of nearby Northwestern University and the University of Chicago, continually deepen the talent pool for the district.

WITH EASY ACCESS TO
THE CITY'S HOTTEST
NEIGHBORHOODS,
THE IMD IS A GREAT
SPOT TO ATTRACT
AND RETAIN TALENT.



THE IMD IS ONE OF THE LARGEST
URBAN MEDICAL DISTRICTS
IN THE UNITED STATES AND HAS
**ONE OF THE MOST DIVERSE
PATIENT POPULATIONS.**



- IMD
- — — OPPORTUNITY ZONE
- H HOSPITAL





TIME TO AIRPORT

O'HARE

Train: 55 Min (Blue Line)

Car: 16.9 Miles

MIDWAY

Train: 42 Min
(9 Bus Transfer to Orange Line)

Car: 8.0 Miles



TIME TO DOWNTOWN

Train: 16 Min

Car: 5 Min



POPULATION

within 45 minutes
of commute:

5,769,479



TIME TO SUBURBS

NAPERVILLE

Train: 71 Min

Car: 31.4 Miles

SCHAUMBURG

Train: 73 Min

Car: 30.2 Miles

EVANSTON

Train: 52 Min

Car: 17.1 Miles

WILMETTE

Train: 57 Min

Car: 20.1 Miles

PROJECT SUMMARY

8 STORY BUILDING

PARKING FACILITIES:

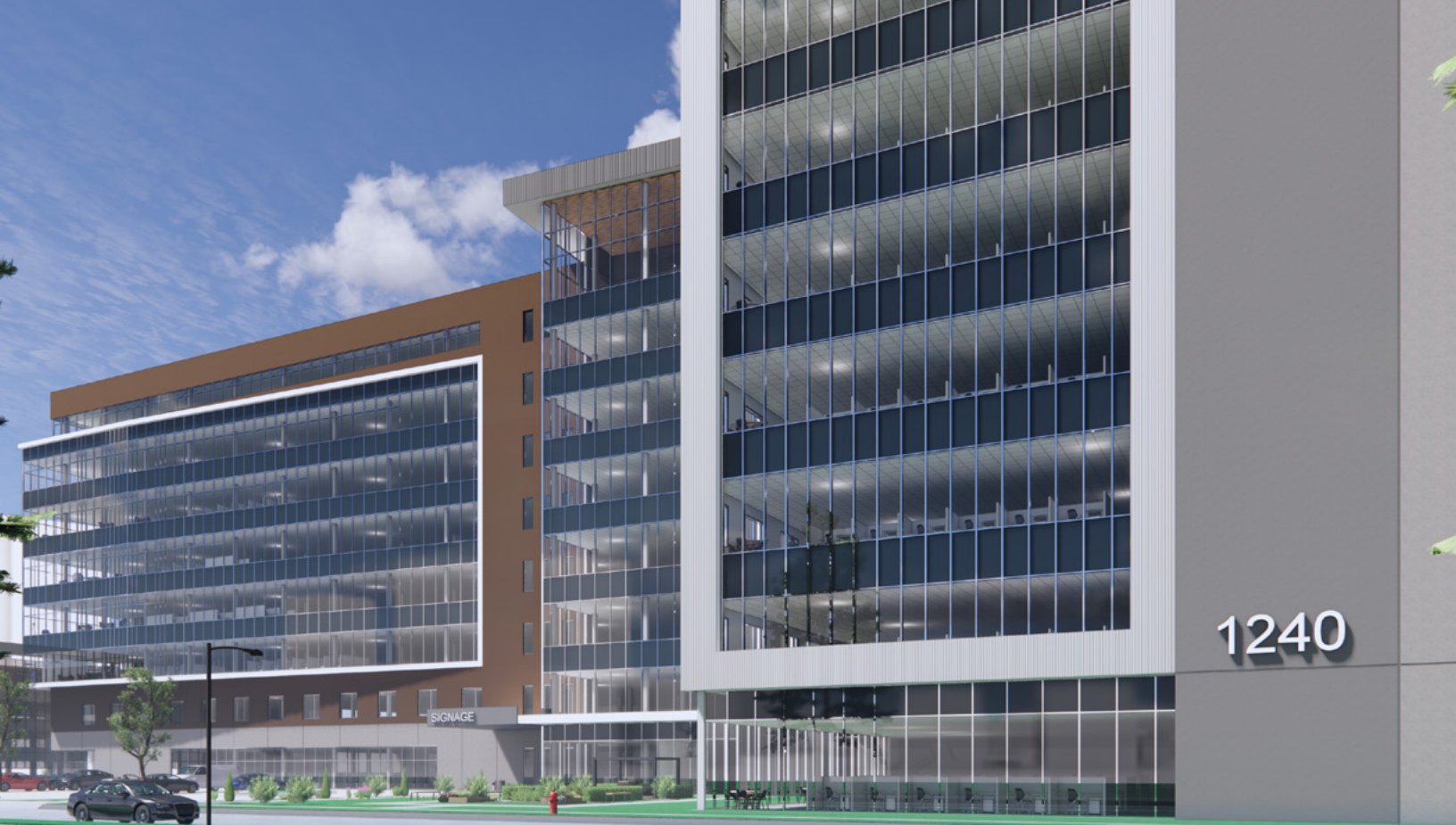
- 53 Surface Spaces
- 7 Story Parking Deck with 805 Spaces

FLEXIBILITY: Building size, geometry, and siting can be customized to meet Tenant's requirements. The building program can occur in 2 separate towers and the development team will consider sizes between 100,000 and 500,000 SF (larger projects may be possible with offsite parking).

HIGHLY FLEXIBLE SITE:

FULL CITY BLOCK
CONTAINING 3.7
ACRES OF LAND.





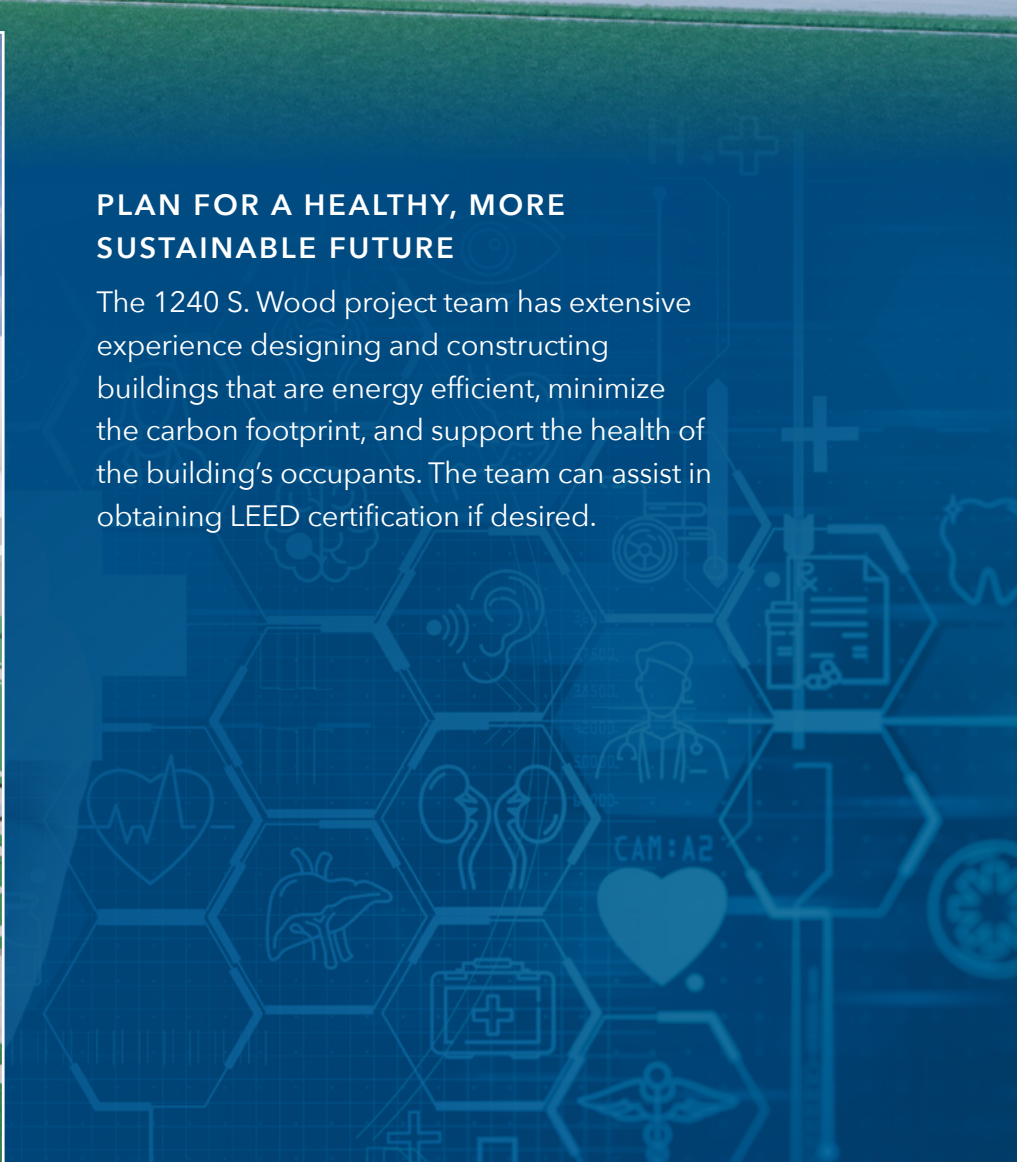
1240



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PLAN FOR A HEALTHY, MORE SUSTAINABLE FUTURE

The 1240 S. Wood project team has extensive experience designing and constructing buildings that are energy efficient, minimize the carbon footprint, and support the health of the building's occupants. The team can assist in obtaining LEED certification if desired.

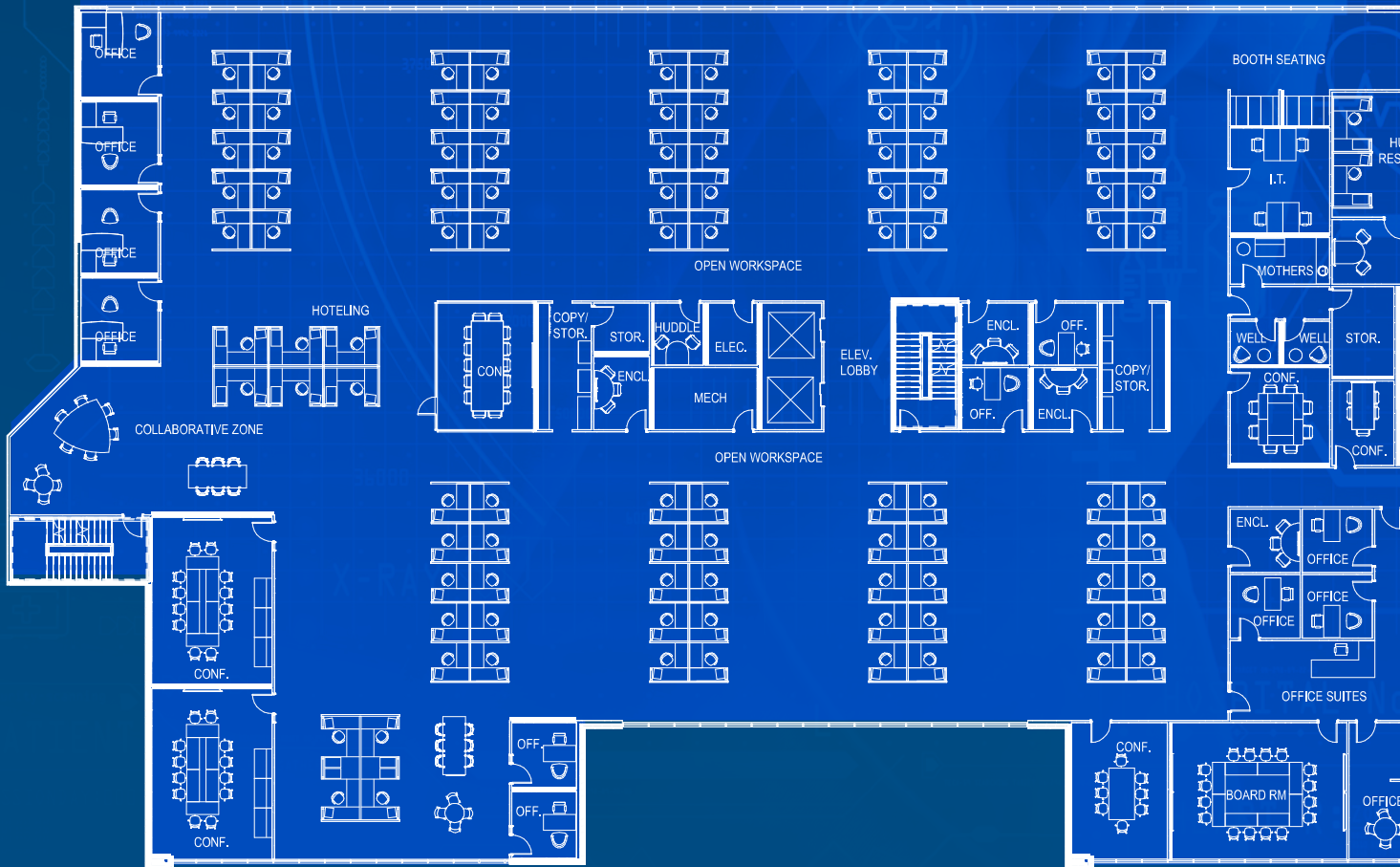


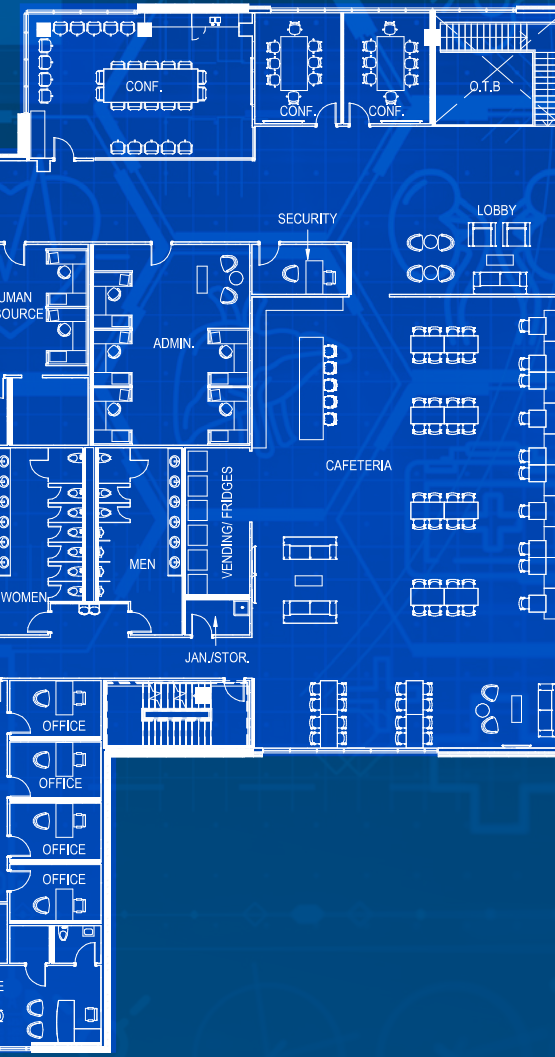
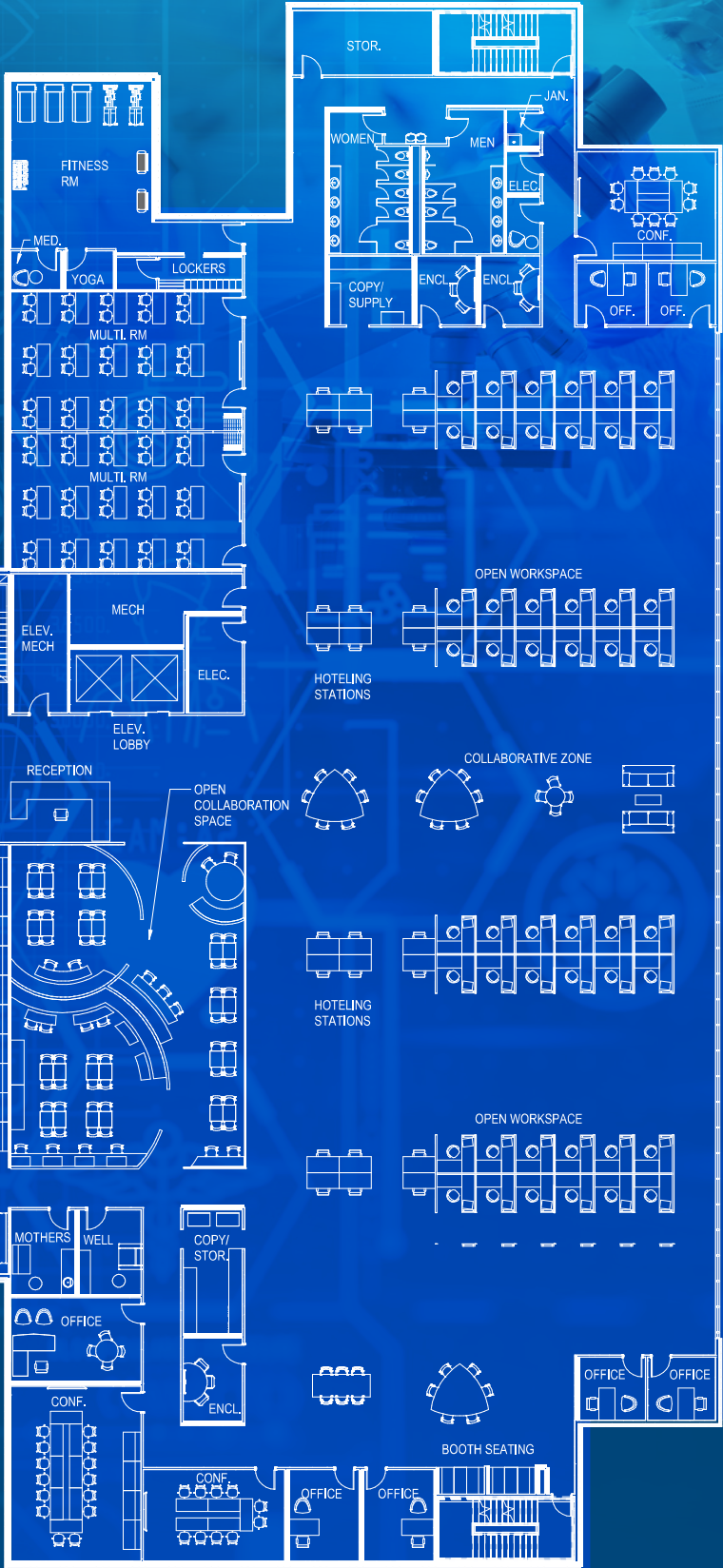
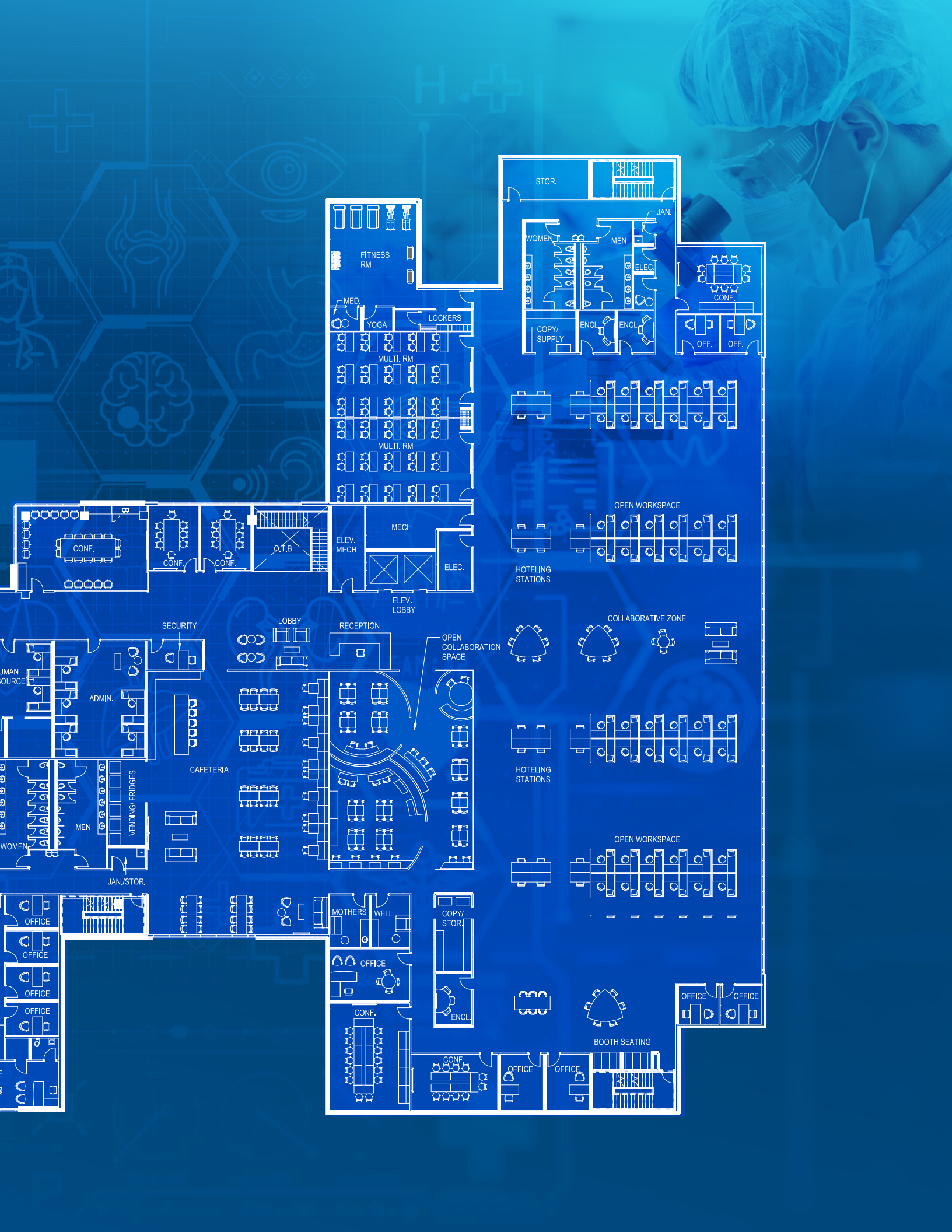
THIS LARGE FLOORPLATE PROVIDES COMPLETE FLEXIBILITY TO PROGRAM ANY UNIQUE REQUIREMENT.

Central core separating the wings; elevators and stairs provide access to reception/waiting area

Second bank of elevators for staff/material transport

Flexible layouts for a variety of uses
- medical/office/laboratory/R&D





BUILD-TO-SUIT PROJECT MILESTONES

- **ZONING:** The site is already zoned for the intended uses.
- **ENTITLEMENTS:** The IMD retains the authority to entitle the project, which will reduce the complexity and time to obtain entitlements and permits from the City of Chicago.

NOW LEASING

SITWORK/CORE AND SHELL CONSTRUCTION

Begins September 2021

TENANT IMPROVEMENTS

Begin April 2022

TENANT OCCUPANCY

December 2022

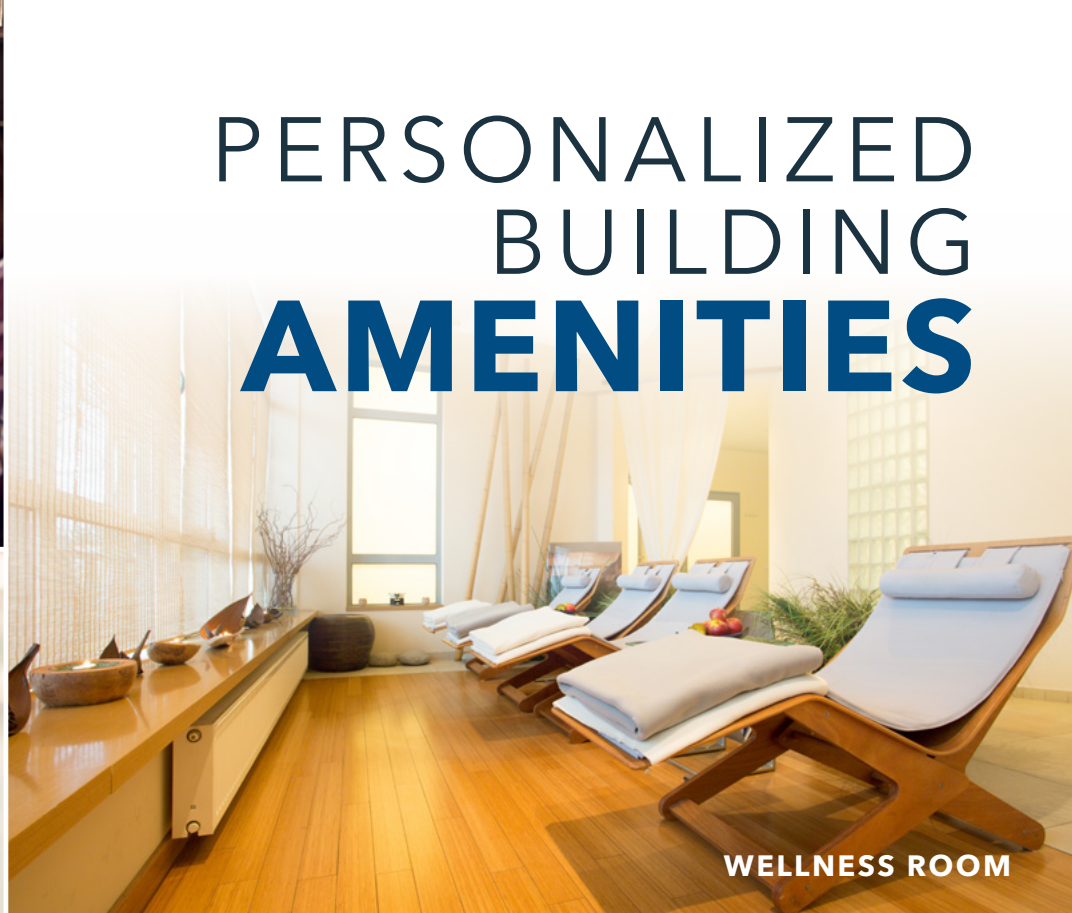
General Capital, a real estate development group with biohealth development expertise, is ready to meet with your team to discuss your requirements. Medical, lab, R&D, higher education and office uses are permitted by right under existing zoning, and IMD controls plan approval. With site acquisition, use constraints and zoning appeals eliminated from the equation, project approvals are expected to advance quickly. Once entitlements are obtained, building your vision will proceed expeditiously.



PERSONALIZED BUILDING AMENITIES



COFFEE SHOP



WELLNESS ROOM



BIKE ROOM



ROOF DECK



MEETING/COLLABORATION/COLLISION SPACES



PARKING



FITNESS/WELLNESS/MEDITATION ROOMS

PROVENTEAM

DEVELOPER

GENERAL CAPITAL



General Capital, one of the area's most active real estate developers, has recently developed close to a million square feet of life sciences and complex mission-critical facilities on tight timelines and on budget. The developer is assembling a team of architects, engineers and contractors with deep experience in medical office buildings, clinical facilities, and science/technology space.

[HTTP://WWW.GENERALCAPITALGROUP.COM/](http://www.generalcapitalgroup.com/)

CONSTRUCTION
MANAGER



Power Construction is a management-owned, 94 year old firm with a long history of successfully managing complex projects across multiple market sectors. Its unique business model and values based approach means that its leaders are directly involved in its projects, its employees build long-term careers, and strong trade relationships drive customer value. Power has extensive experience with health care and institutional construction, including over \$1.5 billion in buildings completed in the IMD over the last 25 years

[HTTPS://WWW.POWERCONSTRUCTION.NET/](https://www.powerconstruction.net/)

ARCHITECT



Strang Architects is an 80 year old multi-disciplinary vertically integrated A/E/I design firm specializing in science-based office/research/testing facilities. Strang has designed nearly 50% of the multi-tenant life-science buildings within the University Research Park in Madison, Wisconsin. Buildings include tenants with the following primary uses: research & development labs, life-science production labs, data research, and office. Strang has provided science based product architecture for clients in several states including Wisconsin, Virginia, Kentucky, California, and South Dakota.

[HTTPS://STRANG-INC.COM/](https://strang-inc.com/)



About the Illinois Medical District

The IMD is a community of health, technology and life science organizations in the heart of Chicago, two miles west of the Loop on 560 acres. Every day, more than 80,000 people visit the IMD, including more than 29,000 employees. With \$220 million in annual research funding, the IMD generates \$3.4 billion in economic activity each year. The IMD offers partners a unique ecosystem of knowledge, collaboration and resources, plus something more: the opportunity to impact the world's next great healthcare innovation district. Together, IMD partners accelerate discovery and commercialization that is reshaping the practice of all life sciences, generating prosperity for everyone.

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