

Woodlake Hospital MOB

Melrose Park, IL

MEDICAL OFFICE BUILDING FOR LEASE

Medical Office Space is available for lease at the MOB connected to the newly remodeled Woodlake Specialty Hospital in Melrose Park, IL. Woodlake Occupational Health is dedicated to redefining the patient experience and delivering workplace solutions. With a focus on treating work-related injuries exclusively, the clinic offers a safe environment for employees, free from exposure to cold and flu symptomatic patients. In addition to injury treatment, the hospital provides pre-employment screening, DOT physicals, OSHA mandated annual exams, and other comprehensive services. The newly renovated clinic features state-of-the-art equipment and a welcoming environment, ensuring a positive patient experience. The MOB offers various space and size options, ranging from 600 to 12,904 square feet, with medical infrastructure including exam rooms, x-ray rooms, reception/waiting areas, and lab space.



Lease Rate:
\$20.00 SF/yr (MG)

Space Availability:
600-12,904 SF

Parking:
800+ Surface Spaces

Building Size:
65,483 SF

Lease Term:
Flexible

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REAL ESTATE &
PRACTICE ADVISORY

Medical Office Space at Woodlake Specialty Hospital

Melrose Park, IL

AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Lower Level	Available	14,853 SF	Modified Gross	\$20.00 SF/yr	Lower Level space ideal for PT, Training, Gym Use. Existing conditions include a Running Track, Aerobic Studio, Therapy Pool, 5 Treatment Rooms, Men's and Women's Locker Rooms, and a Fitness Center
Suite 102	Available	651 SF	Modified Gross	\$20.00 SF/yr	General Office / Administrative Space
2nd Floor	Available	6,510 SF	Modified Gross	\$20.00 SF/yr	Full Floor Available For Lease - Up to 12,904 Square Feet
Suite 301	Available	549 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout.
Suite 302	Available	1,749 - 4,849 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, Lab, 1 Restroom, Staff Lounge, and 2 Private Offices. Can be combined with Suites 303 and 304 for a total of 4,849 Square Feet.
Suite 303	Available	1,414 - 4,849 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout. Existing Medical Buildout. Can be combined with Suites 302 and 304 for a total of 4,849 Square Feet.
Suite 304	Available	1,786 - 4,849 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout. Can be combined with Suites 302 and 303 for a total of 4,849 Square Feet.
Suite 401	Available	1,961 - 4,976 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, Business Office, Staff Lounge, Storage Space, and 1 Private Office. Can be combined with Suites 411 & 412 for a total of 4,976 Square Feet.
Suite 403	Available	1,001 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 1 Restroom, and 1 Private Office.
Suite 406	Available	810 - 3,312 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 1 Exam Room, 1 Restroom, and 1 Private Office. Can be combined with Suite 408 for a total of 3,315 Square Feet.
Suite 408	Available	2,504 - 3,315 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 5 Exam Rooms, 2 Restrooms, Staff Lounge, and 2 Private Offices. Can be combined with Suite 406 for a total of 3,315 Square Feet.

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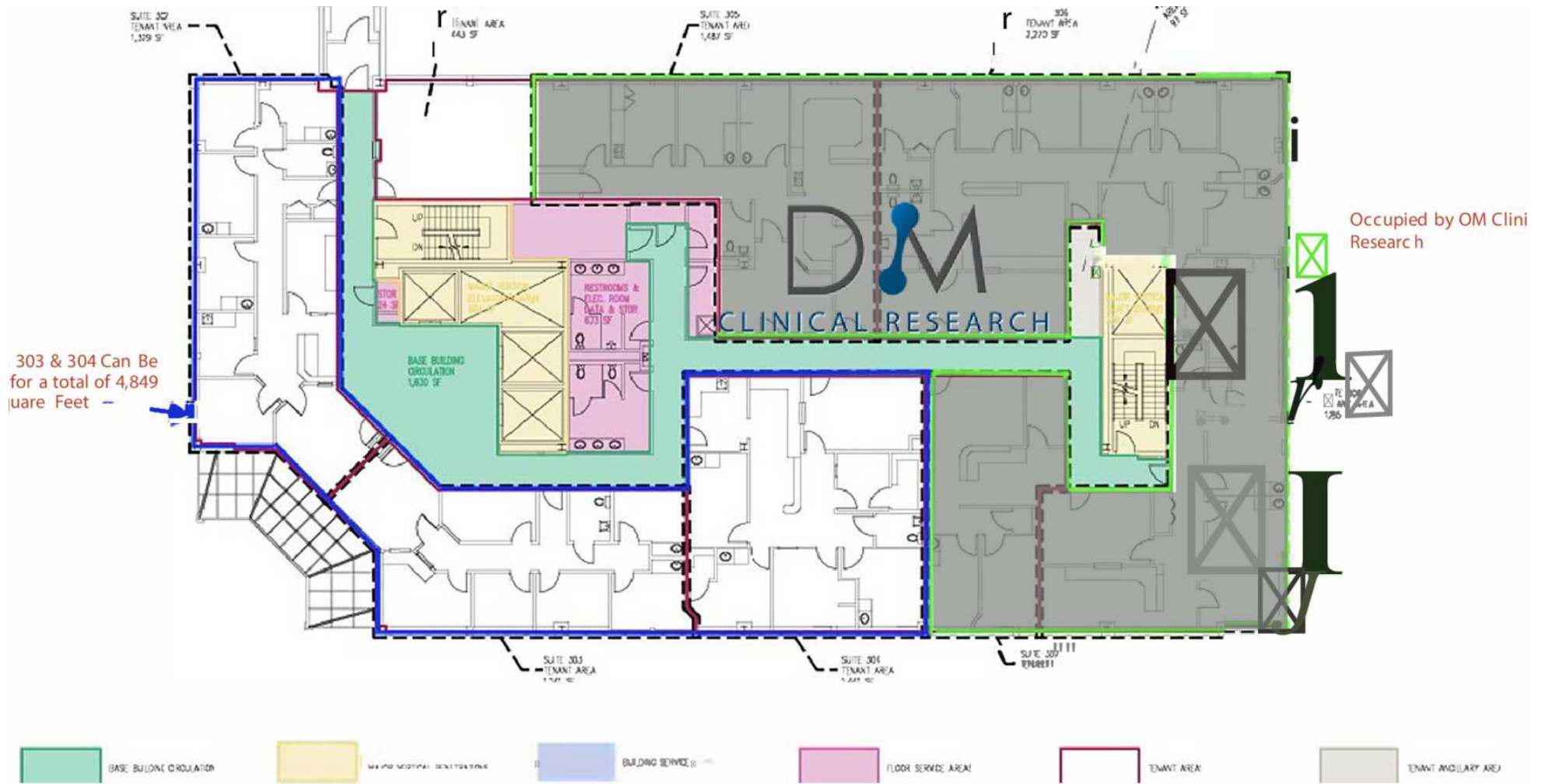
AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Suite 411	Available	1,318 - 4,976 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 2 Restrooms, Staff Lounge, and 1 Private Office. Can be combined with Suites 401 & 412 for a total of 4,976 Square Feet.
Suite 412	Available	1,683 - 4,976 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, Nurse's Station, 1 Restroom, Staff Lounge, and 1 Private Office. Can be combined with Suites 401 & 411 for a total of 4,976 Square Feet.
Suite 500	Available	1,836 - 6,900 SF	Modified Gross	\$20.00 SF/yr	Board room. Can be combined with Suites 501 and 503 for a total of 6,900 Square Feet.
Suite 501	Available	1,571 - 6,900 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 1 Restroom, Business Office, and 2 Private Offices. Can be combined with Suites 501 and 503 for a total of 6,900 Square Feet.
Suite 503	Available	3,493 - 6,900 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, Procedure Room, X-Ray Room, 1 Restroom, , and 3 Private Offices. Can be combined with Suites 500 and 501 for a total of 6,900 Square Feet.

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3RD FLOOR



WOODLAKE SPECIALTY HOSPITAL: Medical Office Building - Third Floor

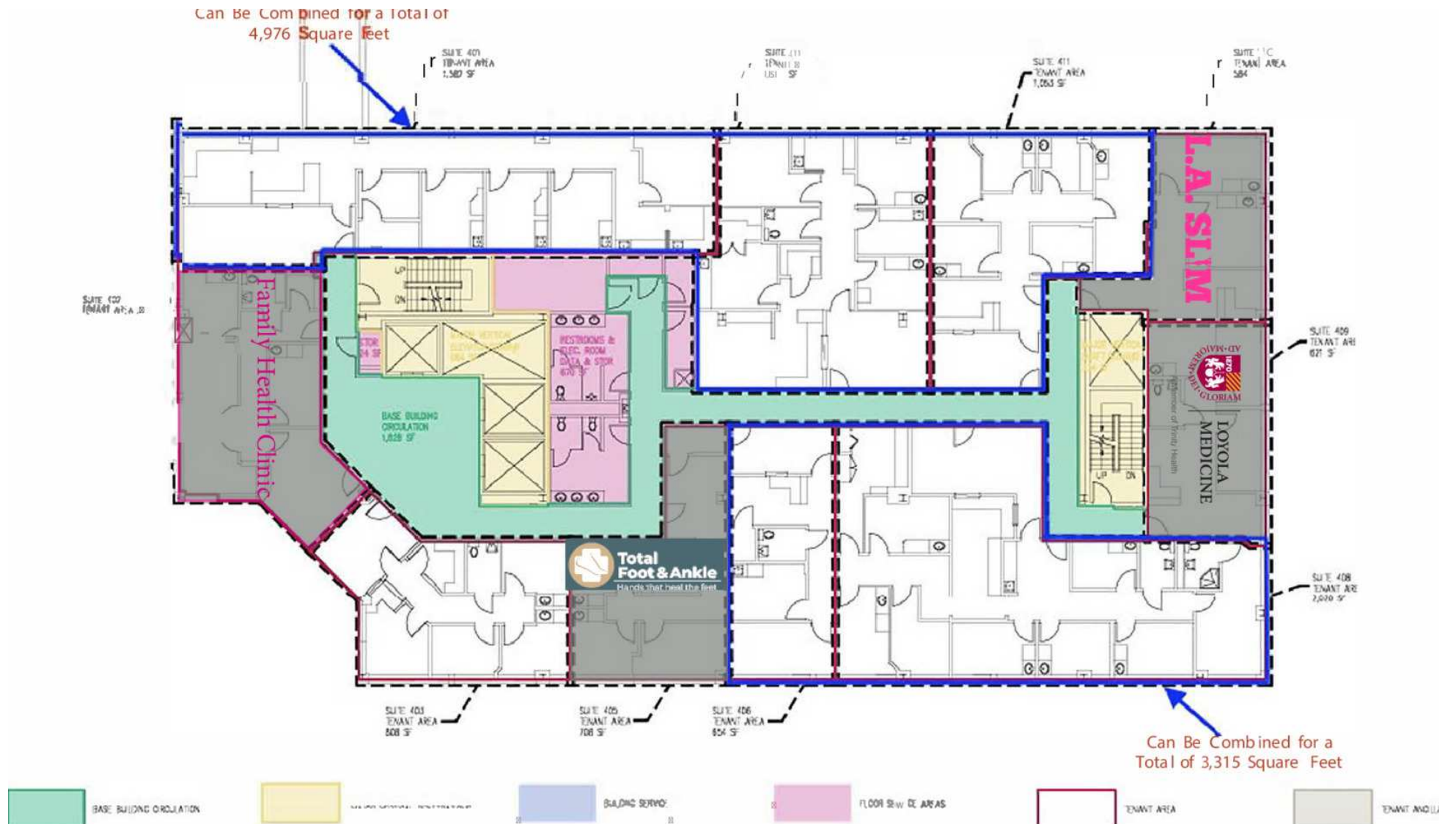
Summary of Areas per Inter-Building Area Method B, ANSI/BOMA 265.1-2017

22 FEBRUARY

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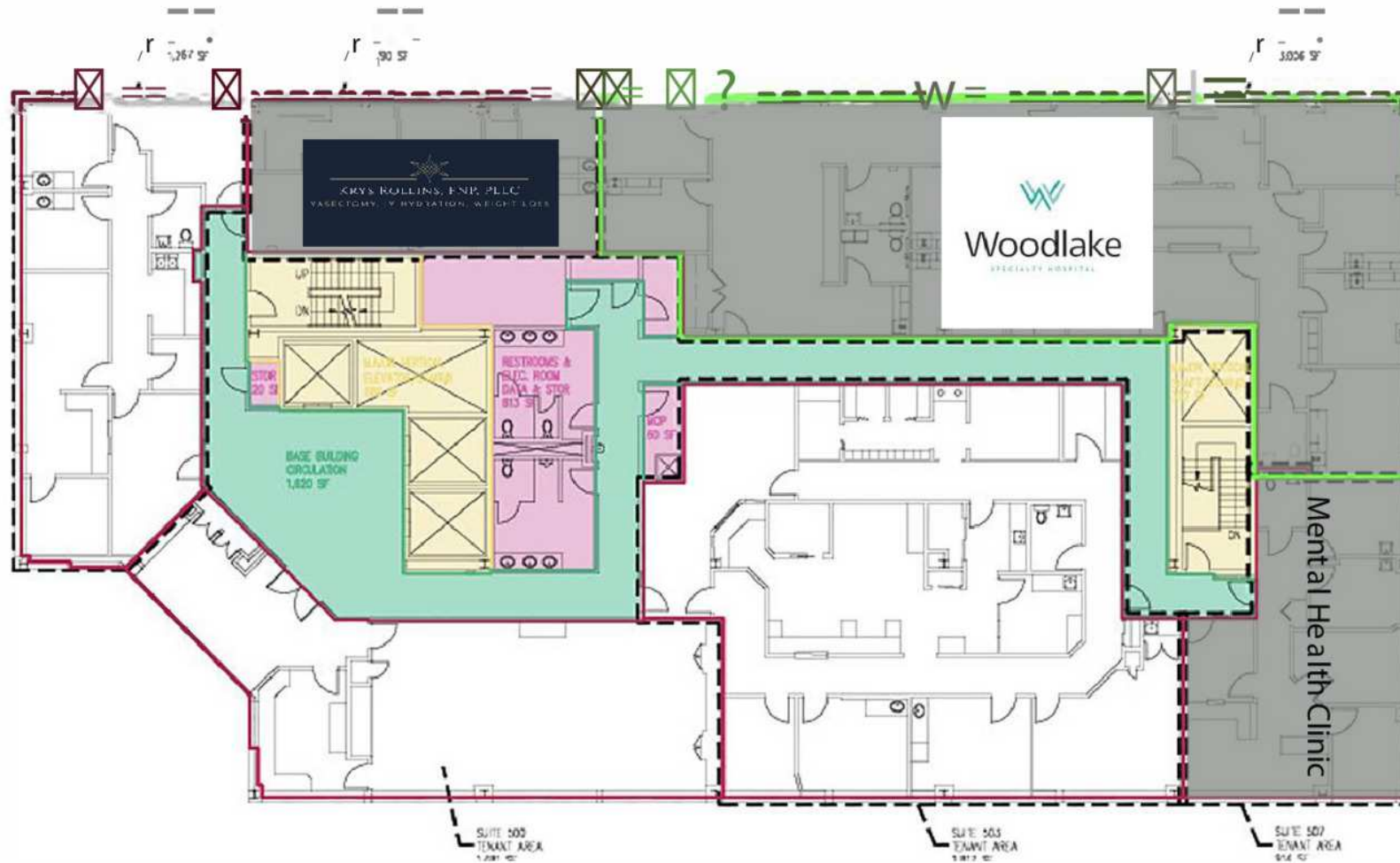
4TH FLOOR



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5TH FLOOR



- BASE BUILDING CIRCULATION
- MAJOR VERTICAL PENETRATIONS
- BUILDING SERVICE AREA
- FLOOR SERVICE AREA
- TENANT AREA
- TENANT

Medical Office Space at Woodlake Specialty Hospital

DEMOGRAPHICS MAP AND REPORT

Melrose Park, IL

Population

1 MILE

27,637

TOTAL POPULATION

77,581 | 177,762
2 MILES | 3 MILES

37

AVERAGE AGE

40 | 41
2 MILES | 3 MILES

Households and Income

1 MILE

9,005

TOTAL HOUSEHOLDS

27,298 | 67,542
2 MILES | 3 MILES

3.1

OF PERSONS PER HH

2.8 | 2.6
2 MILES | 3 MILES

1 Mile

37

AVERAGE AGE (MALE)

38 | 40
2 MILES | 3 MILES

38

AVERAGE AGE (FEMALE)

41 | 42
2 MILES | 3 MILES

1 Mile

\$92,557

AVERAGE HH INCOME

\$105,288 | \$110,283
2 MILES | 3 MILES

\$286,197

AVERAGE HOUSE VALUE

\$340,322 | \$346,218
2 MILES | 3 MILES

* Demographic data derived from 2020 ACS - US Census

