



► DuPage Medical Group / Naperville, Illinois



Assignment:

The client was interested in finding a location in the Naperville area that would accommodate the combined needs of a Physical Therapy and Family Practice group in one location.

Solution:

No existing building was available to meet this requirement in the preferred geographic area. V3 Realty was able to negotiate a build-to-suit, long-term lease for a new 10,000 square foot building in an ideal location. This provided the client with the opportunity to have input with critical design elements offering significant savings. Flexible lease terms and conditions were negotiated on behalf of the tenant, including termination, purchase and renewal rights. In addition, significant over-standard tenant improvement dollars were contributed by the landlord. ▲