



# NEWS RELEASE

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## **V3 Realty Locates Leases for DuPage Medical Group in Lisle, Naperville and Wheaton, Illinois**

WOODRIDGE, Ill --- August 5, 2003 --- V3 Realty is pleased to announce the successful location of leases for three DuPage Medical Group offices, accommodating the relocation of an existing dermatology practice; the creation of a new state of the art Imaging Institute; and the consolidation of an existing Physical Therapy and Family Practice group.

When DuPage Medical Group's existing dermatology practice reached its capacity, the company hired V3 Realty to find a new location with a high quality image, parking ratios that provided a minimum of five spaces per 1,000 square feet, and a location in Naperville's Danada area. V3 Realty located a recently vacated medical space in Wheaton Town Square and negotiated a long-term lease, which provided attractive economics and flexibility for the dermatology practice.

V3 Realty also located an ideal single story professional building in Lisle and negotiated an attractive long-term lease on an 8,268 square foot area, plus a basement for DuPage Medical Group's state of the art Imaging Institute. The lease provided for the tenant to make extensive improvements to the building to allow for special equipment, including MRI and CATSCAN. V3 also served as Development Manager of the interior/exterior improvements.

In the third stage of the engagement, V3 Realty combined the Physical Therapy and Family Practice groups in one location. V3 Realty was able to negotiate a long-term build-to-suit for lease for a new 10,000 square foot building on a site in an ideal location. 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.

The new TCF branch bank at Fullerton and Southport in Chicago, Illinois has been completed and is operational. V3 Realty Company coordinated the design and construction on behalf of TCF Bank. Griskelis Young Harrell was the architect and The Meyne Company was the General Contractor for the project.

To obtain more information on V3 Realty Company, LLC or this property, please contact John Moysey at 630.729.6194, or visit the company website at [www.v3realty.com](http://www.v3realty.com).

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