



CASE STUDY

NORTH SHORE UNIVERSITY HEALTH SYSTEM



1301 Central Street
Evanston, IL 60201

SERVICES PROVIDED

- Property Management
- Facility Management
- Leasing Services

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SERVICES

NorthShore University Health System (“NSUH”) is an organization comprised of four major operating hospitals on Chicago's North Shore. NSUH’s real estate portfolio consists of eight owned medical office buildings and thirty seven other leased locations. The practice configurations range from once-per-week timeshares of fewer than 1,000 square feet to 70,000 square foot on-campus MOB's.

NSUH determined that outsourcing the real estate function was a better alternative to utilizing in-house staff. The Colliers team has served NSUH since 1998 on the assignment. Colliers provides full service property management for NSUH as detailed below. The staff coordinates compliance matters relating to Stark II and Safe Harbor,

The Joint Commission, IDPH, HIPPA, etc. In addition, Colliers handles the leasing activities involving renewals and new leasing for the portfolio.

RESULTS

Colliers has completed over 200 lease transactions ranging from 258 SF to 130,000 SF and successfully sold or sublet over 250,000 SF of obsolete facilities on behalf of NSUH. We have also performed the site identification, site acquisition and development consulting on an 80,000 square feet research facility. New development activity has included commissioning an 85,000 SF research center in November 2001 and operational input on the 45,000 SF medical center in Vernon Hills, completed in August of 2002.

Address	City	Area (SF)	Type	Owner
1000 Central Avenue	Evanston	69,905	Medical Office	NSUHS
1001 University Avenue	Evanston	88,072	Medical Office	NSUHS
2050 Pfingsten Road	Glenview	51,918	Medical Office	NSUHS
2150 Pfingsten Road	Glenview	58,864	Medical Office	NSUHS
6810 McCormick	Lincolnwood	12,291	Medical Office	NSUHS
757 Park Avenue	Highland Park	67,192	Medical Office	NSUHS
767 Park Avenue	Highland Park	58,501	Medical Office	NSUHS
501 Skokie Boulevard	Northbrook	24,000	Medical Office	NSUHS
9699, 9700, 9701 Kenton	Skokie	120,099	Medical Office	NSUHS
57 Facility Mgmt. Sites	North Suburban	869,170	Medical Office	NSUHS
		1,489,253		