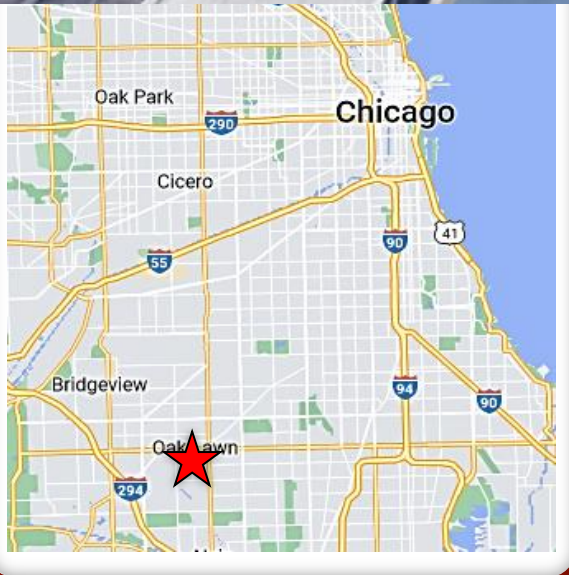


**1,500 SF MEDICAL SPACE**  
5106 Museum Dr. (95<sup>th</sup> Street)  
Oak Lawn, Illinois

# FOR LEASE

**FULLY BUILT OUT MEDICAL SPACE**



- 1,500 -2,500 sf., fully fixtured, turn-key medical office space for lease on 95<sup>th</sup> street at the Metra train station in Oak Lawn
- Built out in 2019 with 6 exam rooms, lab, kitchenette, comfortable waiting area, two restrooms and doctor's office ...nothing was spared in this beautiful, efficient and functional build out.
- Excellent visibility on 95th, large windows, highly visible signage
- Tenants include the Oak Lawn Children's Museum, Pediatric Urgent Care, Rush Physical Therapy and Ice cream shop.
- Ample parking in front of center off Museum Drive as well as free parking in the adjacent parking ramp.
- Traffic: 33,400 VPD (95<sup>th</sup> Street)

JOE PADORR

312.316.2300

[jpadorr@seneca-re.com](mailto:jpadorr@seneca-re.com)

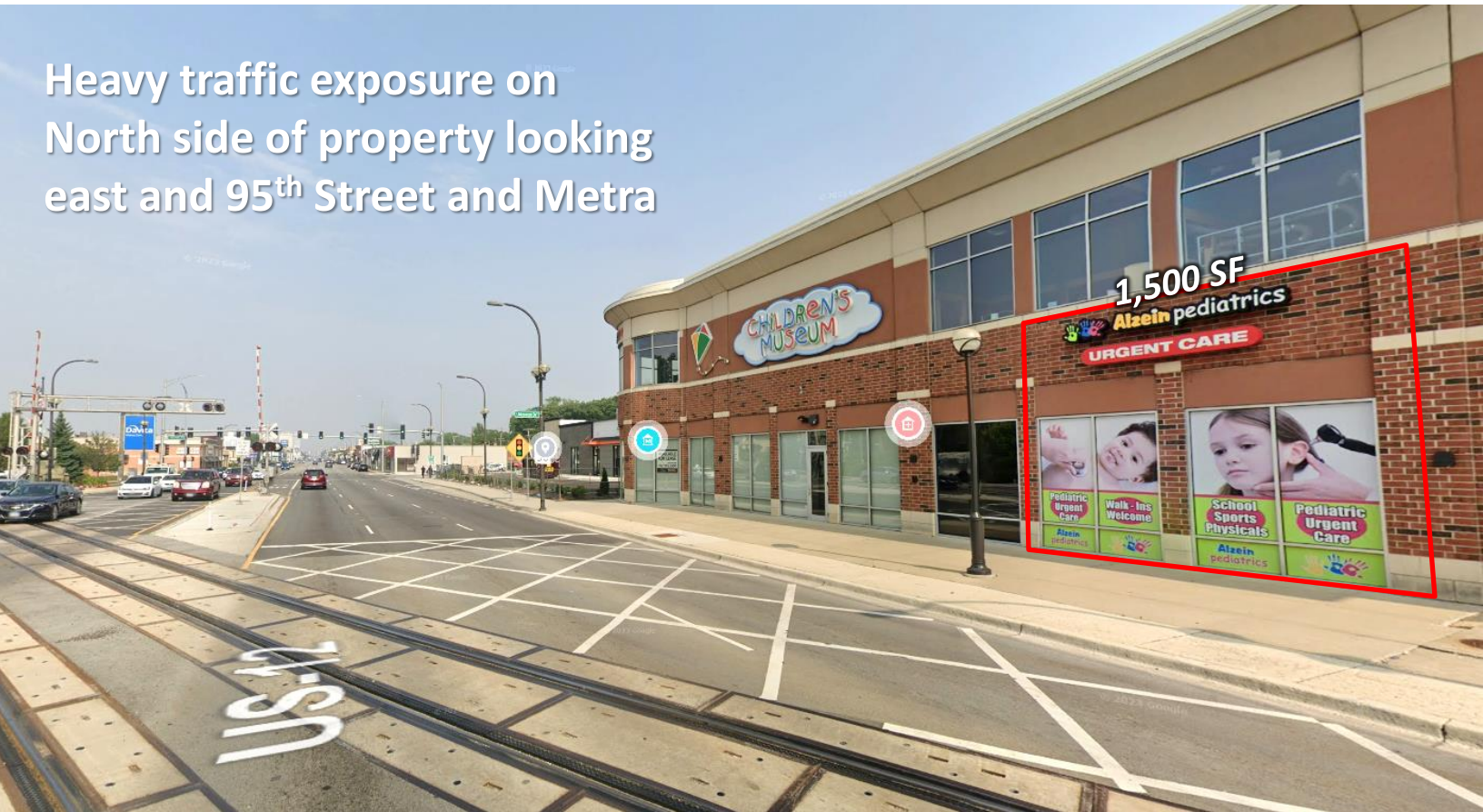
**SENECA**  
REAL ESTATE GROUP



Main entrances and parking on south side of building



Heavy traffic exposure on North side of property looking east and 95<sup>th</sup> Street and Metra



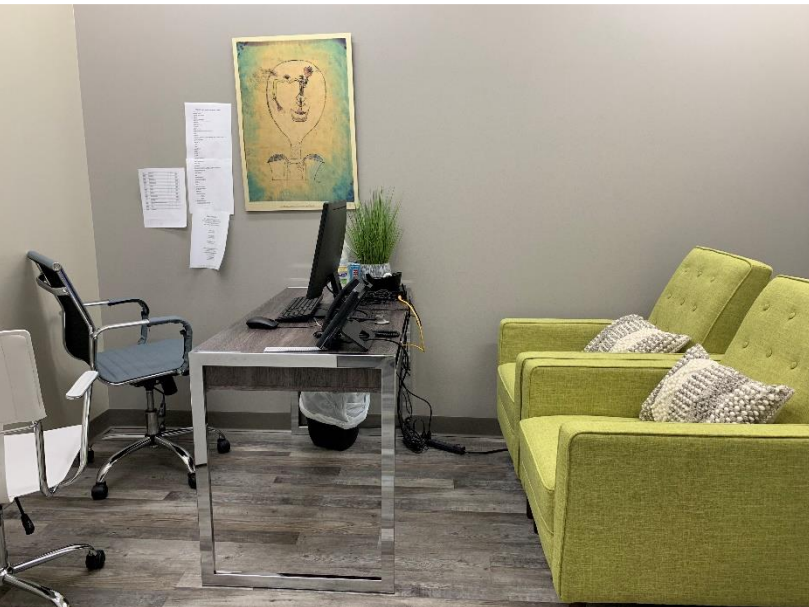




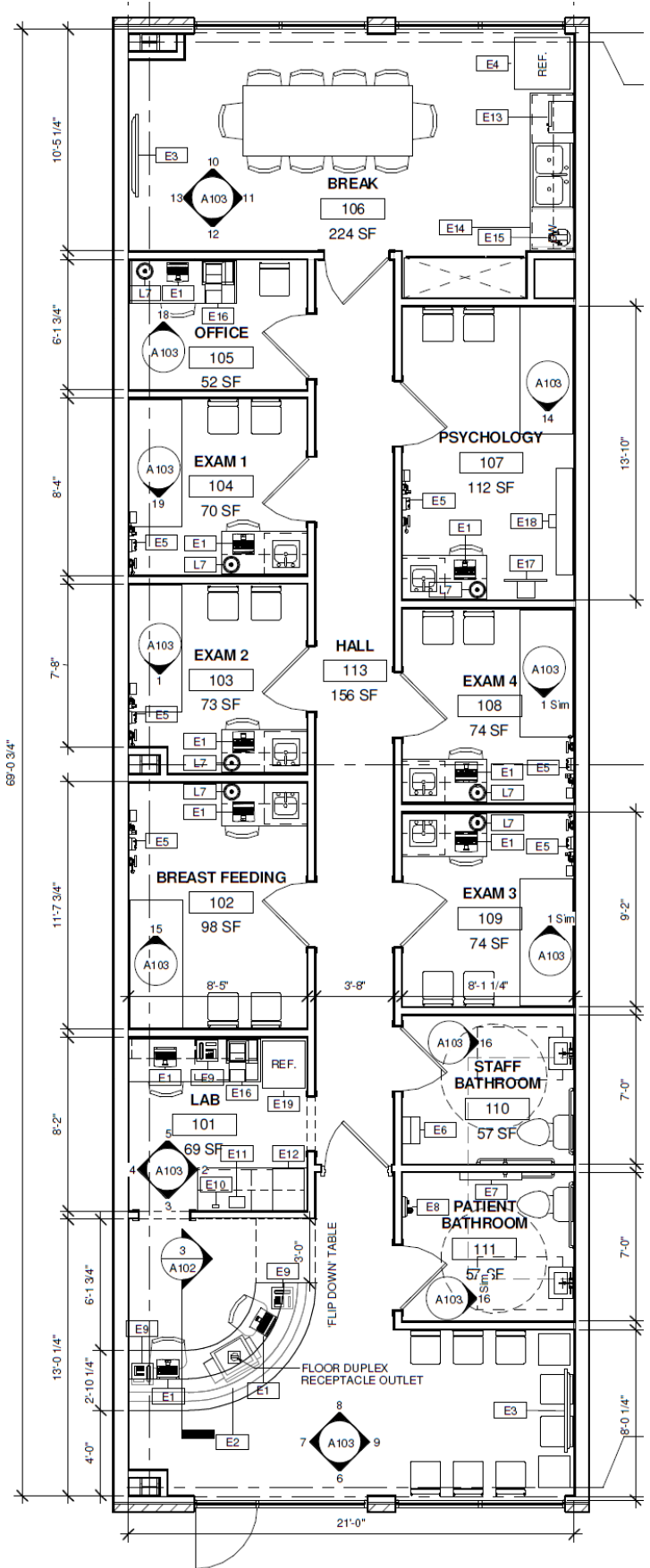
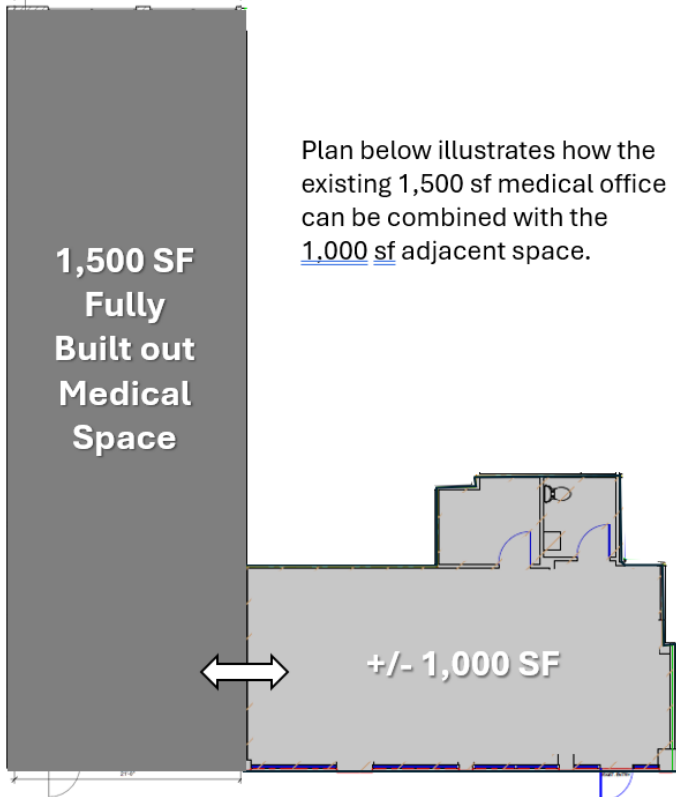
Metra Rail Station Adjacent to Property







Fully built out Medical Space  
 1,500 SF can expand to 2,500 sf  
 with adjacent 1,000 sf





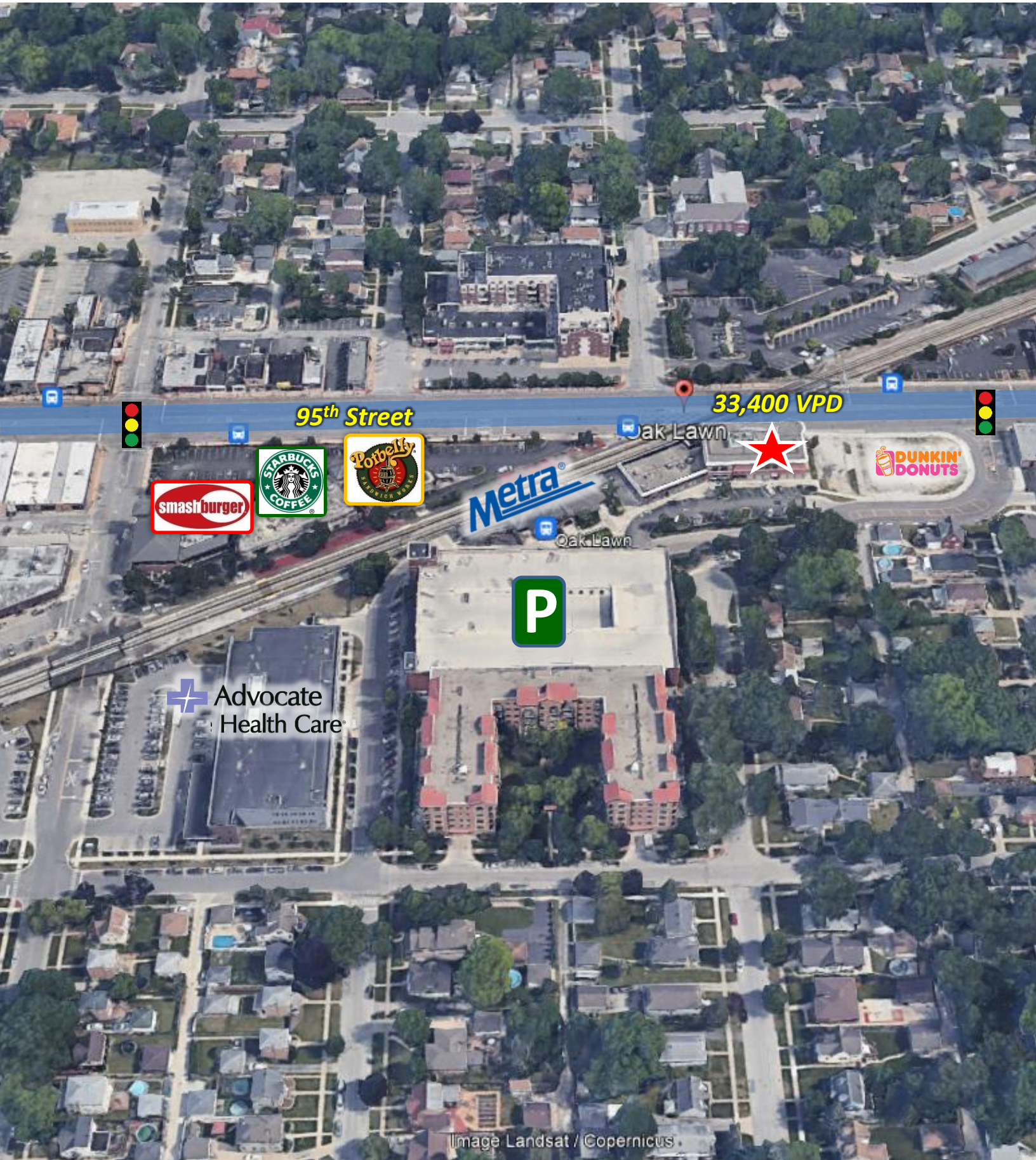


Image Landsat / Copernicus