

Former Hospira building in Lake Forest sells for \$10 million

By Ryan Ori December 27, 2016

A local developer paid almost \$10 million for a former Hospira office building in Lake Forest that's less than a decade old, believing it can find a new tenant to lease or buy the space.

The Missner Group paid \$9.7 million last week for the three-story building at 300 N. Field Drive, said CEO Barry Missner. The seller was a venture of injectable-drug maker Hospira, which last year was acquired by Pfizer, he said.

Missner bought the vacant, 138,153-square-foot building without a specific tenant in mind, he said.

"It's a very good price, and we think the (suburban) market is oversold," Missner said. "There's not a big desire by institutional investors to buy vacant buildings in the suburbs, which creates opportunities for privately owned and privately backed investors who are willing to take the risk and lease these up."

Related: Suburban office landlords push up rents as vacancy falls

Des Plaines-based Missner acquired the building in the Conway Park office complex amid two conflicting trends. Big corporations such as McDonald's and Kraft Heinz have been moving their headquarters downtown from the suburbs, yet overall suburban office vacancy is near its lowest level since 2001.

"We're trying to crowd out the noise," Missner said. "The whole world is not moving downtown. Even though the headliners are moving downtown, there's still a significant opportunity to lease up space in the suburbs. At 300 N. Field Drive, this is a Class A building in arguably the best office park in Lake County."

The price is a fraction of the \$28.8 million Hospira paid for the building, buying it from developer Duke Realty shortly after its completion in 2007, according to Lake County property records.

Missner said the building is in "pristine" condition and will require few upgrades for a new tenant. The new owner will seek a single tenant to lease or buy the building, but will consider leasing it to multiple tenants, Missner said.

Pfizer bought Hospira for \$17 billion in 2015. Pfizer spokeswoman Rachel Hooper confirmed Hospira sold the building and referred questions about the deal to the buyer.

The seller was represented by James Ward, Jonathan Metzl and Adam Showalter of Cushman & Wakefield.

It is Missner's third purchase of an empty or nearly empty building since September.

Previously, Missner bought the **former Oxxford Clothes building** at 1220 W. Van Buren St. in the West Loop, which is likely to be redeveloped as offices, and an office building at **4343 Commerce Court in west suburban Lisle** that had been in financial distress.
