▶ DuPage Medical Group / Naperville, Illinois

Assignment:

DuPage Medical Group required a building to house multiple specialty practice groups in Naperville near Edward Hospital. No appropriate existing facilities were listed for sale, so it appeared that the solution would entail either ground up construction or redevelopment.

Solution:

V3 completed a comprehensive study which identified possible buildable sites and redevelopment opportunities. This research effort uncovered an ideally located, recently completed two-story office building which was not currently offered for sale. The majority of space was in shell condition and had not been leased. V3 determined that the building was a good candidate to satisfy DuPage Medical Group's requirements. V3 approached the owners to determine if the building could be acquired. A purchase agreement was negotiated that allowed DMG to achieve its objectives within a comparable cost structure to a ground-up development, one year sooner than planned. ▲