

A AURORA MEDICAL COMMONS

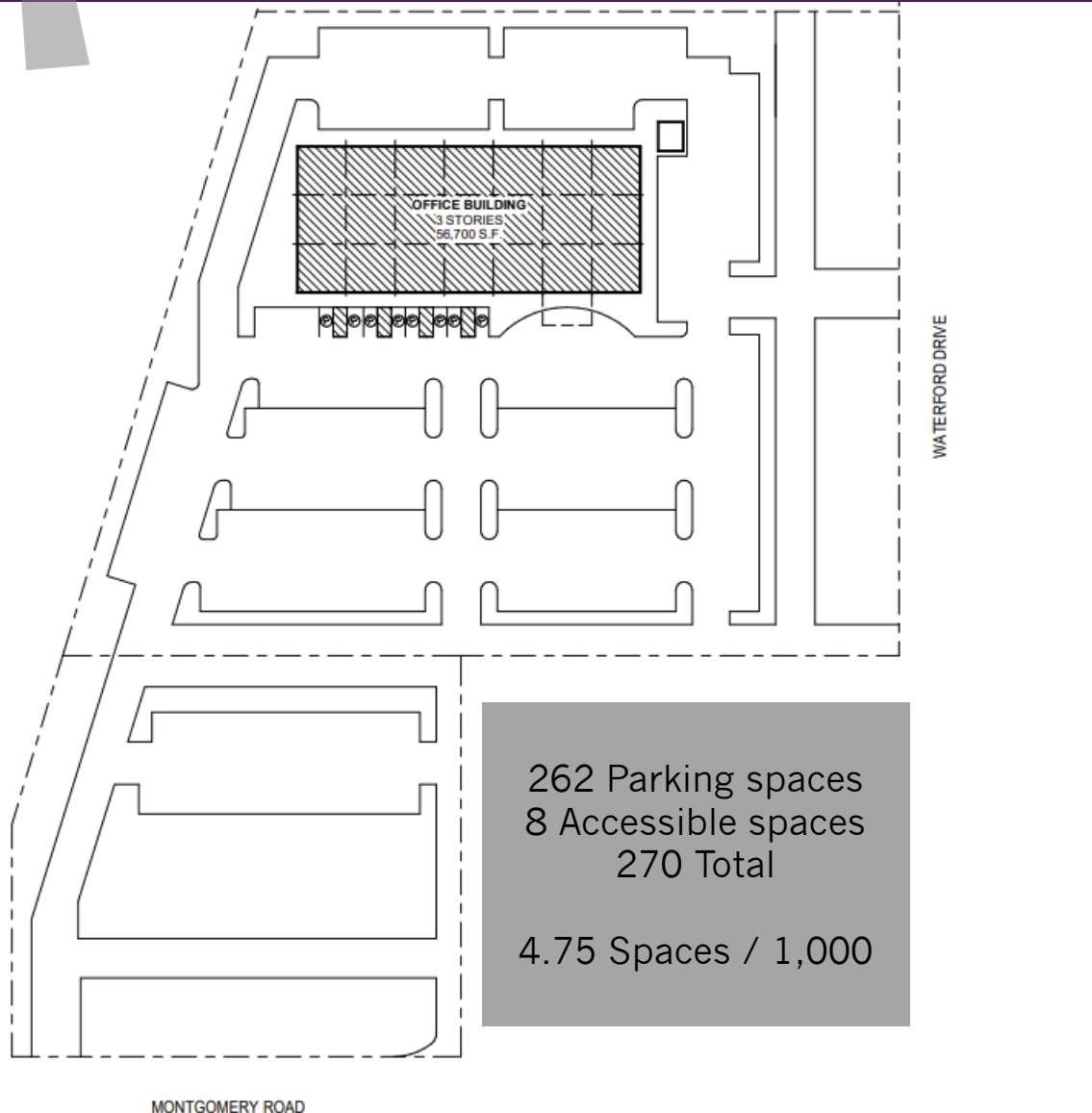
Delivering Q2 2023

An 8th Street Partners Development



AURORA MEDICAL COMMONS

THE SITE PLAN



- Up to 56,700 SF on three floors
- 18,900 SF fully flexible floor plates
- Prominent branding opportunities with building and monument signage
- 4.75 dedicated parking spaces per 1,000 SF
- Full access drives along both Montgomery Rd and Waterford Dr
- Large entrance canopy, bike racks, electric vehicle charging stations, and other Class A site features
- 5.6-acre usable site area



VISIBILITY & ACCESS



15,000 vehicles per day along Montgomery Rd



Multiple access points with dedicated left turn lanes on both Montgomery Rd and Waterford Dr

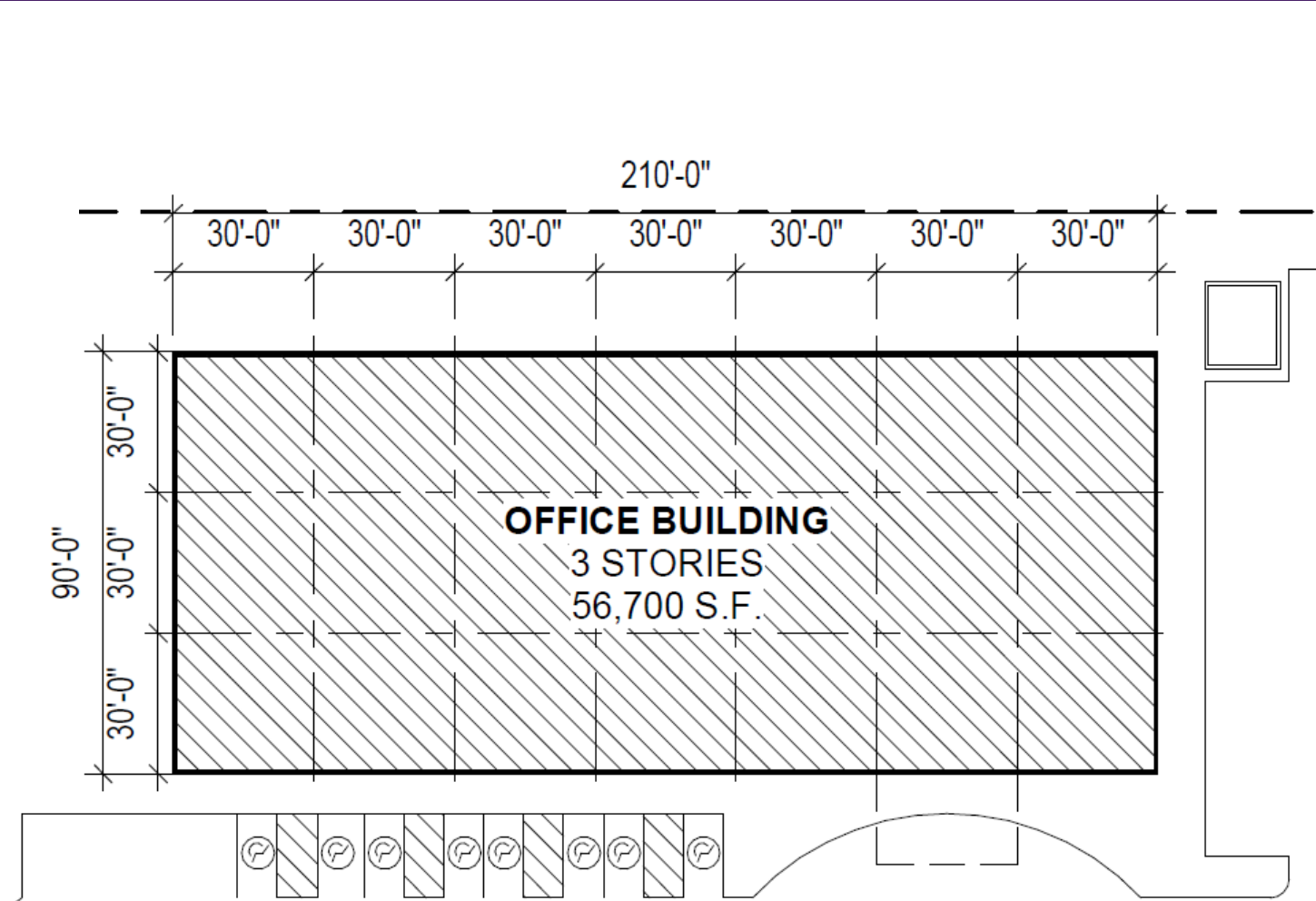


Signalized intersection at Montgomery Rd and Waterford Dr

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THE ADVANTAGE

- Fully customizable façade to achieve desired aesthetic and match existing branding where required
- 14' slab-to-slab heights ensuring minimum finished ceiling height of 9' plus
- Modern design and construction elements to enhance provider and patient experience
- 30' X 30' bay spacing to maximize flexibility for interior programming



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THE NEIGHBORHOOD



JOIN A THRIVING MEDICAL CLUSTER

LOCAL MARKET



Aurora is the Second Largest City in IL with 200,965 residents and growing



Daytime employment in excess of 100,000 workers



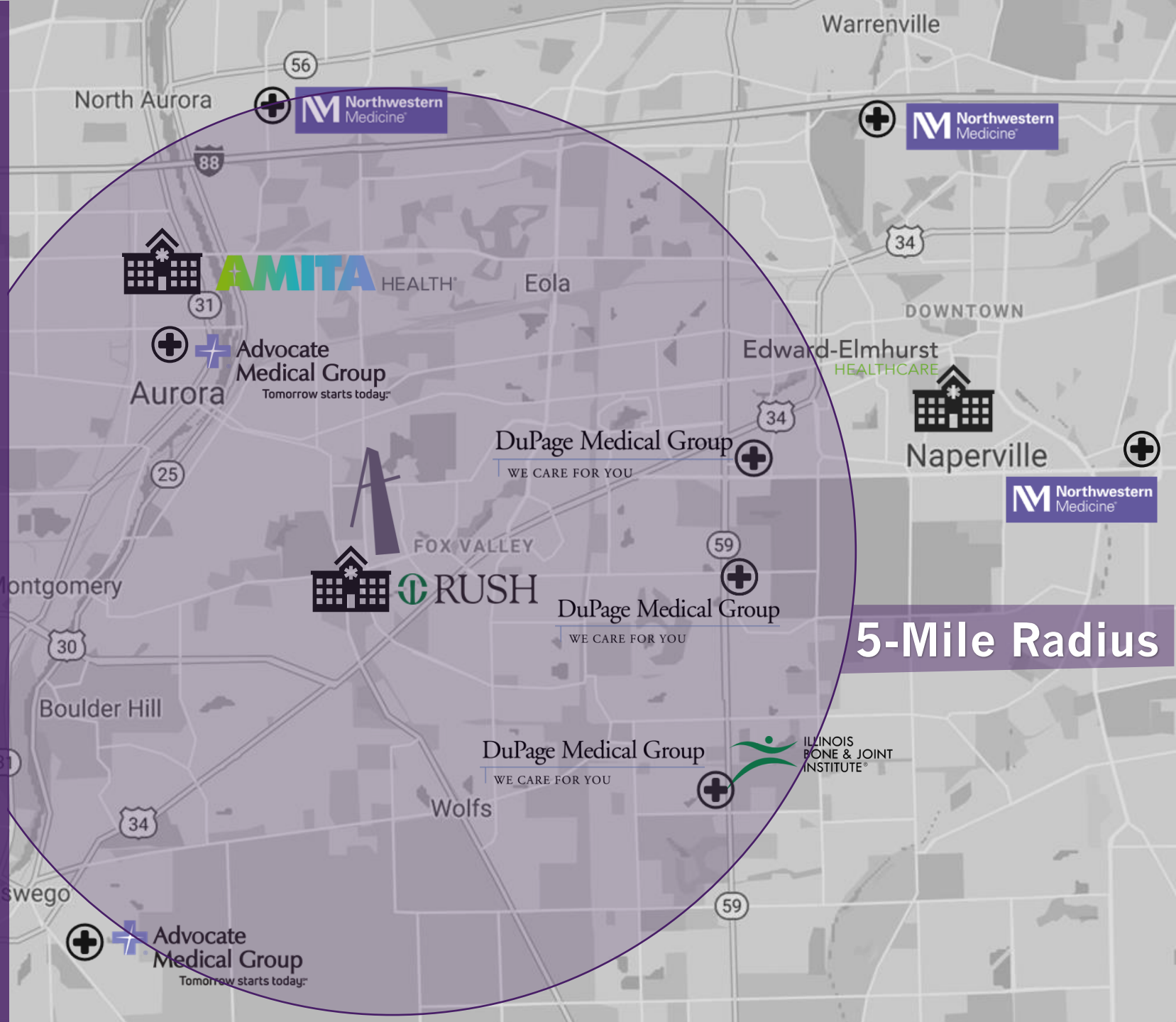
Home to 210-bed Rush Copley Medical Center and 290-bed AMITA Health Mercy Medical Center; Edward Hospital located 7.5 miles from site in neighboring Naperville



Situated in Kane County near border of DuPage County; two of the fastest growing counties in IL



Subject property is in a designated Opportunity Zone meant to spur economic development and job growth in the community



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THE DEVELOPMENT TEAM

Developer: 8th Street Partners, LLC. in Partnership with Abbott Land & Investment Corp.

8th Street Partners, LLC is a real estate development and investment firm with particular focus on healthcare related properties. Prior to forming 8th Street Partners, the company's founder directed leasing, development and management of medical office properties on behalf of a Chicago based developer.

Abbott Land & Investment Corporation ("ALIC") is a diversified real estate company based in Bartlett, IL. The organization was established in 1988 and has developed projects in over 30 municipalities, primarily in the Chicago area. Since its founding, ALIC has deployed over \$500 million of private equity with its various development partners.

Architect: Jensen & Halstead Ltd.

Jensen & Halstead Ltd. is a full service, Chicago-based Architecture and Interior Design firm recognized for a history of innovation in the design of healthcare, outpatient and senior living facilities. Founded more than 140 years ago, Jensen & Halstead is the oldest architecture firm in Chicago. Recent experience includes designing outpatient facilities for Advocate Healthcare, Edward-Elmhurst Healthcare, AMITA, Northwest Community Hospital, and many other prominent healthcare systems in Illinois.

CONTACT



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