



► DuPage Medical Group / Downers Grove, Illinois



*Assignment:*

DuPage Medical Group's administrative and headquarters operation occupied space in three separate buildings in a well located but functionally obsolete office complex. They had a long-term lease with a one-time termination right. V3 Realty was engaged to determine if there were more cost effective and functionally efficient relocation alternatives.

*Solution:*

V3 Realty determined that it would be more desirable for DuPage Medical Group to exercise its lease termination right and relocate to Highland Oaks I in Downers Grove. DuPage Medical Group was able to occupy two contiguous floors totaling 42,120 S.F., in this modern and efficient 4-story building, with options to expand into an entire 3<sup>rd</sup> floor. V3 negotiated naming rights on the building, which is highly visible at the I-88 and Highland Avenue interchange. The overall economics of the new long-term lease were more favorable than staying in the Class C complex. In addition, V3 negotiated to have the landlord pay the termination penalty to DuPage Medical Group's former landlord. Overall, productivity, employee retention and efficiency have increased. The inward and outward image of the organization has been greatly enhanced by this important relocation. Since moving in, V3 has managed two subsequent expansions; bringing the total area leased by DuPage Medical Group to 51,790 S.F. ▲