

MEDICAL OFFICE CONDO • LOCKPORT, ILLINOIS

16610

W 159th St

±4,000 SF of built-out medical office in Lockport, for sale or lease, on the Silver Cross corridor at 159th Street.

CONTACT FOR PRICING

Doug Pauly • 630.470.8268 • dpaul@lee-associates.com

Peter Cangialosi • 630.885.3994 • pcangialosi@lee-associates.com

PROPERTY SUMMARY

Turnkey medical office on the 159th Street corridor.

A built-out, two-level medical office in Lockport, offered for sale or lease on the established 159th Street medical corridor, beside Silver Cross Medical Group.

±4,000_{SF}
AVAILABLE • TWO LEVELS

\$695,000
OFFERED FOR SALE

\$20 /_{SF} NNN
OFFERED FOR LEASE

Move-in
READY • MEDICAL BUILT-OUT

THE PROPERTY

ADDRESS	16610 W 159th Street, Lockport, IL 60441
PROPERTY TYPE	Medical office condominium
AVAILABLE AREA	±4,000 RSF across two levels
SALE PRICE	\$695,000
LEASE RATE	\$20.00 / SF, triple net
DELIVERY	Existing medical / office improvements in place
PARKING	On-site surface lot

- 01

TURNKEY MEDICAL
Reception and waiting, private offices and exam rooms with casework, ADA restroom, kitchen and break, and ample storage — move-in ready.
- 02

SILVER CROSS CORRIDOR
On the 159th Street medical node beside Silver Cross Medical Group (16622 W 159th), with Silver Cross Hospital nearby in New Lenox.
- 03

OWNER-USER OR INVESTOR
Priced to buy at \$695,000 or lease at \$20.00/SF NNN, minutes from I-355, serving Lockport, Homer Glen, and New Lenox.

INSIDE THE BUILDING

Built for medical use.

Existing reception and waiting, private exam and treatment rooms, ADA restroom, and break space – flexible across primary care, specialty, dental, and professional uses.



RECEPTION & WAITING

Welcoming patient waiting.



CHECK-IN & ENTRY

Reception window at entry.



EXAM ROOM

Private room with sink & casework.



INTERIOR CORRIDOR

Wood-floor circulation spine.



ADA RESTROOM

Accessible, medical-ready.



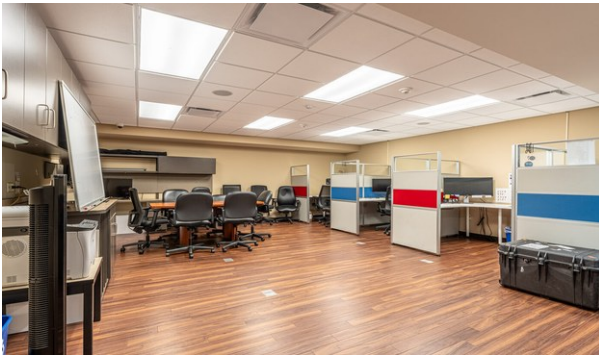
KITCHEN & BREAK

Staff kitchen with cabinetry.

THE SPACE

Room to run a practice.

Open work areas, private offices, built-in casework, and generous storage support clinical and administrative operations across both levels.



OPEN WORK AREA
Flexible open bullpen.



PRIVATE OFFICE
Windowed private office.



CASEWORK OFFICE
Built-in cabinetry & counters.



WINDOW OFFICE
Natural light throughout.



SUPPLY & STORAGE
Organized supply room.



CONFERENCE / BREAK
Meeting & staff space.

LOCATION & ACCESS

On the Silver Cross corridor.



IN THE AREA

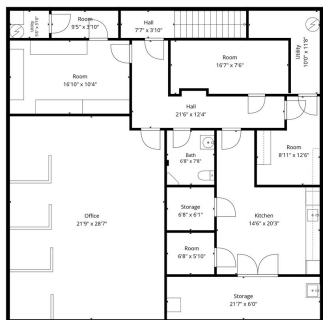
Silver Cross Medical Group
Next door • 16622 W 159th St
I-355 (Veterans Memorial Tollway)
159th St interchange, Lockport

Silver Cross Hospital
New Lenox regional campus
159th Street retail corridor
Grocery, dining, and services

FLOOR PLANS

±4,000 SF across two levels.

Cubicasa-measured plans showing the reception, offices and exam rooms, support spaces, and lower level. Areas approximate.



OVERALL



FIRST FLOOR



LOWER LEVEL

Floor plans created by Cubicasa. Measurements deemed reliable but not guaranteed. Marketed area ±4,000 SF per listing.



COMMERCIAL REAL ESTATE SERVICES
HEALTHCARE

Let's find the right fit.

16610 W 159th Street, Lockport, IL 60441 · medical office condominium, $\pm$ 4,000 SF, for sale at \$695,000 or lease at \$20.00/SF NNN.

CONTACT

Doug Pauly

630.470.8268 · dpaul@lee-associates.com

Peter Cangialosi

630.885.3994 · pcangialosi@lee-associates.com

Lee & Associates of Illinois, LLC · 9450 W. Bryn Mawr Ave, Suite 550, Rosemont, IL 60018 · www.lee-associates.com

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footages and dimensions are approximate. Photos courtesy of ownership. Subject to errors, omissions, prior sale or lease, change, or withdrawal without notice.