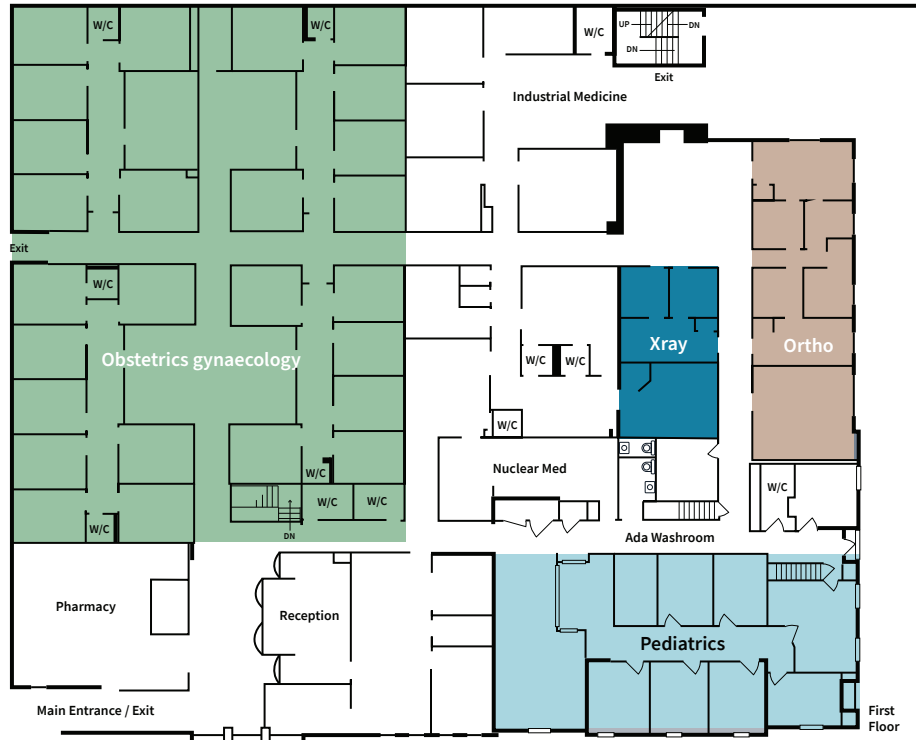


New medical sublease

2320 West High Street, Blue Island, IL



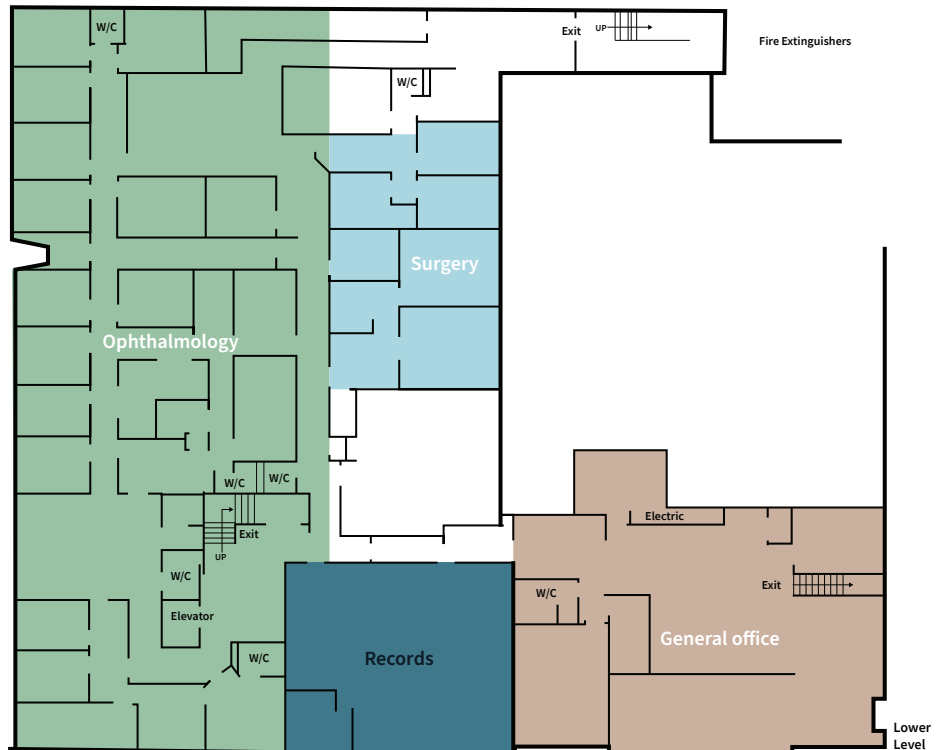
BI first floor



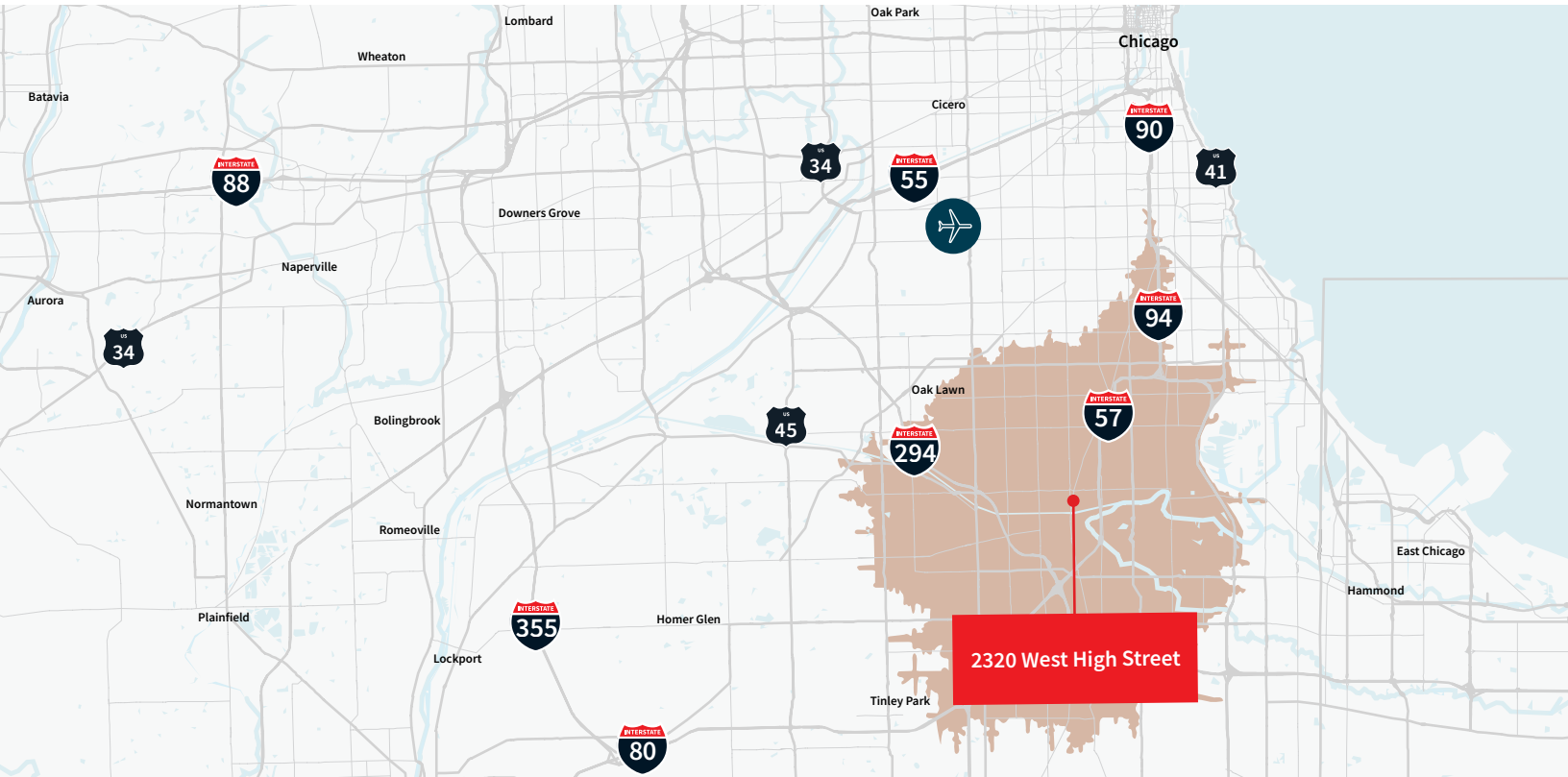
Floor plans

Spaces currently laid out for the outlined specialties, but can easily be modified for other medical specialty types.

BI lower floor



2320 West High Street, Blue Island, IL



Blue Island has a number of undersupplied specialties including:

- _____ Allergy/immunology (4.2 MDs)
- _____ Colorectal surgery (2.2 MDs)
- _____ Dermatology (11.4 MDs)
- _____ Pain management (1.2 MDs)
- _____ Plastic surgery (3.6 MDs)
- _____ Psychiatry (12.7 MDs)
- _____ Vascular surgery (2.4 MDs)

Demographics

15 min drive time

Total population	394,314
Pop growth (5 years)	-2%
Avg income	\$81,486
Commercial	56%
Medicare	23%
Medicaid	12%
Healthcare spend	\$873 M
Percapital spend	\$2,213
Visited MD 1+	79%



33,890 square feet of fully built medical space



Lease expiration 12/31/2034



Good location for specialty medical office space



Substantial tenant construction allowance available



Building owned by Harrison Street Partners, currently leased by Duly

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