

# BLOCK

PROPERTY GROUP

## PROPERTY SUMMARY

### OFFERING PRICE

**\$1,950,000**

|                     |                           |
|---------------------|---------------------------|
| ADDRESS             | 353 E. Burlington Street  |
| MUNICIPALITY        | Village of Riverside, IL  |
| COUNTY              | Cook County               |
| PROPERTY TYPE       | Medical Office Building   |
| YEAR BUILT          | 1965                      |
| TOTAL BUILDING SF   | 14,863 SF                 |
| LAND AREA           | 0.56 AC / 24,450 SF       |
| PARCEL PINS         | 15-36-212-028, -029, -031 |
| TOTAL SUITES        | 5 Suites (2 Floors)       |
| OCCUPANCY           | 88.6%                     |
| 2025 GROSS INCOME   | \$398,351                 |
| 2025 TOTAL EXPENSES | \$221,993                 |

### 2025 NET OPERATING INCOME

**\$176,358**

## INVESTMENT OFFERING MEMORANDUM

# 353 East Burlington Street

Riverside, Illinois 60546

This Offering Memorandum has been prepared by Block Property Group LLC for informational purposes only. Information herein has been obtained from sources deemed reliable but is not guaranteed.

## EXECUTIVE SUMMARY

### Stabilized Medical Office Building in Historic Riverside

Block Property Group LLC is pleased to present the exclusive offering of 353 East Burlington Street, a two-story medical office building in the Village of Riverside, Illinois. Built in 1965, the property totals 14,863 square feet and comprises five suites across two floors — Suites 100 and 105 on the first floor, and Suites 201, 202, and 204 on the second floor.

The building is anchored by Agility Ortho MSO, Inc., occupying Suites 100 and 105 (10,187 SF combined) — representing 68.5% of total building area — under a single net lease through 12/31/2030 in which the tenant pays its proportionate share of real estate taxes. Suite 202 (Orion ABA Inc., 1,609 SF) and Suite 204 (Roche Dietitians LLC, 927 SF) are leased on a gross basis. Suite 201 (1,699 SF) is currently vacant, representing an immediate opportunity to increase building income.

Located steps from the Riverside Metra station (BNSF line) and minutes from I-290, the property benefits from excellent regional accessibility with on-site parking for approximately 33 vehicles. The 2025 operating results reflect gross collected income of \$398,351 and net operating income of \$176,358.

## INVESTMENT HIGHLIGHTS

- Agility Ortho MSO anchors 68.5% of the building under a single net lease through 12/31/2030, with one 5-year renewal option
- Offering price of \$1,950,000 — 2025 net operating income of \$176,358
- 88.6% occupied — three active leases across four suites
- Suite 201 (1,699 SF, 2nd floor) is vacant — immediate value-add and income enhancement opportunity
- On-site parking for approximately 33 vehicles, a critical amenity for medical tenants and patients
- Steps from Riverside Metra station (BNSF line); approximately 5 minutes from I-290

## PROPERTY AT A GLANCE

|                     |                                  |
|---------------------|----------------------------------|
| OFFERING PRICE      | <b>\$1,950,000</b>               |
| ADDRESS             | <b>353 E. Burlington St.</b>     |
| PROPERTY TYPE       | <b>Medical Office Building</b>   |
| YEAR BUILT          | <b>1965</b>                      |
| TOTAL BUILDING SF   | <b>14,863 SF</b>                 |
| LAND AREA           | <b>0.56 AC / 24,450 SF</b>       |
| PARCELS             | <b>15-36-212-028, -029, -031</b> |
| SUITES              | <b>5 (2 Floors)</b>              |
| OCCUPANCY           | <b>88.6%</b>                     |
| 2025 GROSS INCOME   | <b>\$398,351</b>                 |
| 2025 TOTAL EXPENSES | <b>\$221,993</b>                 |
| 2025 NOI            | <b>\$176,358</b>                 |

## SUITE OVERVIEW

| SUITE                    | FLOOR     | RSF              | STATUS   |
|--------------------------|-----------|------------------|----------|
| 100                      | 1st Floor | 10,187 SF*       | OCCUPIED |
| 105                      | 1st Floor | (incl. above)*   | OCCUPIED |
| 201                      | 2nd Floor | 1,699 SF         | VACANT   |
| 202                      | 2nd Floor | 1,609 SF         | OCCUPIED |
| 204                      | 2nd Floor | 927 SF           | OCCUPIED |
| <b>Total Building SF</b> |           | <b>14,863 SF</b> |          |

\*Suites 100 & 105 combined lease to Agility Ortho MSO, Inc.

† Land: 0.56 AC / 24,450 SF — 3 parcels (15-36-212-028, -029, -031)

## RENT ROLL

■ Occupied: 13,164 SF (88.6%)

■ Vacant: 1,699 SF (11.4%) — Suite 201

| SUITE                             | TENANT                         | RSF              | BASE RENT/MO       | ANNUAL RENT         | LEASE START                       | EXPIRATION | OPTION(S)             | LEASE TYPE            | STATUS        |  |
|-----------------------------------|--------------------------------|------------------|--------------------|---------------------|-----------------------------------|------------|-----------------------|-----------------------|---------------|--|
| <b>100 &amp; 105</b><br>1st Floor | <b>Agility Ortho MSO, Inc.</b> | <b>10,187</b>    | <b>\$24,437</b>    | <b>\$293,243</b>    | 1/1/2023                          | 12/31/2030 | One (1) 5-year option | <b>SINGLE NET</b>     | <b>ACTIVE</b> |  |
| <b>201</b><br>2nd Floor           | — Vacant —                     | 1,699            | —                  | —                   | —                                 | —          | —                     | —                     | <b>VACANT</b> |  |
| <b>202</b><br>2nd Floor           | <b>Orion ABA Inc.</b>          | <b>1,609</b>     | <b>\$3,620</b>     | <b>\$43,443</b>     | 6/1/2022                          | 5/31/2027  | None                  | <b>GROSS</b>          | <b>ACTIVE</b> |  |
| <b>204</b><br>2nd Floor           | <b>Roche Dietitians LLC</b>    | <b>927</b>       | <b>\$1,350</b>     | <b>\$16,200</b>     | 1/1/2023                          | 12/31/2026 | One (1) 4-year option | <b>GROSS</b>          | <b>ACTIVE</b> |  |
| <b>TOTALS / BUILDING</b>          |                                | <b>14,863 SF</b> | <b>\$29,407/mo</b> | <b>\$352,886/yr</b> | <b>3 Active Leases   1 Vacant</b> |            |                       | <b>88.6% Occupied</b> |               |  |

### AGILITY ORTHO MSO — SINGLE NET LEASE

Agility Ortho MSO occupies Suites 100 & 105 (10,187 SF = 68.5% of building). As single net tenant, Agility pays its proportionate share of property taxes in addition to base rent of \$24,437/month (\$293,243 annually). The lease runs through 12/31/2030 with one 5-year renewal option, providing the building with a long-term, credit-quality anchor tenancy.

### SUITE 201 — LEASING OPPORTUNITY

Suite 201 (1,699 SF, 2nd floor) is currently vacant and available for immediate occupancy. Leasing this suite at market rates would meaningfully increase building NOI and overall value. The suite represents 11.4% of total building area and its lease-up is the clearest near-term value-creation opportunity for a prospective purchaser.

### GROSS LEASE TENANTS

Suites 202 (Orion ABA Inc.) and 204 (Roche Dietitians LLC) operate under gross leases. Suite 202 expires 5/31/2027 with no options noted; Suite 204 expires 12/31/2026 with one 4-year renewal option. Combined, these two suites represent \$59,643 in annual base rent.

## 2025 INCOME & EXPENSE STATEMENT

Accounting Basis: Cash | Period: January – December 2025 | Property: 353 East Burlington Street, Riverside, IL

### Income

| INCOME CATEGORY                 | ANNUAL TOTAL     |
|---------------------------------|------------------|
| <b>GROSS RENT</b>               |                  |
| Rent Income                     | \$323,766        |
| Property Tax Recovery (Agility) | \$69,699         |
| <b>Total Rent</b>               | <b>\$393,465</b> |
| <b>OTHER INCOME</b>             |                  |
| Misc. Income                    | \$1,286          |
| Utility Reimbursement           | \$3,600          |
| <b>Total Other Income</b>       | <b>\$4,886</b>   |
| <b>TOTAL GROSS INCOME</b>       | <b>\$398,351</b> |

### Operating Expenses

| EXPENSE CATEGORY                | ANNUAL TOTAL     |
|---------------------------------|------------------|
| Property Taxes                  | \$116,827        |
| Insurance                       | \$11,744         |
| Electricity                     | \$16,368         |
| Natural Gas                     | \$5,626          |
| Water, Sewer & Trash            | \$4,731          |
| Maintenance & Repairs           | \$29,686         |
| Janitorial / Landscaping / Snow | \$11,914         |
| Management Fees                 | \$21,797         |
| General & Administrative        | \$3,273          |
| Bank Fees                       | \$25             |
| <b>Total Expenses</b>           | <b>\$221,993</b> |
| <b>NET OPERATING INCOME</b>     | <b>\$176,358</b> |

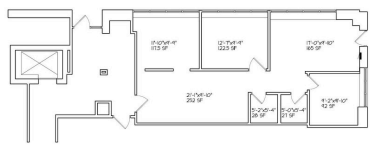
|                  |                          |                      |                    |                     |
|------------------|--------------------------|----------------------|--------------------|---------------------|
| GROSS INCOME     | TOTAL OPERATING EXPENSES | NET OPERATING INCOME | OFFERING PRICE     | CAP RATE (IN-PLACE) |
| <b>\$398,351</b> | <b>\$221,993</b>         | <b>\$176,358</b>     | <b>\$1,950,000</b> | <b>9.0%</b>         |

**FLOOR PLANS**

Five suites across two floors. First floor (Suites 100 & 105) fully occupied by Agility Ortho MSO. Second floor includes Suite 201 (vacant, available immediately) and two occupied suites.

**SUITE 105**  
1st Floor · Agility tenancy

**842**  
SQ FT

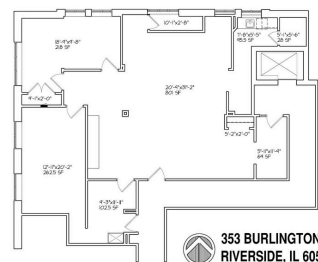


**353 BURLINGTON ST.  
RIVERSIDE, IL 60546  
SUITE 105  
842 S.F.**

**OCCUPIED** Agility Ortho MSO · Single Net · Exp.  
12/31/2030

**SUITE 201**  
2nd Floor · Available Now

**1,699**  
SQ FT

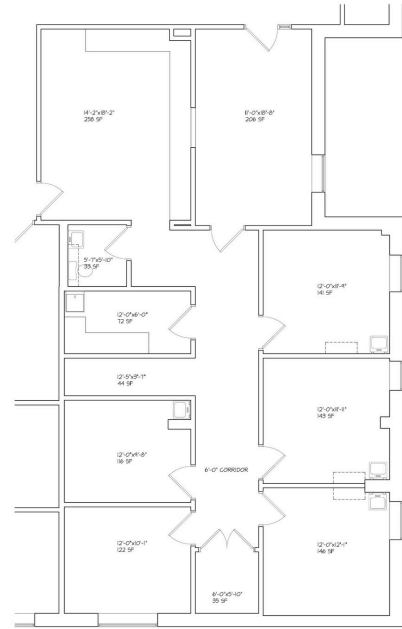


**353 BURLINGTON ST.  
RIVERSIDE, IL 60546  
SUITE 201  
1,699 S.F.**

**VACANT** Available Immediately · 2nd Floor

**SUITE 202**  
2nd Floor · Orion ABA Inc.

**1,609**  
SQ FT

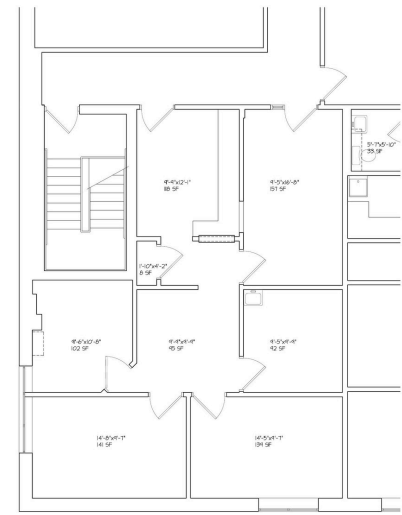


**353 BURLINGTON ST.  
RIVERSIDE, IL 60546  
SUITE 202  
1,609 S.F.**

**OCCUPIED** Orion ABA Inc. · Gross · Exp.  
5/31/2027

**SUITE 204**  
2nd Floor · Roche Dietitians

**927**  
SQ FT



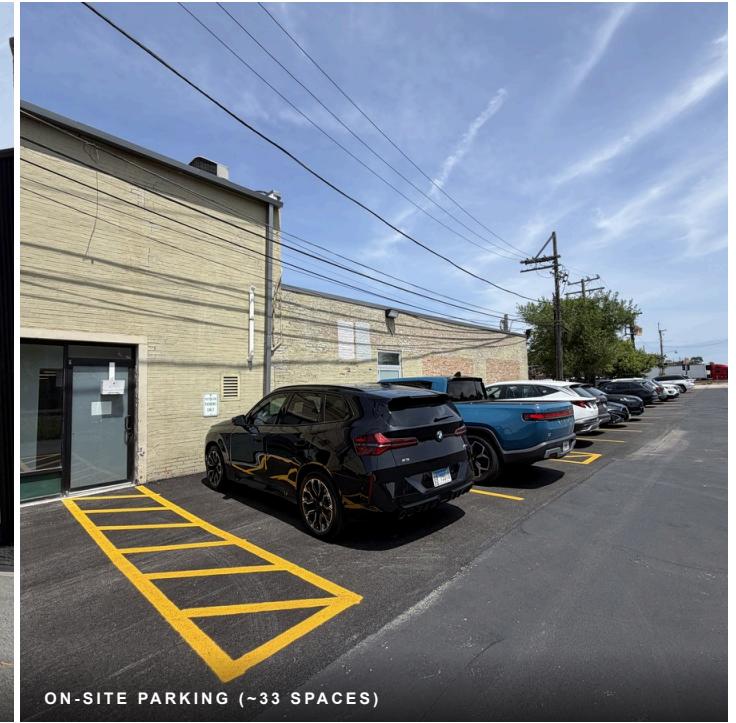
**353 BURLINGTON ST.  
RIVERSIDE, IL 60546  
SUITE 204  
927 S.F.**

**OCCUPIED** Roche Dietitians LLC · Gross · Exp.  
12/31/2026

**PROPERTY PHOTOS**



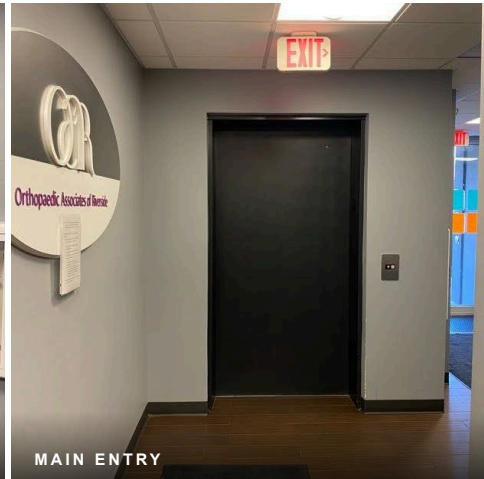
**BUILDING EXTERIOR — BURLINGTON STREET FRONTAGE**



**ON-SITE PARKING (~33 SPACES)**



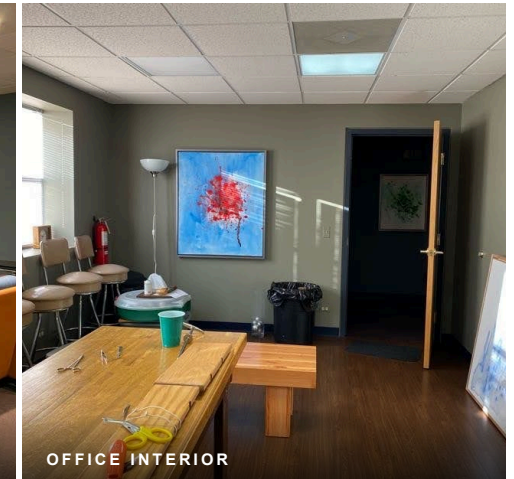
**BUILDING DIRECTORY & LOBBY**



**MAIN ENTRY**



**CONFERENCE / PRESENTATION ROOM**



**OFFICE INTERIOR**

## LOCATION & AREA OVERVIEW

|                                     |                                  |  |   |  |
|-------------------------------------|----------------------------------|--|---|--|
| TO RIVERSIDE METRA<br><b>0.2 mi</b> | TO I-290 ON-RAMP<br><b>5 min</b> | TO CHICAGO UNION STATION<br><b>~30 min</b> | POPULATION IN 15-MIN RADIUS<br><b>353,727</b> | MEDIAN HH INCOME (1-MILE)<br><b>\$98,995</b> |
|-------------------------------------|----------------------------------|--|---|--|

### ABOUT RIVERSIDE

The Village of Riverside is one of America's earliest planned communities, incorporated in 1875. The Burlington Street corridor serves as the commercial heart of the village, offering walkable access to dining, retail, and civic services — making 353 East Burlington an ideal medical office address for practitioners serving the western suburbs.

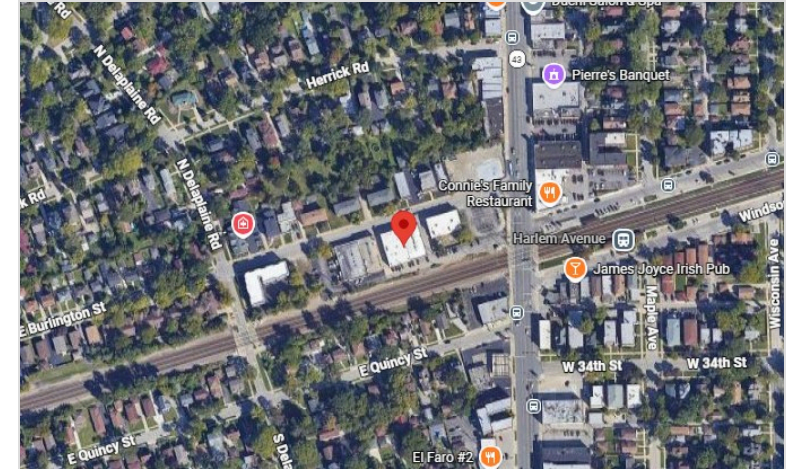
### TRANSPORTATION

- **Riverside Metra Station (BNSF Line)** — approx. 0.2 miles. Direct service to Chicago Union Station in approximately 30 minutes.
- **I-290 (Eisenhower Expressway)** — approximately 5 minutes to on-ramp, providing direct access to downtown Chicago and the western suburbs.
- **Pace Bus Routes 302, 307 & 331** — multiple routes providing regional connectivity throughout Cook County.

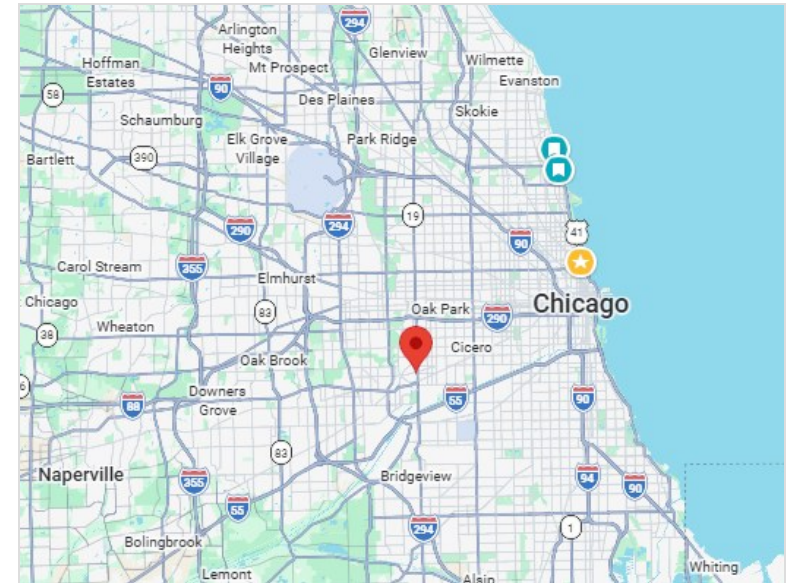
### AREA AMENITIES

- **MacNeal Hospital (Loyola Medicine)** — regional medical center approximately 2 miles northeast, supporting sustained demand for medical office space.
- **On-Site Parking** — free surface parking for approximately 33 vehicles, critical for medical tenants and their patients.
- **Burlington Street Downtown** — walkable access to restaurants, cafés, and specialty retail in Riverside's established commercial district.
- **Protected Commercial Market** — tightly regulated zoning and architectural standards limit new commercial development, supporting long-term rent stability.

### AERIAL VIEW



### REGIONAL LOCATION





## 353 East Burlington Street

Riverside, Illinois 60546

### INVESTMENT OFFERING MEMORANDUM

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EXCLUSIVELY OFFERED BY

## Greg Block

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### TRANSACTION SUMMARY

|                    |                  |             |               |              |
|--------------------|------------------|-------------|---------------|--------------|
| OFFERING PRICE     | 2025 NOI         | CAP RATE    | BUILDING SF   | OCCUPANCY    |
| <b>\$1,950,000</b> | <b>\$176,358</b> | <b>9.0%</b> | <b>14,863</b> | <b>88.6%</b> |