



## ADVISORY SERVICES

SITE SELECTION & ACQUISITION  
DEVELOPMENT MANAGEMENT

### ► DuPage Medical Group / Lombard, Illinois



#### Assignment:

The client required a 3-acre to 4-acre site to allow for development of a new medical office building. A strategic plan was developed to focus on finding the most desirable location. No existing sites were available within the targeted area.

#### Solution:

V3 Realty targeted and assembled six residential sites totaling 4.5 acres located off bustling Highland Avenue in Lombard. V3 Realty worked with government officials on annexation, zoning and engineering issues. V3 was also involved in the selection and coordination of the architect and construction team to meet the medical group's objectives. V3 Realty also handled the technical components involved in designing and building medical offices with state-of-the-art equipment and special needs.

V3's engineering staff solved a complex storm water issue by designing a detention facility underneath the building's parking lot, adding to the success of the project and maximizing the utilization of the site.

The two-story, approximately 65,000-square-foot building was completed in July 2004. The design was created keeping in mind the importance of accessibility and portraying the image of competence and integrity of the doctors who will practice there.

The building includes enhanced electrical and HVAC systems to handle medical equipment such as MRI and CT. ▲

Realizing Potential.