

Shirley Ryan

CBRE

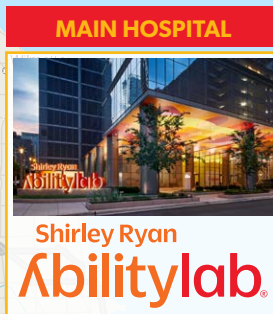
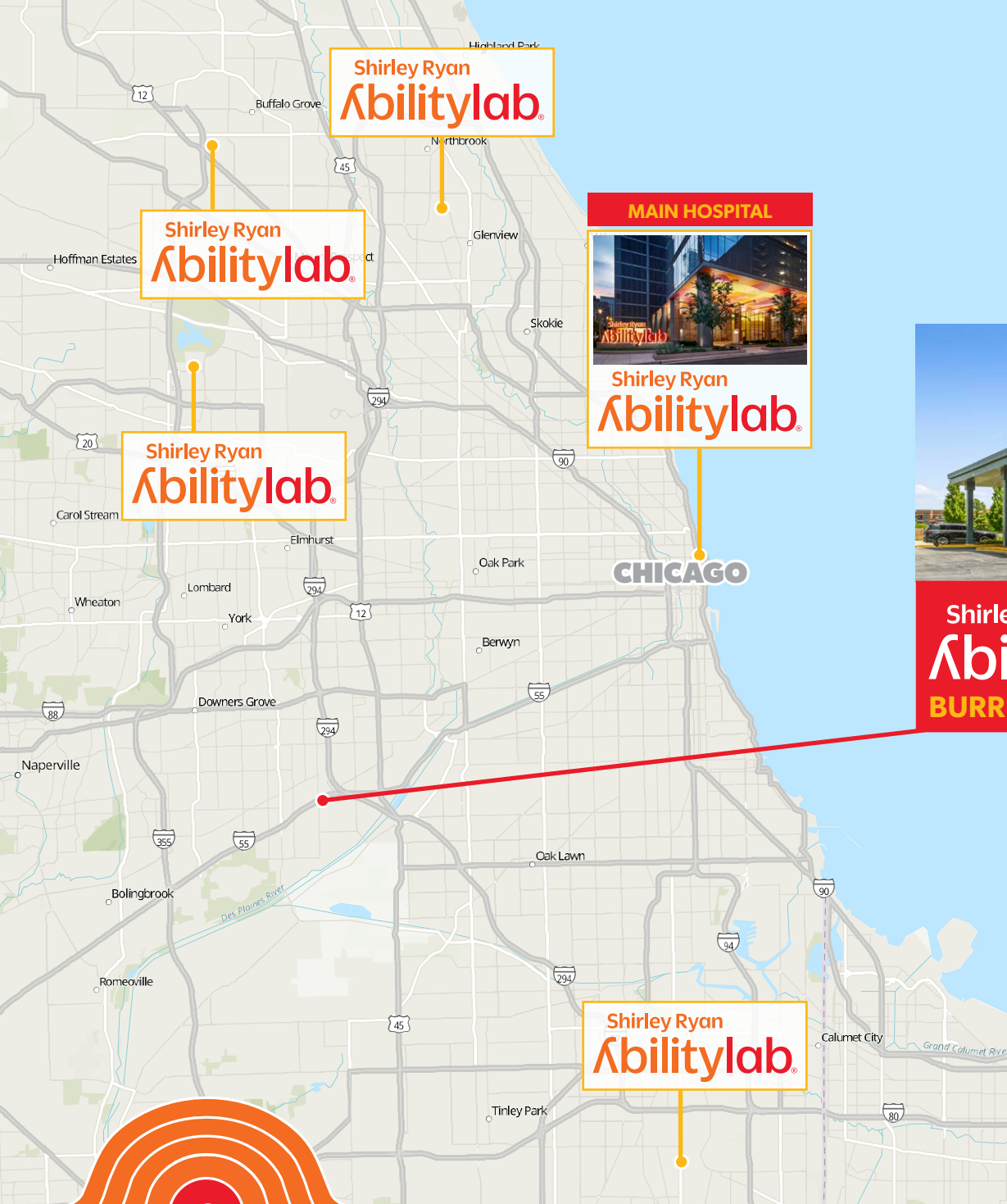
# Abilitylab<sup>®</sup>

BURR RIDGE

Chicago MSA



**'A+' CREDIT NET LEASE OPPORTUNITY:**  
***Award-Winning Flagship Medical Facility***



Shirley Ryan  
**Abilitylab**  
**BURR RIDGE**

**7600 COUNTY LINE ROAD  
BURR RIDGE, IL 60527**

# Investment Highlights



## **WORLD-RENOWNED, HIGH INVESTMENT-GRADE TENANCY:**

#1 Ranked Rehabilitation Hospital  
For 35 Consecutive Years



## **SIGNIFICANT TENANT INVESTMENT:**

\$7.1 Million Direct Capital  
Commitment



## **CLASS 'A', STATE-OF-THE-ART REHABILITATION CENTER:**

Award-Winning Flagship  
Design Excellence



## **100% NET-LEASED WITH 2.5% ANNUAL ESCALATIONS:**

Growing And Predictable  
Income Stream



## **CRITICAL-CARE ASSET:**

Integral Hub-And-Spoke  
Translational Model



## **BURR RIDGE:**

Top 100 Wealthiest U.S.  
Communities & Superior Access



# Property Overview

The Burr Ridge facility is the Hospital's flagship DayRehabCenter®. Situated on a high-profile site adjacent to Interstate 55, the building sits in a transitional district that came with strict zoning guidelines - among them that buildings must be of "residential character." This stood in contrast with the Hospital's desire for a modern and dynamic building that expressed the client's international reputation in innovative and ground-breaking treatment. MedProperties Group and its consultants worked extensively with the Hospital, Mayor, Village Plan Commission, and neighbors in order to bridge opposing objectives. This became the basis for the massing of the project. Each of three rectangular volumes, stepped to fit within an angled setback, house one of three program elements: Outpatient, DayRehab, and shared space. Diagonally-folded butterfly roofs meet the Village's requirement for a pitched roof and provide daylight through clerestory windows to the therapeutic spaces below.

Materials include a unique blend of bricks with an applied slurry to reference adjacent existing buildings. Garapa wood, allowed to patina to a silver color, provides warmth and ensures the building ages gracefully over time.

One of the priorities for the project called for biophilic design and maximizing daylight and views to as many interior spaces as possible. The diagonally-folded butterfly roofs permit daylight to enter deep into the building while affording views out to the sky above. Glazed interior partitions strategically allows for supplementary borrowed light extending into the building. A limited number of carefully placed, high performance windows provide views out to the landscape and community while minimizing solar heat gain and energy loss, and offer the proven benefits of connection with nature. The building is equipped with energy-efficient air-handling equipment, energy-saving lighting systems, and water-saving plumbing fixtures. Low VOC paints, adhesives, sealants, and furnishings help to ensure a healthy building for patients and staff.

## AWARD-WINNING DESIGN EXCELLENCE



## BURR RIDGE OUTPATIENT & DAYREHABCENTER® FEATURES:

- The only SRALab location other than the Hospital to combine both a DayRehabCenter® and Outpatient care
- Three state-of-the-art rehabilitation rooms (pediatric gym, physical therapy gym and occupational therapy gym) containing new equipment
- Facility provides a Day Rehabilitation Program as well as various outpatient care serving both adults and children
- A full-size kitchen, bedroom, with a washer and dryer and stairwell, so patients can relearn how to complete daily tasks
- Dedicated prosthetics and orthotists rooms with specialists on-site working with patients, doctors, and therapists to ensure customized devices meet patients' needs
- Provides several offices for staff, dedicated waiting rooms for patients and families
- A ceiling Unistrut track/harness giving patients the ability to walk and move around the facility
- Rooms for storage and public restrooms
- Offices for psychologists and vocational counselors to meet with patients/families



ADDRESS:  
7600 County Line Road  
Burr Ridge, IL 60527

COUNTY:  
DuPage

PARCEL ID:  
09-25-402-019: 1.41 Acres  
09-25-402-026: 1.34 Acres

# SITE PLAN

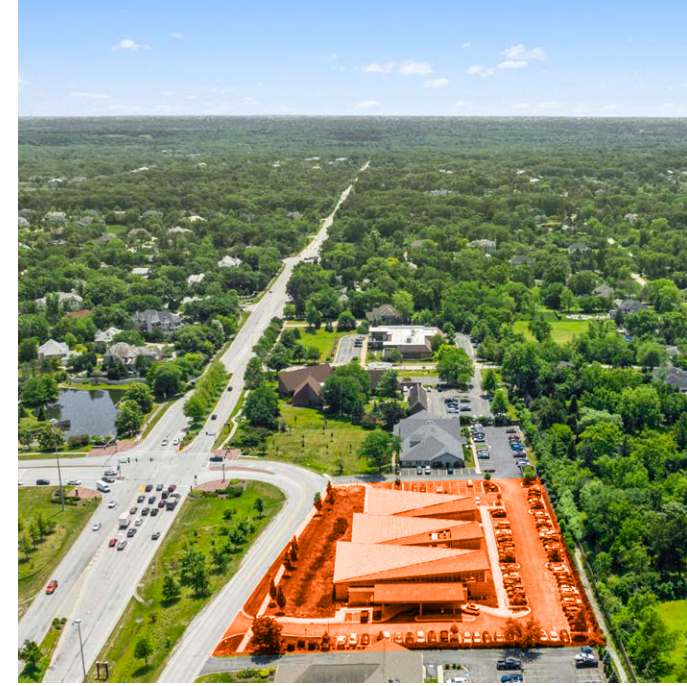


# FLOOR PLAN



# Burr Ridge Overview

Located at 7600 County Line Road, Burr Ridge, IL, the Property is located blocks from the I-55 and I-294 junction, two highly trafficked interstates connecting Chicago and the surrounding suburbs with 360,000 vehicles passing daily, marking the immediate area as one of the most accessible sites in the Chicago MSA. The Village of Burr Ridge is located southwest of Chicago and is distinguished by its large, estate-sized properties with lush landscapes and quiet subdivisions, having been voted as one of the best communities to retire in Illinois. The Village of Burr Ridge is located 11 miles from Midway Airport and 17 miles from O'Hare Airport. Burr Ridge and many of the surrounding communities including Hinsdale, Clarendon Hills, Western Springs, and LaGrange are some of the most affluent in the state and are home to several business owners. The Property benefits from exceptional demographics, with a 3-mile population of 61,354 and a median household income of \$115,970. Within the Village of Burr Ridge, the median household income increases to \$163,978. Due to its constrained inventory and lack of overall density, Burr Ridge is not burdened by the chronic congestion that occurs in other submarkets such as Oak Brook, Lombard and Downers Grove.



| DEMOGRAPHICS                                      |           |           |           |                        |
|---------------------------------------------------|-----------|-----------|-----------|------------------------|
| RADIUS                                            | 3-MILE    | 5-MILE    | 10-MILE   | BURR RIDGE VILLAGE, IL |
| 2025 Population                                   | 61,354    | 180,834   | 972,987   | 10,797                 |
| 2025 65+ Population                               | 26.3%     | 21.8%     | 19.9%     | 33.8%                  |
| 5 Year 65+ Population Growth (2025-2030)          | 4.7%      | 6.5%      | 7.0%      | 0.4%                   |
| 2025 Households                                   | 25,736    | 71,849    | 374,552   | 4,202                  |
| Median Age                                        | 47        | 43        | 41        | 53                     |
| Average HHI Income                                | \$115,970 | \$115,003 | \$100,200 | \$163,978              |
| Median Home Value                                 | \$467,058 | \$470,019 | \$349,631 | \$711,829              |
| Bachelor's Degree or Above Educational Attainment | 56.1%     | 56.0%     | 41.9%     | 67.6%                  |

Source: CBRE, Esri



# CHICAGO MARKET OVERVIEW

Chicago is the third-largest city in the United States, home to nearly 3 million residents within city limits and over 9.6 million people within the broader metropolitan area. More than 400 major corporations, including 36 Fortune 500 companies, are headquartered in Greater Chicago due to the central location, extensive talent pool, and exceptional quality of life afforded by an abundance of cultural, entertainment, professional sports, parks and recreation, and shopping and dining options. Chicago's gross regional product (GRP) of approximately \$680 billion ranks it among the largest economies in the world, and the metro has been lauded as the most diverse economy in the country.

The region has been the focal point of North American transportation and distribution since the 1850s, accumulating the following assets over time:



## AIR

Two major international airports that have historically served over 100 million passengers per year

**O'Hare International Airport:**  
Second-busiest airport in the U.S.

**Midway International Airport:**  
One of the fastest growing airports in the nation



## RAIL

More major railroads serving the city (including 6 Class I railroads) than any other place in the country



## ROAD

10 major interstate highways that converge in and around the Chicago area



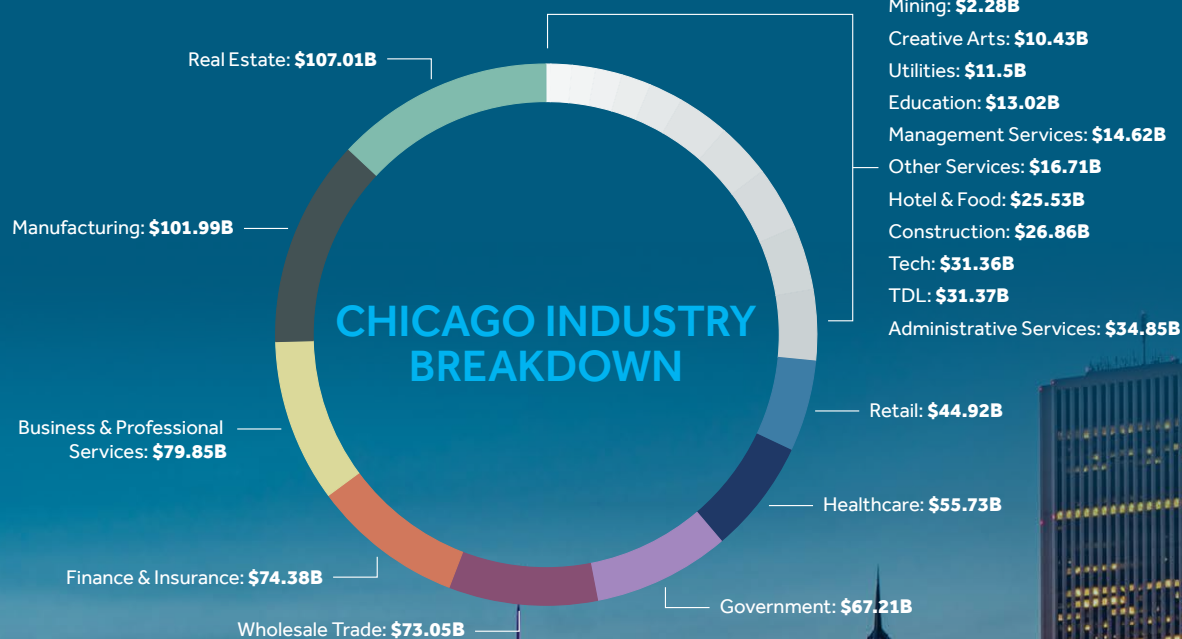
## SEA

Largest inland port in North America (CenterPoint Intermodal Center)

Fiber from virtually every major data network in the world

# A WORLD-CLASS CITY

An industry epicenter. An infrastructure powerhouse. An interconnected spirit. A livable metropolis. From economic diversity to logistical resilience, Chicago earns its global reputation as a home for business, investment and talent.



**#1 LARGEST METRO FOR ECONOMIC DIVERSITY**  
Source: Moody's Investor Services



**EPICENTER  
NOT OF ONE INDUSTRY.  
ALL OF THEM.**

No one sector represents more than 14% within the Chicago economy.

# TRADITIONAL INDUSTRY TITANS—TO INNOVATIVE INDUSTRIES OF TOMORROW



**OVER 6,000**

**TECH COMPANIES, INCLUDING 19 UNICORNS (STARTUPS  
VALUED AT OVER \$1B)**

*Source: TechChicago and Pitchbook*



**OVER 74**

**INCUBATORS AND ACCELERATORS, INCLUDING 1871 (A CO-  
WORKING FACILITY HOUSING 250 STARTUPS)**

*Source: World Business Chicago*



**#1 GROWTH**

**MARKET IN THE COUNTRY FOR LOGISTICS TECH STARTUPS**

*Source: World Business Chicago*



**HOME TO THE**

**LARGEST**

**OPTIONS EXCHANGE BY VOLUME**

*Source: World Business Chicago*

## CHICAGO IS RANKED 6TH OVERALL ON THE 2024 GLOBAL FINANCIAL CENTRE INDEX

|                | RANK     | RATING     | CHANGE IN RATING |
|----------------|----------|------------|------------------|
| New York       | 1        | 769        | 6                |
| London         | 2        | 762        | 12               |
| Hong Kong      | 3        | 760        | 11               |
| Singapore      | 4        | 750        | 3                |
| San Francisco  | 5        | 749        | 7                |
| <b>Chicago</b> | <b>6</b> | <b>746</b> | <b>6</b>         |
| Los Angeles    | 7        | 745        | 6                |
| Shanghai       | 8        | 744        | 6                |
| Shenzhen       | 9        | 743        | 11               |
| Seoul          | 10       | 742        | 13               |

|               | RANK | RATING | CHANGE IN RATING |
|---------------|------|--------|------------------|
| Frankfurt     | 11   | 741    | 11               |
| Dubai         | 12   | 740    | 17               |
| Washington DC | 13   | 739    | 11               |
| Dublin        | 14   | 738    | 13               |
| Geneva        | 15   | 737    | 11               |
| Luxembourg    | 16   | 736    | 16               |
| Paris         | 17   | 735    | 11               |
| Amsterdam     | 18   | 734    | 22               |
| Boston        | 19   | 733    | 16               |
| Tokyo         | 20   | 720    | +17              |

*Source: Global Financial Centre Index, 2023*



**Chicago received the 2nd most job applications** of any U.S. city from “early talent” (students and recent grads) in 2023-2024.

Source: Handshake



**Ranked 3rd in the country in total number of colleges and universities** within a 25-mile radius, with 148 schools.

Source: Plexuss

# TALENT

A MAGNET FOR TOP TALENT, HOME TO AND SURROUNDED BY MAJOR UNIVERSITIES





**STRENGTH**  
ICONIC, WORLD-  
RENOWNED  
INFRASTRUCTURE FILLING  
CHICAGO WITH LIFE.

# SIZE, SCALE AND CENTRALITY

SEPARATING A CITY FROM ITS  
PEERS THROUGH ITS CAPACITY TO  
CONNECT THEM ALL



## CHICAGO O'HARE AIRPORT



**\$8.5B**  
INVESTMENT FOR  
O'HARE RENOVATION  
PROJECT, O'HARE 21

**#1 PORT BY VALUE**  
O'HARE & MIDWAY COMBINE FOR  
MORE FLIGHTS THAN ANY OTHER CITY.

*Source: World Business Chicago*

**#1 GLOBAL**  
AIRPORT MEGAHUB IN 2022, WITH 66  
INTERNATIONAL DESTINATIONS SERVED

*Source: oag.com*

**16K**  
TRANSPORTATION, DISTRIBUTION AND  
LOGISTICS COMPANIES IN THE METRO  
AREA, THE MOST IN THE NATION

*Source: World Business Chicago*

**\$400M**  
INVESTMENT  
FOR MIDWAY  
MODERNIZATION  
PROGRAM

**19**  
INTERMODAL SHIPPING  
FACILITIES—TIED FOR  
FIRST IN THE U.S.

*Source: World Business Chicago*

**1.2B SF**  
OF INDUSTRIAL REAL  
ESTATE—LARGEST IN  
THE U.S.

*Source: CBRE*

# Process & Offer Instructions

## DISTRIBUTE OFFERING MEMORANDUM

Confidential Offering Memorandum distributed to interested parties that have executed a Confidentiality Agreement.

## MARKETING PERIOD

During the marketing period, interested parties are encouraged to: (i) review materials posted to the “Virtual Deal Room” section of [www.ShirleyRyanAbilityLabOpportunities.com](http://www.ShirleyRyanAbilityLabOpportunities.com), (ii) schedule showings / market tours with exclusive listing brokers, and (iii) dialogue with exclusive listing brokers to clarify any information provided in the Offering Memorandum.

## OFFERS DUE

Offers should be submitted in writing and include the following:

### TERMS

- Purchase Price
- Earnest Money Deposit
- Inspection Period
- Closing Period

### INVESTOR INFORMATION

- Description of Purchaser’s entity structure and capital source
- Details on Purchaser’s debt (if any) & equity structure
- Description of Purchaser’s due diligence process
- Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating Purchaser’s offer

Please submit one electronic copy of the offer to Chris Bodnar ([chris.bodnar@cbre.com](mailto:chris.bodnar@cbre.com)), Brannan Knott ([brannan.knott@cbre.com](mailto:brannan.knott@cbre.com)) and Cole Reethof ([cole.reethof@cbre.com](mailto:cole.reethof@cbre.com)).

**INTERESTED PARTIES  
ARE REQUESTED  
TO DIRECT ALL  
COMMUNICATION  
REGARDING THE  
PROPERTY TO:**

### **CHRIS BODNAR**

1225 Seventeenth Street  
Suite 3200  
Denver, CO 80202  
+1 303 628 1711  
[chris.bodnar@cbre.com](mailto:chris.bodnar@cbre.com)

### **BRANNAN KNOTT**

33 Arch Street  
29th Floor  
Boston, MA 02110  
+1 443 983 6039  
[brannan.knott@cbre.com](mailto:brannan.knott@cbre.com)

### **COLE REETHOF**

3550 Lenox Road NE  
Suite 2300  
Atlanta, GA 30326  
+1 770 630 3790  
[cole.reethof@cbre.com](mailto:cole.reethof@cbre.com)

# CBRE