

TURNKEY
MEDICAL SPACE
**FOR LEASE
OR OFFICE SHARE**

2,200 UP TO 5,004 SF



RENT REDUCED

PROPERTY SPECIFICATIONS

PROPERTY OVERVIEW

Description: Medical Office

Year Built: 2005

Office Size: 5,004 SF

Sprinklered: Yes

Sewer/Water: City

Parking: Shared

Possession: Closing

Zoning: B2 - PUD

PIN: 19-30-406-005

CAM: \$3.45 PSF

Real Estate Taxes: \$3.60 PSF

Lease Rate: ~~\$19.25 PSF NNN~~
\$17.50 PSF NNN

2,200 - 5,004 SF AVAILABLE - can be subdivided

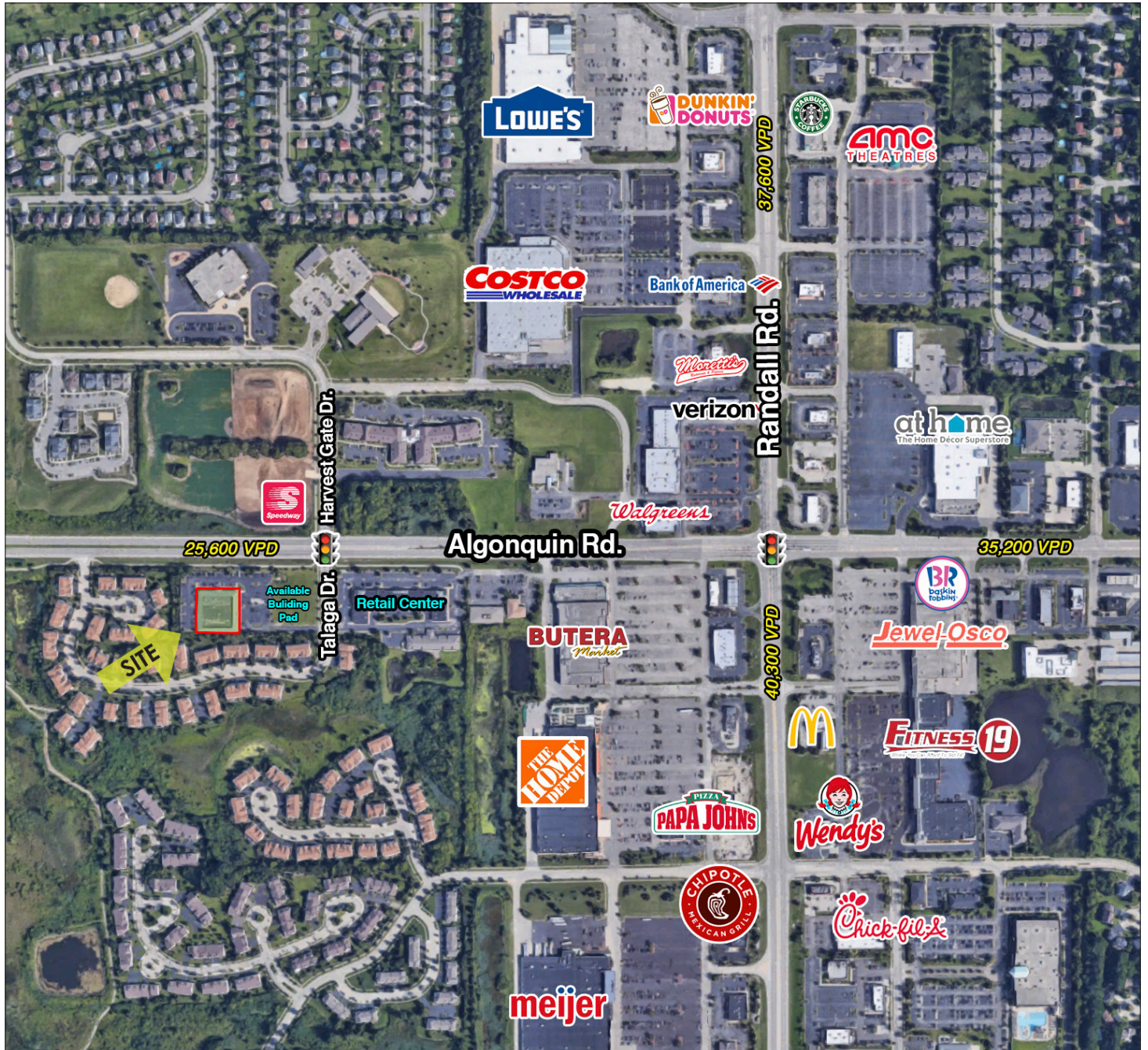
- Currently being used as a private practice internal medicine and medical weight loss clinic with 10 exam rooms, 2 doctors offices, 3 private offices, reception area, break room, waiting area, nurses station, 3 restrooms and a large open area for possible chemo treatment, physical therapy, fitness or blood draw. **Space can be subdivided - has two separate entrances.**
- Full medical building with strong internal referral network within the building
- Ideal location for Internal Medicine, Emergency Care, Medical Laboratory, Oncology, Chemo Treatment, Hematology, Nephrology, Surgery, Neurology, Urology, Gastroenterology, Rheumatology, Plastic Surgery, Endocrinology, Podiatry, Pain Management, Physical Therapy & Blood Draw
- Strong co-tenancy - Orthopedics, ENT, Pulmonary & Sleep Clinic, Pediatrics, Cardiology, OBGYN, Physical Therapy and Medi-Spa
- Condo is located within the Talaga Commons Medical Center, a multi-tenant single story medical office building
- In close proximity to Northwestern Medicine Huntley Hospital
- Building is handicap accessible
- Located at signalized intersection with very easy access and plenty of parking
- If desired, a transition period can be negotiated

CONFIDENTIAL LISTING - PLEASE DO NOT TALK TO EMPLOYEES

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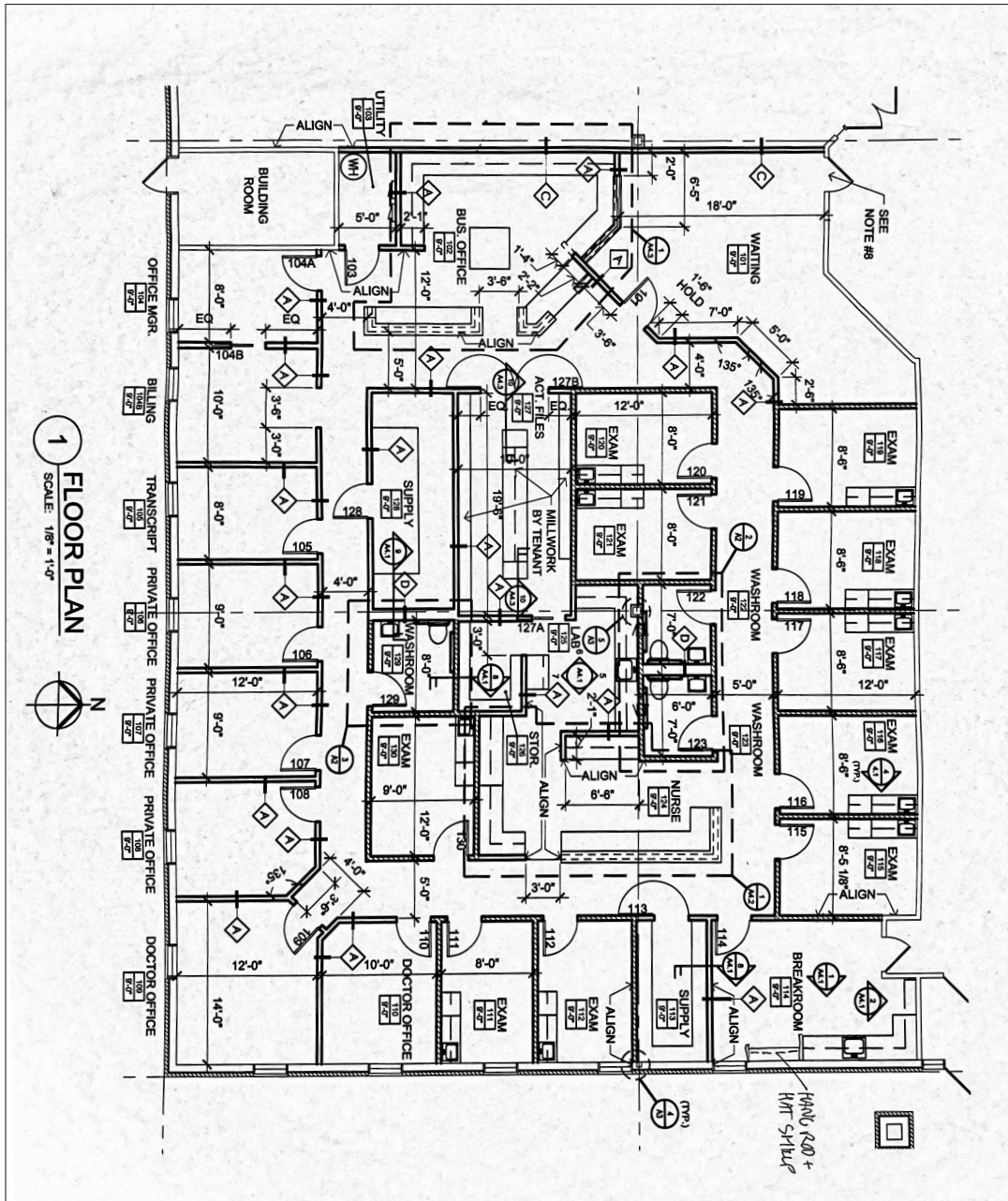




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