

Medical Office Building

Northfield, IL

BUILT-OUT MEDICAL OFFICE FOR SUBLEASE

This medical building presents an outstanding leasing opportunity for healthcare professionals. The first and second floors of this medical building were just leased, leaving only the lower level available. Previously used for medspa services, the lower level offers excellent potential for a variety of medical or wellness uses. With some finishing work, the space can be tailored to suit your practice's needs. Ideal for healthcare professionals seeking a flexible and affordable option in a thriving medical building.



Lease Rate:
\$25.00 SF/yr (NNN)

Available SF:
2,571 SF

Lot Size:
0.23 Acres

Building Size:
7,714 SF

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

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AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Lower Level	Available	2,571 SF	NNN	\$25.00 SF/yr	Former Med Spa space with reception/waiting room, lockers, treatment rooms, steam room and hydrotherapy space

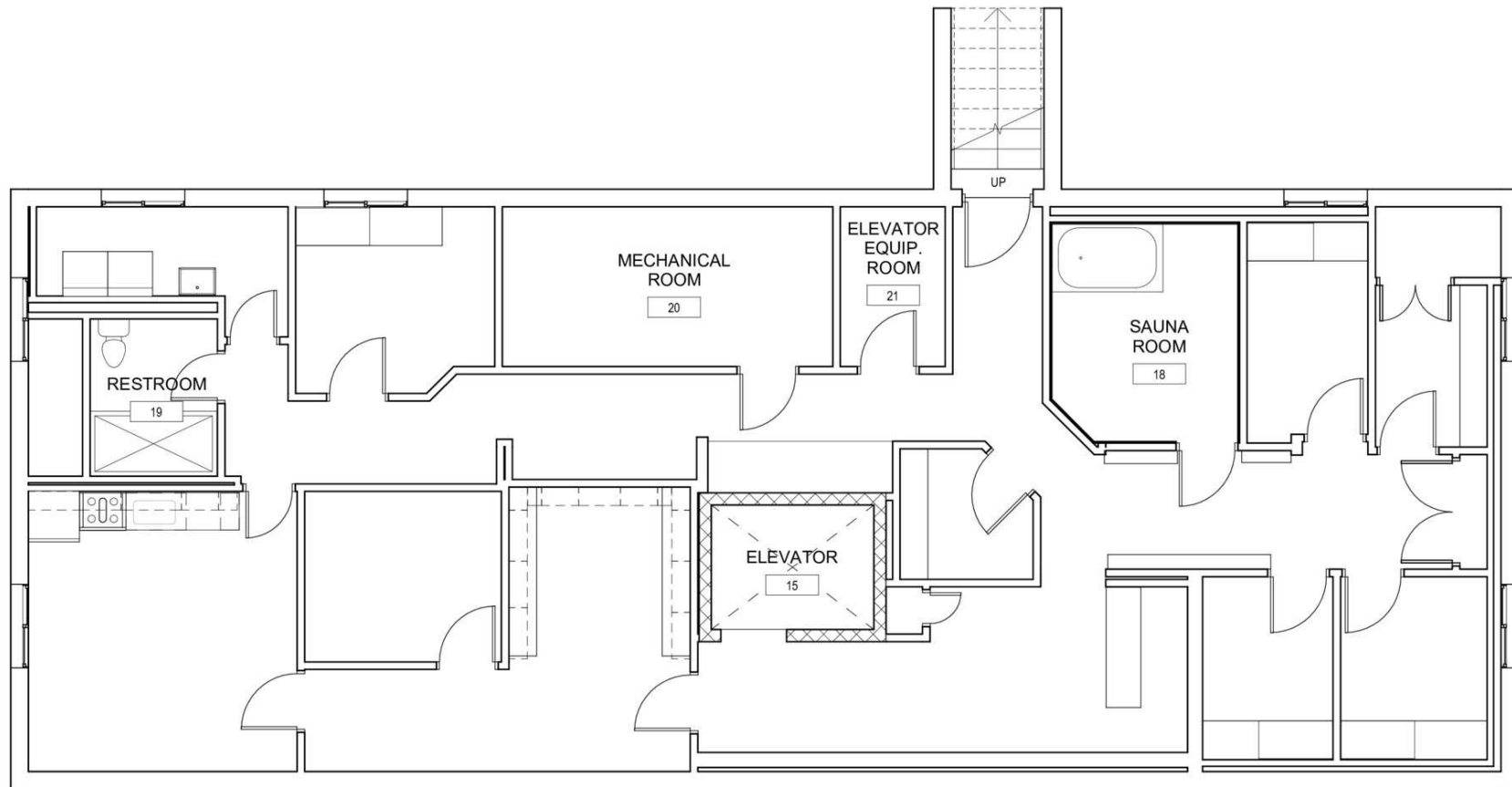


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ADDITIONAL PHOTOS





1 EXISTING LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

PRYOR HEALTH

330 Frontage Road,
Northfield, IL 60093

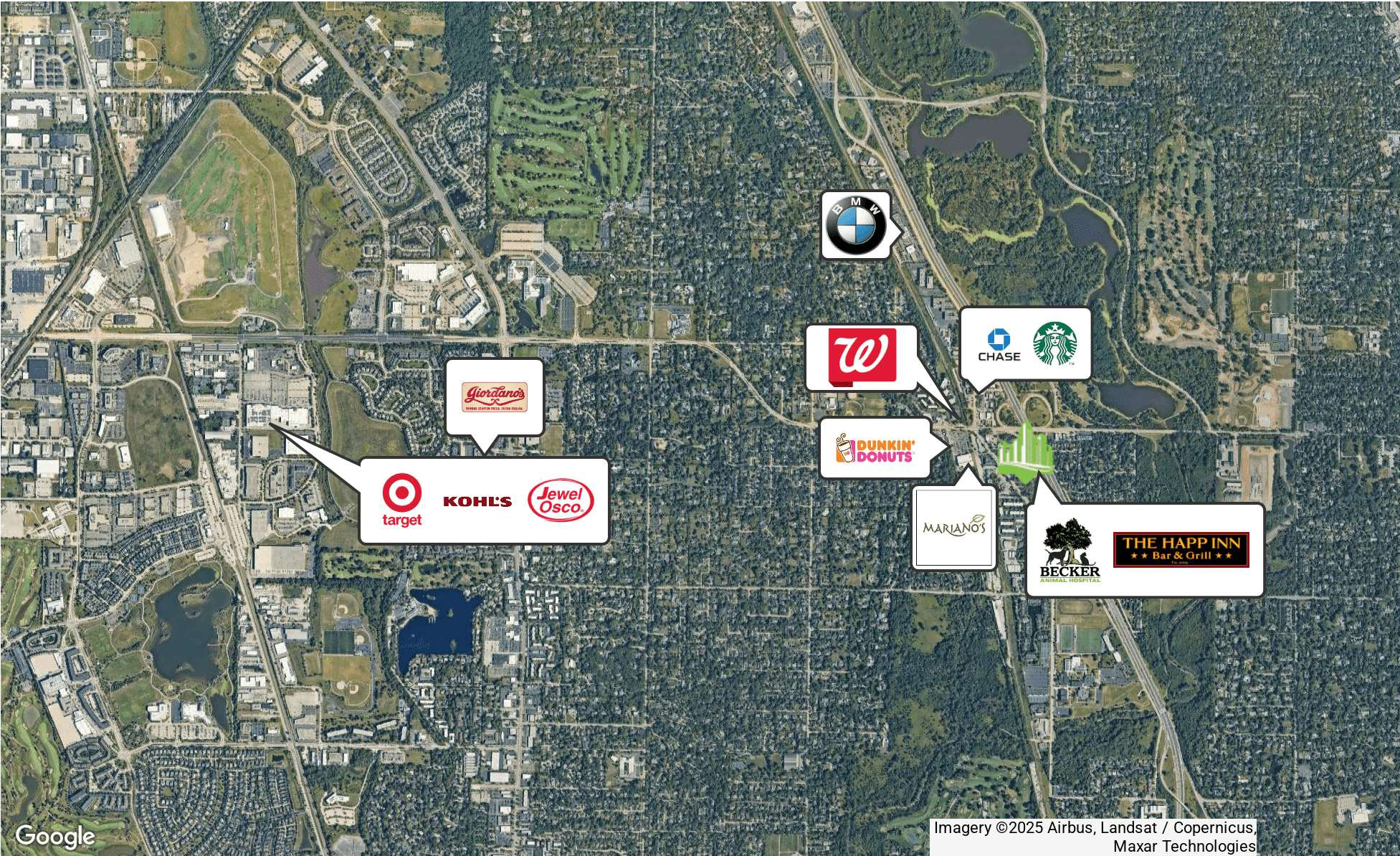
ISSUE DATE Project #: 21105

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RETAILER MAP



Medical Office Building

Northfield, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

4,969

TOTAL POPULATION

70,327 | 251,322
3 MILES | 5 MILES

43

AVERAGE AGE

43 | 43
3 MILES | 5 MILES

Households and Income

1 MILE

1,866

TOTAL HOUSEHOLDS

25,486 | 92,566
3 MILES | 5 MILES

2.7

OF PERSONS PER HH

2.8 | 2.7
3 MILES | 5 MILES

1 Mile

42

AVERAGE AGE (MALE)

41 | 42
3 MILES | 5 MILES

44

AVERAGE AGE (FEMALE)

44 | 45
3 MILES | 5 MILES

1 Mile

\$235,849

AVERAGE HH INCOME

\$237,797 | \$184,173
3 MILES | 5 MILES

\$1,021,162

AVERAGE HOUSE VALUE

\$987,628 | \$709,630
3 MILES | 5 MILES

* Demographic data derived from 2020 ACS - US Census

