

**FOR LEASE
OR OFFICE SHARE
TURNKEY MEDICAL
OR OFFICE SPACE
5,004 SF**

RENT REDUCED



PROPERTY SPECIFICATIONS

Description: Medical/Office Space
Year Built: 2005
Office Size: 5,004 SF
Sprinklered: Yes
Sewer/Water: City
Parking: Shared
Posession: 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
\$12.50 PSF NNN

PROPERTY OVERVIEW

5,004 SF AVAILABLE

- 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.
- Can be converted to traditional office space**
- Strong internal referral network within the building. Co-tenancy includes Orthopedics, ENT, Pulmonary & Sleep Clinic, Pediatrics, OBGYN, Physical Therapy and Medi-Spa
- Ideal location for Cardiology, 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
- The office suite is located within the Talaga Commons Medical Center, a multi-tenant single story medical office building
- Close proximity to Northwestern Medicine Huntley Hospital
- Building is handicap accessible
- Located at signalized intersection with very easy access and plenty of parking

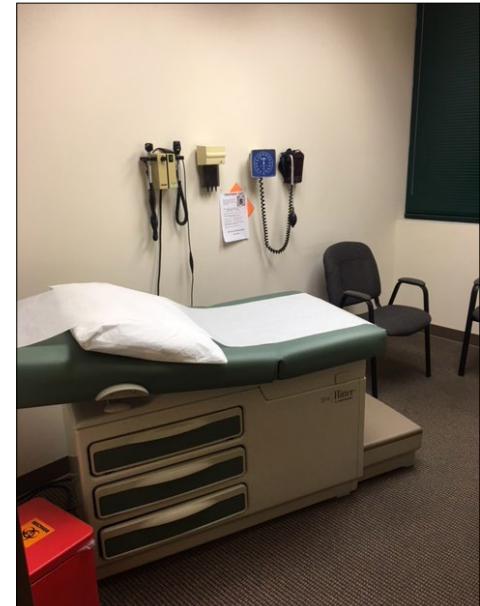
CONFIDENTIAL LISTING - PLEASE DO NOT TALK TO EMPLOYEES

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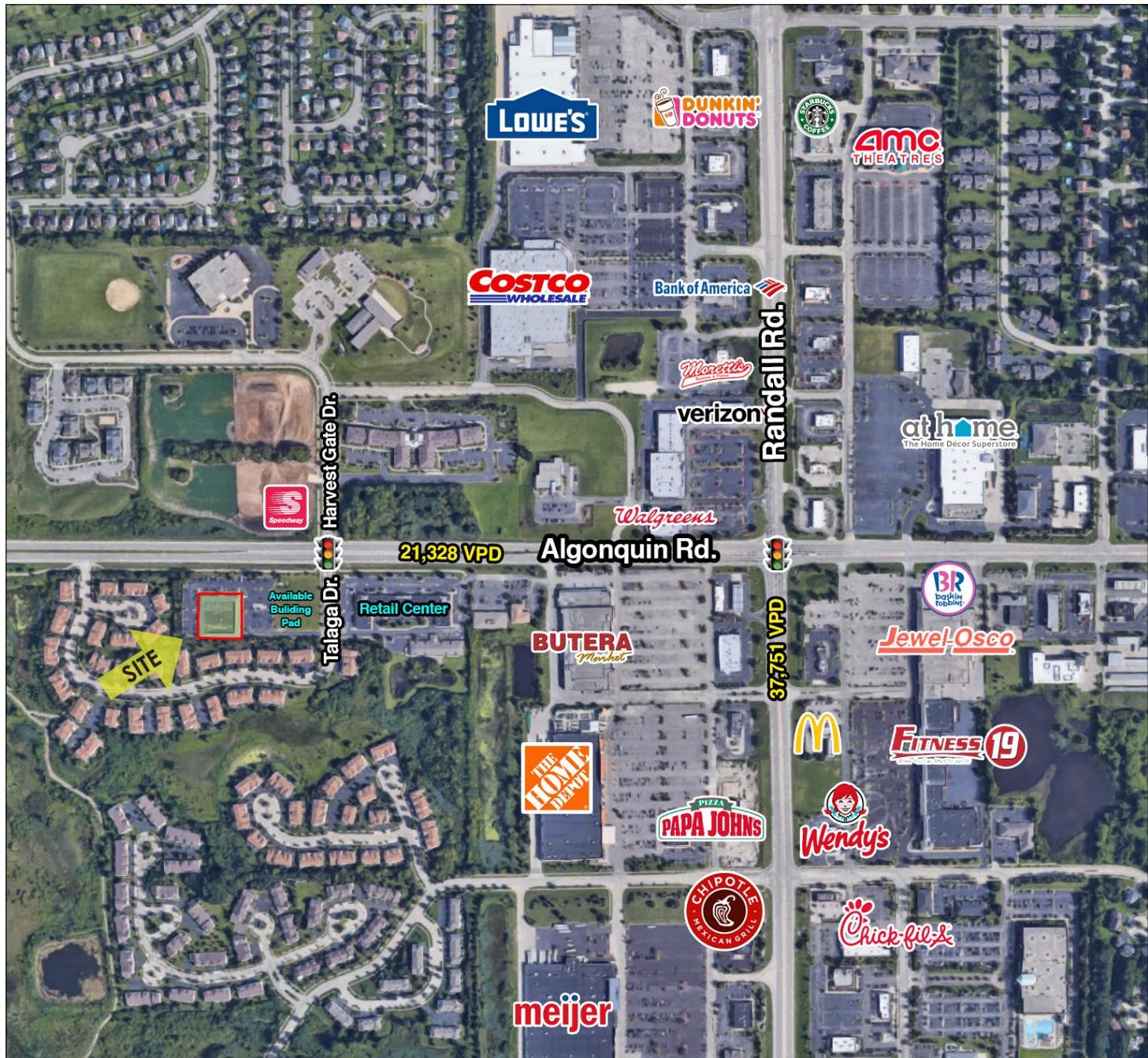


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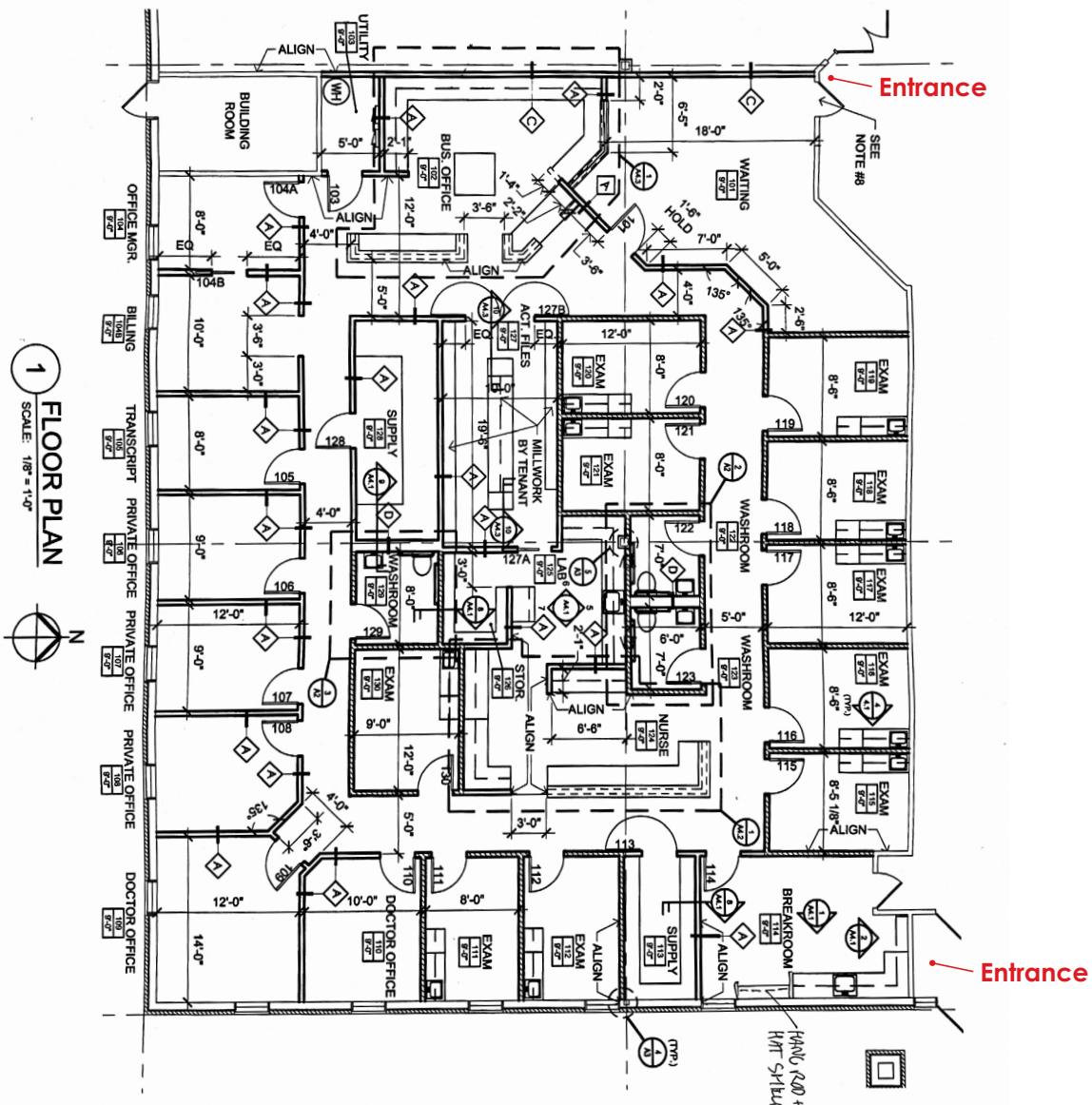
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Space can be subdivided and/or converted to traditional office space



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