

3120 VETERANS MEMORIAL DR, MT. VERNON, IL

Advanced
SURGICAL TECHNOLOGY

ADVANCED SURGICAL TECHNOLOGY & AST PRIMARY CARE

8 PROPERTY PORTFOLIO | ILLINOIS



\$21.6M | 7.63% CAP RATE | ABSOLUTE NNN | 3% ANNUAL INCREASES

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
OFFERING MEMORANDUM

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400 RUSHING DR, HERRIN, IL



1297 FRANKLIN ST, CARLYLE, IL



28 N MAIN ST, HOYLETON, IL

Advanced

SURGICAL TECHNOLOGY

8 PROPERTY PORTFOLIO

EXCLUSIVELY LISTED BY

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

936 M.L.K. JR DR, CENTRALIA, IL

Advanced
SURGICAL TECHNOLOGY

EXECUTIVE
OVERVIEW

SECTION 1



1307 E MCCORD ST, CENTRALIA, IL

OFFERING SUMMARY

Matthews Real Estate Investment Services™ Healthcare Division is pleased to present an opportunity to acquire the fee simple interest in an eight (8) property medical office portfolio with a combination of ambulatory surgery centers and primary cares. The properties are tenanted by Advanced Surgical Technology, a strong local operator who has been practicing in the area for over 20 years. The portfolio is composed of three (3) surgical centers (30,120 SF) and five (5) primary care offices (12,923 SF), totaling 43,043 SF.

Surgery Centers in general are very sticky investments because the buildout and regulatory process involved in establishing a surgery center is extensive and time consuming. Advanced Surgical Technology is accredited by the Commission on Accreditation of Allied Health Education Programs (CAAHEP) and the American College of Radiology for mammography.

THE OPPORTUNITY



ADDRESS

8 Properties (IL)



GLA

±43,043 SF



OWNERSHIP TYPE

Fee Simple



PROPERTY TYPE

Surgical Centers (3)
Primary Care Centers (5)



OCCUPANCY

100%



PORTFOLIO PRICE

\$21,641,274



CAP RATE

7.63%



PPSF

\$502.79



INVESTMENT HIGHLIGHTS

STATE-OF-THE-ART FACILITIES

The newly constructed state-of-the-art facilities feature extensive medical equipment for a variety of surgical procedures that address a wide variety of needs, including primary care, vascular care, general surgery, and aesthetic and anti-aging treatments.

STABLE LONG-TERM INVESTMENT | OPTIONS TO EXTEND

The Absolute NNN, 15-Year leases commence at the close of escrow and have 3.00% annual rental increases and three (3), five (5) year options to extend.

SCHEDULED RENTAL INCREASES | HEDGE AGAINST INFLATION

The lease features 3.00% annual rental increases, providing a future owner with a boost in cash flow and a hedge against inflation throughout the life of their investment.

MEDICAL OFFICE INVESTMENT

Healthcare real estate is increasingly desirable due to its distinct capacity to prosper in tough economic climates. With robust demand, a steady tenant foundation, and resilience against economic slumps, it presents a coveted asset for investors targeting greater investment stability

10 LOCATION PRACTICE

Advanced Surgical Technology has 10 locations across southern Illinois to further emphasize their mission to provide accessible care at the highest standard. The facility also features an office-based lab for timely and convenient test results. Surgical procedures include general surgery, vascular surgery, endoscopies, breast care, and aesthetic treatments. AST Primary Care has seven locations across southern Illinois, providing comprehensive healthcare for the entire family—from physicals and Medicare wellness visits to flu shots and mental health services.

SURGICAL SERVICES

Advanced Surgical Technology, with locations in Mt. Vernon, Centralia, and Herrin, offers superior surgical and non-surgical care, providing a wide range of medical and aesthetic services. The facilities feature office-based labs for timely and convenient test results. Surgical procedures include vascular services, general surgery (hernia repair, colon surgery, laparoscopic cholecystectomy, thyroid removal, hemodialysis catheter placement, laparoscopic appendectomy, venous ports, and biopsies), breast care (mammogram screenings, minimally invasive biopsies, genetic testing, and risk assessments), and aesthetics (laser treatments, spider vein removal, BOTOX, Juvéderm, Kybella injections, Environ Skincare, and SkinMedica).

PRIMARY CARE

AST Primary Care has seven locations across southern Illinois and offers comprehensive healthcare for the entire family—ranging from physicals and Medicare wellness visits to flu shots and mental health services.

TENANT INVESTMENT IN LOCATION

Built-to-suit for the practice by the owner, surgical facilities rarely relocate due to difficulty retaining the same patients in a new location and the high costs associated with moving and buildouts.



Advanced
SURGICAL TECHNOLOGY

FINANCIAL
OVERVIEW

SECTION 2



3120 VETERANS MEMORIAL DR, MT. VERNON, IL

PORTFOLIO OVERVIEW

SITE	ADDRESS	LIST PRICE	CAP RATE	NOI	GLA	LEASE STRUCTURE	LEASE TERM	RENT INCREASES	YEAR BUILT/RENOVATED
Advanced Surgical Technology: Centralia	1307 E McCord St, Centralia, IL	\$3,918,721	7.50%	\$293,904	6,977	Absolute NNN	15 Years	3% Annual	2021
Advanced Surgical Technology: Mt. Vernon	3120 Veterans Memorial Dr, Mt. Vernon, IL	\$8,257,187	7.50%	\$619,149	14,698	Absolute NNN	15 Years	3% Annual	2023
Advanced Surgical Technology: Herrin	400 Rushing Dr, Herrin, IL	\$4,743,241	7.50%	\$355,743	8,445	Absolute NNN	15 Years	3% Annual	2022
AST Primary Care: Carlyle	1297 Franklin St, Carlyle, IL	\$672,061	8.00%	\$53,765	1,821	Absolute NNN	15 Years	3% Annual	2022
AST Primary Care: Centralia	936 M.L.K. Jr Dr, Centralia, IL	\$669,685	8.00%	\$53,575	1,815	Absolute NNN	15 Years	3% Annual	1986/ 2021
AST Primary Care: Hoyleton	28 N Main St, Hoyleton, IL	\$736,000	8.50%	\$62,560	2,119	Absolute NNN	15 Years	3% Annual	2022
AST Primary Care: Marion	3001 Williamson County Pkwy Ste C, Marion, IL	\$1,316,080	8.00%	\$105,286	3,567	Absolute NNN	15 Years	3% Annual	2014/ 2022
AST Primary Care: Salem	126 N Hotze Rd, Salem, IL	\$1,328,300	8.00%	\$106,264	3,600	Absolute NNN	15 Years	3% Annual	1986/ 2022
PORTFOLIO PRICING		\$21,641,274	7.63%	\$1,650,246	43,043	Absolute NNN	15 Years	3% Annual	

1307 E MCCORD ST, CENTRALIA, IL

INVESTMENT SUMMARY

List Price	\$3,918,721
Cap Rate	7.50%
NOI	\$293,904
Rent PSF	\$42.12

PHYSICAL DESCRIPTION

Address	1307 E McCord St, Centralia, IL
Year Built	2021
GLA	±6,977 SF
Lot Size	±0.51 AC



LEASE ABSTRACT

Tenant Name	Advanced Surgical Technology
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±6,977 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 1307 E MCCORD ST, CENTRALIA, IL



DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	19,375	26,795	77,860
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	7,797	10,755	32,154
INCOME	5-MILE	10-MILE	20-MILE
Avg Household Income	\$72.2k	\$76.2k	\$84.3k

E MCCORD ST ± 11,700 VPD



3120 VETERANS MEMORIAL DR, MT VERNON, IL

INVESTMENT SUMMARY

List Price	\$8,257,187
Cap Rate	7.50%
NOI	\$619,149
Rent PSF	\$42.12

PHYSICAL DESCRIPTION

Address	3120 Veterans Memorial Dr, Mt Vernon, IL
Year Built	2023
GLA	±14,698 SF
Lot Size	±2.72 AC



LEASE ABSTRACT

Tenant Name	Advanced Surgical Technology
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±14,698
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 3120 VETERANS MEMORIAL DR, MT. VERNON, IL



+ GOOD SAMARITAN HOSPITAL
134 BEDS

+ EXPRESS CARE OF MT. VERNON URGENT CARE

Southern Illinois Dermatology

+ ORTHOPAEDIC CENTER OF SOUTHERN ILLINOIS

GARDEN GLEN APARTMENTS
150 UNITS

RENAISSANCE HILLS APARTMENTS
99 UNITS

GARDEN GLEN APARTMENTS
60 UNITS

+ OZA CANCER CENTER

StoneBridge
SENIOR LIVING

+ USA OBGYN MANAGEMENT

+ HEARTLAND WOMEN'S HEALTHCARE

MIDWEST
SINUS • SLEEP • ALLERGY
ASSOCIATES

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	18,113	28,868	75,281
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	7,836	12,068	31,078
INCOME	5-MILE	10-MILE	20-MILE
Avg HH Income	\$78.7k	\$87.1k	\$82.7k

Advanced
SURGICAL TECHNOLOGY
SUBJECT PROPERTY

VETERANS MEMORIAL DR ± 10,000 VPD



400 RUSHING DR, HERRIN, IL

INVESTMENT SUMMARY

List Price	\$4,743,241
Cap Rate	7.50%
NOI	\$355,743
Rent PSF	\$42.12

PHYSICAL DESCRIPTION

Address	400 Rushing Dr, Herrin, IL
Year Built	2022
GLA	±8,445 SF
Lot Size	±2.0 AC



LEASE ABSTRACT

Tenant Name	Advanced Surgical Technology
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±8,445 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 400 RUSHING DR, HERRIN, IL

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	25,014	80,806	156,592
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	10,922	34,854	67,290
INCOME	5-MILE	10-MILE	20-MILE
Avg HH Income	\$85.0k	\$76.1k	\$78.7k



+ HUGHES DENTAL ARTS IMPLANT CENTER



#24,000 VPD
13

**Kyle R. Childers, DMD, MS
ORTHODONTICS**

+ GASTROENTEROLOGY CARE OF SOUTHERN IL

+ MEDICENTER PHARMACY



+ ALTERNATIVE HEALTH CARE AND WELLNESS CENTER

Advanced
SURGICAL TECHNOLOGY
SUBJECT PROPERTY

RUSHING DR



1297 FRANKLIN ST, CARLYLE, IL

INVESTMENT SUMMARY

List Price	\$672,061
Cap Rate	8.00%
NOI	\$53,765
Rent PSF	\$29.52

PHYSICAL DESCRIPTION

Address	1297 Franklin St, Carlyle, IL
Year Built	2022
GLA	±1,821 SF
Lot Size	±0.46 AC



LEASE ABSTRACT

Tenant Name	AST Primary Care
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±1,821 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 1297 FRANKLIN ST, CARLYLE, IL



ST MARY'S SCHOOL
±207 STUDENTS

CARLYLE GRADE SCHOOL
±364 STUDENTS



JAY'S FLAMINGO

OH. SO. SWEET, BAKERY & CAFÉ



12TH ST ± 21,000 VPD



AST
PRIMARY CARE
SUBJECT PROPERTY

FRANKLIN ST ± 21,000 VPD

DEMOGRAPHICS

	5-MILE	10-MILE	20-MILE
POPULATION			
2025 Population	6,086	15,317	85,114
HOUSEHOLD			
2025 Households	2,563	6,334	33,730
INCOME			
Avg HH Income	\$101.0k	\$103.7k	\$95.9k

936 M.L.K. JR DR, CENTRALIA, IL

INVESTMENT SUMMARY

List Price	\$669,685
Cap Rate	8.00%
NOI	\$53,575
Rent PSF	\$29.52

PHYSICAL DESCRIPTION

Address	936 M.L.K. Jr Dr, Centralia, IL
Year Built	1986/2021
GLA	±1,815 SF
Lot Size	±0.23 AC



LEASE ABSTRACT

Tenant Name	AST Primary Care
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±1,815 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 936 M.L.K. JR DR, CENTRALIA, IL



SSMHealth GENERAL PRACTITIONER

+ ST. MARY'S HOSPITAL
115 BEDS
SSMHealth

Advanced SURGICAL TECHNOLOGY
PART OF THE PORTFOLIO

SSMHealth WEIGHT MANAGEMENT

CancerCare SPECIALISTS OF ILLINOIS

+ SURGERY CENTER OF CENTRALIA

one hope united.

MCCORD MANOR APARTMENTS
12 UNITS

+ J.F. WHIPPS D.M.D., M.S. ORTHODONTIST

FIRESIDE HOUSE OF CENTRALIA NURSING HOME

AST PRIMARY CARE
SUBJECT PROPERTY

M.L.K. JR DR #2,400 VPD

HICKORY RIDGE APARTMENTS
60 UNITS

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	19,375	26,795	77,890
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	7,797	10,755	32,154
INCOME	5-MILE	10-MILE	20-MILE
Avg HH Income	\$72.2k	\$76.2k	\$84.3k



28 N MAIN ST, HOYLETON, IL

INVESTMENT SUMMARY

List Price	\$736,000
Cap Rate	8.50%
NOI	\$62,560
Rent PSF	\$29.52

PHYSICAL DESCRIPTION

Address	28 N Main St, Hoyleton, IL
Year Built	2022
GLA	±2,119 SF
Lot Size	±0.17 AC



LEASE ABSTRACT

Tenant Name	AST Primary Care
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±2,119 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 28 N MAIN ST, HOYLETON, IL

DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	19,375	26,795	77,890
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	7,797	10,755	32,154
INCOME	5-MILE	10-MILE	20-MILE
Avg HH Income	\$72.2k	\$76.2k	\$84.3k



HOYLETON COMMUNITY CLUB

KRETZER'S GRILL AND BAR

ZION EVANGELICAL UNITED CHURCH

FARMERS & STATE BANK
of Hoffman

UNITED STATES
POSTAL SERVICE

FMI Farmers & Merchants National Bank

TRINITY LUTHERAN SCHOOL
±79 STUDENTS

HOYLETON FEED & REPAIR

AST
PRIMARY CARE
SUBJECT PROPERTY

N MAIN ST ± 1,500 VPD

EST LOUIS ST ± 1,600 VPD



3001 WILLIAMSON COUNTY PKWY SUITE C, MARION, IL

INVESTMENT SUMMARY

List Price	\$1,316,080
Cap Rate	8.00%
NOI	\$105,286
Rent PSF	\$29.52

PHYSICAL DESCRIPTION

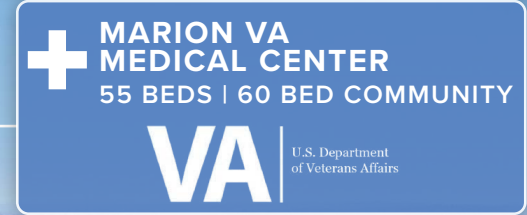
Address	3001 Williamson County Pkwy Suite C, Marion, IL
Year Built	2014/2022
GLA	±3,567 SF
Lot Size	±1.09 AC



LEASE ABSTRACT

Tenant Name	AST Primary Care
Ownership Type	Fee Simple Condo
Lease Guarantor	Corporate
SF Leased	±3,567 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Rental Increases	3% Annually
Renewal Options	3, 5-Year Options
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure

AREA OVERVIEW: 3001 WILLIAMSON COUNTY PKWY STE C, MARION, IL



WILLIAMSON COUNTY PKWY ± 21,000 VPD



DEMOGRAPHICS			
POPULATION	5-MILE	10-MILE	20-MILE
2025 Population	33,432	62,868	147,504
HOUSEHOLD	5-MILE	10-MILE	20-MILE
2025 Households	14,772	26,524	63,344
INCOME	5-MILE	10-MILE	20-MILE
Avg HH Income	\$76k	\$82k	\$79.1k

126 N HOTZE RD, SALEM, IL

INVESTMENT SUMMARY

List Price	\$1,328,300
Cap Rate	8.00%
NOI	\$106,264
Rent PSF	\$29.52

PHYSICAL DESCRIPTION

Address	126 N Hotze Rd, Salem, IL
Year Built	1986/2022
GLA	±3,600 SF
Lot Size	±0.43 AC



LEASE ABSTRACT

Tenant Name	AST Primary Care
Ownership Type	Fee Simple
Lease Guarantor	Corporate
SF Leased	±3,600 SF
Occupancy	100%
Initial Term	15 Years
Rent Commencement	At Close of Escrow
Base Rent	3% Annually
Rental Increases	3, 5-Year Options
Renewal Options	Absolute NNN
Expense Structure	None
Landlord Responsibilities	Taxes, Insurance, Maintenance, Roof & Structure
Tenant Responsibilities	All
Insurance	Tenant
Taxes	Tenant

AREA OVERVIEW: 126 N HOTZE RD, SALEM, IL



± 17,400 VPD



DEMOGRAPHICS			
	5-MILE	10-MILE	20-MILE
POPULATION			
2025 Population	11,147	17,980	57,471
HOUSEHOLD			
2025 Households	4,607	7,361	23,321
INCOME			
Avg HH Income	\$87.7k	\$87.5k	\$83.5k

N MAIN ST ± 22,400 VPD



Advanced
SURGICAL TECHNOLOGY

TENANT
OVERVIEW

SECTION 3



400 RUSHING DR, HERRIN, IL

Advanced

SURGICAL TECHNOLOGY

ABOUT ADVANCED SURGICAL TECHNOLOGY

Advanced Surgical Technology, founded by Dr. Udaya Liyanage, is a multidisciplinary medical practice with locations in Mt. Vernon, Centralia, and Herrin, Illinois. The clinic offers a comprehensive range of services, including vascular and general surgery, primary care, and aesthetic treatments. Dr. Liyanage, a board-certified general and vascular surgeon, leads a team of skilled professionals dedicated to providing superior care with the highest level of integrity and service. The practice is equipped with state-of-the-art technology to diagnose and treat various conditions, ensuring patients receive personalized and compassionate care. Their mission emphasizes delivering unparalleled, comprehensive care across multiple specialties to meet the diverse needs of their patients.

2004

YEAR FOUNDED

10

LOCATIONS

Advanced
SURGICAL TECHNOLOGY

AREA
OVERVIEW

SECTION 4

3120 VETERANS MEMORIAL DR, MT. VERNON, IL



AREA OVERVIEW

SOUTHERN ILLINOIS

Southern Illinois, known as “Little Egypt,” is a region rich in history, natural beauty, and economic diversity. Bordered by the Mississippi, Ohio, and Wabash Rivers, it features rolling hills, fertile farmland, and the stunning Shawnee National Forest, offering outdoor recreation and scenic landscapes. The area is home to Southern Illinois University (SIU) in Carbondale, a hub for education and research, and boasts a growing economy in agriculture, tourism, and healthcare.

Southern Illinois is particularly attractive for medical practices due to its expanding healthcare networks, lower cost of living, and underserved rural populations, creating a high demand for physicians and specialists. The region’s medical infrastructure includes Southern Illinois Healthcare (SIH) and Memorial Hospital systems, providing advanced care while fostering opportunities for private practices and hospital affiliations. Additionally, state and federal incentives support rural healthcare providers, making it an ideal location for medical professionals looking to establish or expand their practice while serving a community in need.

VACANCY RATE

6.3%



**MEDICAL
REAL
ESTATE
DEVELOPMENT**
MEDICAL MILE ALONG

I-64

POPULATION & DEMAND

1.2 MILLION

90%
OCCUPANCY
RATES

*SOURCE: COSTAR, FINANCE-
COMMERCE, REJOURNALS*

**RENT 4%
GROWTH**



**HEALTH CARE
EMPLOYMENT**

9.9%



REGIONAL MAP



INDIANAPOLIS, IN

St. Louis

LOUISVILLE, KY



1297 Franklin St, Carlyle, IL



936 M.L.K. Jr Dr, Centralia, IL



1307 E McCord St, Centralia, IL



126 N Hotze Rd, Salem, IL



28 N Main St, Hoyleton, IL



3120 Veterans Memorial Dr, Mt. Vernon, IL



3001 Williamson County Pkwy Suite C, Marion, IL



400 Rushing Dr, Herrin, IL

MARKET OVERVIEW

St. Louis, Missouri, a city on the Mississippi River, is known as the “*Gateway to the West*.” Founded in 1764, it played a vital role in westward expansion and remains a major Midwest hub for business, sports, and the arts. Its skyline is defined by the *Gateway Arch*, symbolizing exploration and progress. The city boasts world-class attractions like *Forest Park*, *St. Louis Zoo*, *City Museum*, and Missouri *Botanical Garden*.

St. Louis has a passionate sports culture, supporting the *Cardinals (MLB)*, *Blues (NHL)*, and *CITY SC (MLS)*. Its food scene is renowned for toasted ravioli, St. Louis-style pizza, gooey butter cake, and top-tier barbecue. Home to *Washington University* and *Saint Louis University*, the city also fosters innovation in the *Cortex Innovation District*.

St. Louis consistently ranks among the *best cities for startups* and is celebrated for its music legacy, producing legends like Chuck Berry and Scott Joplin. Despite challenges, revitalization in areas like The Central West End, The Grove, and Midtown is driving growth. With a blend of history, culture, and innovation, St. Louis remains a dynamic and evolving city.



ST. LOUIS UNIVERSITY

one of the oldest Catholic medical schools in the U.S. Known for rigorous education, top-tier clinical training at SSM Health Saint Louis University Hospital, and leading research in neuroscience, cancer, and cardiovascular disease, it boasts a 6-7% acceptance rate and a 95%+ match rate. SLU ranks highly in U.S. News & World Report, particularly in primary care and rural medicine.

RANKED

“BEST CITIES
FOR START UPS”



ST. LOUIS MISSOURI

has experienced significant economic and tourism growth, attracting 28.18 million visitors in 2022 with nearly \$5.89 billion in spending. Key attractions like the Gateway Arch (2.4 million visitors in 2023) and cultural events continue to draw tourists. St. Louis Lambert International Airport’s recovery, serving nearly 15 million passengers in 2023, further highlights the city’s revitalization and rising status as a dynamic destination for leisure and business travelers.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Advanced Surgical Technology 8 Property Portfolio, IL** (“Property”). The Offering Memorandum August not be all-inclusive or contain all of the information a prospective purchaser August desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases August mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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