

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



PROPERTY SPECIFICATIONS

Description: Medical/Office Space

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~~
\$12.50 PSF NNN

PROPERTY OVERVIEW

5,004 SF AVAILABLE

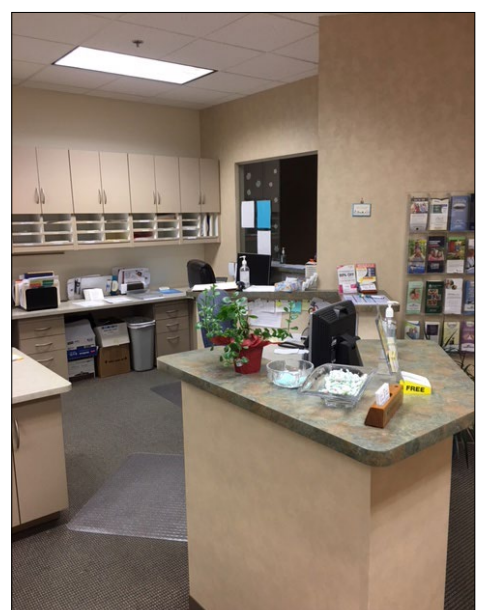
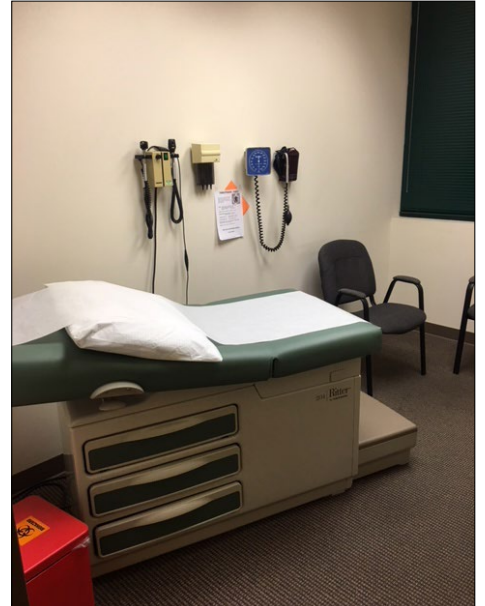
- Currently being used as a private practice internal medicine and medical weight loss clinic with 10 exam rooms, 2 doctors offices, 3 private offices, reception area, break room, waiting area, nurses station, 3 restrooms and a large open area for possible chemo treatment, physical therapy, fitness or 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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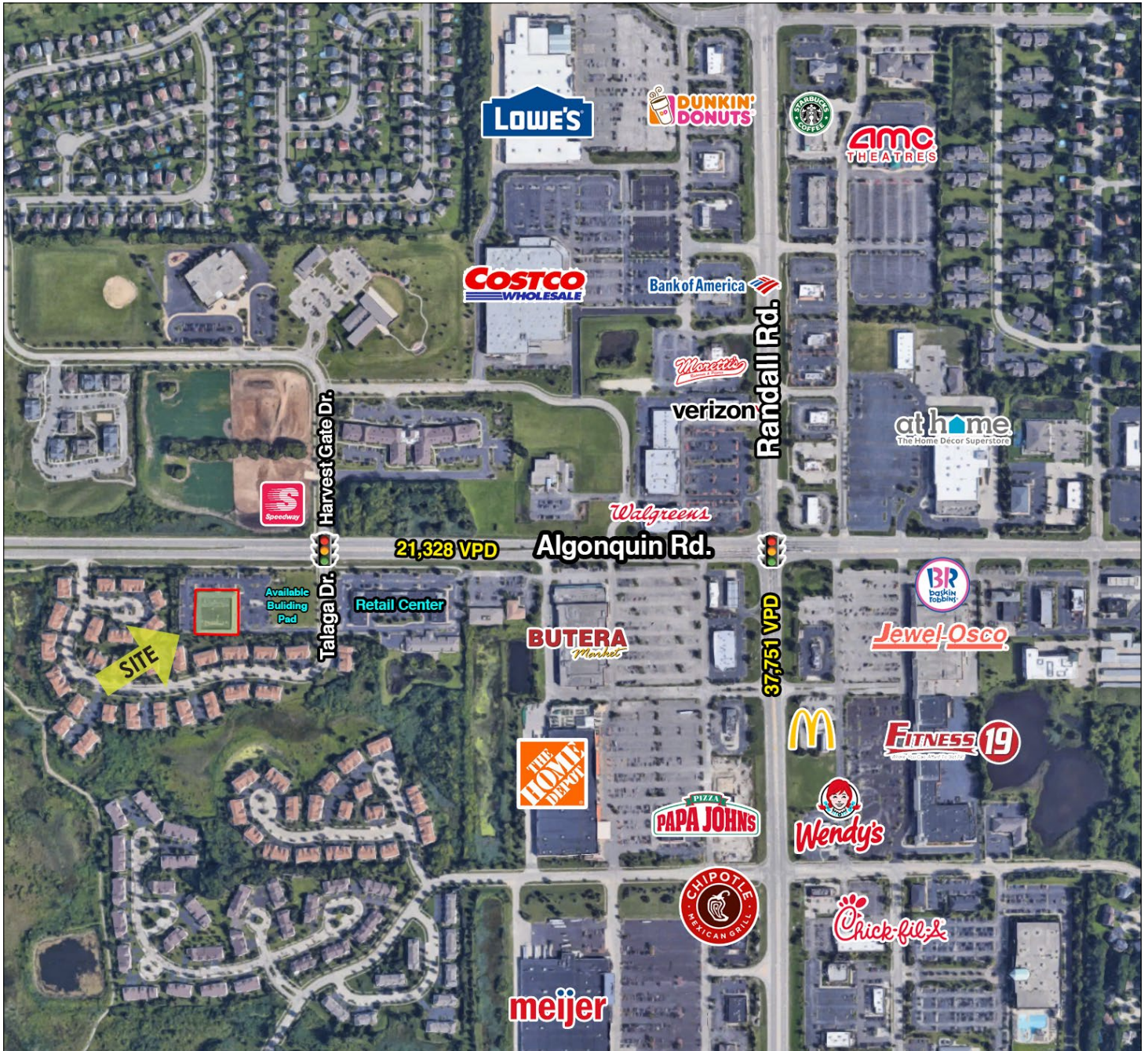




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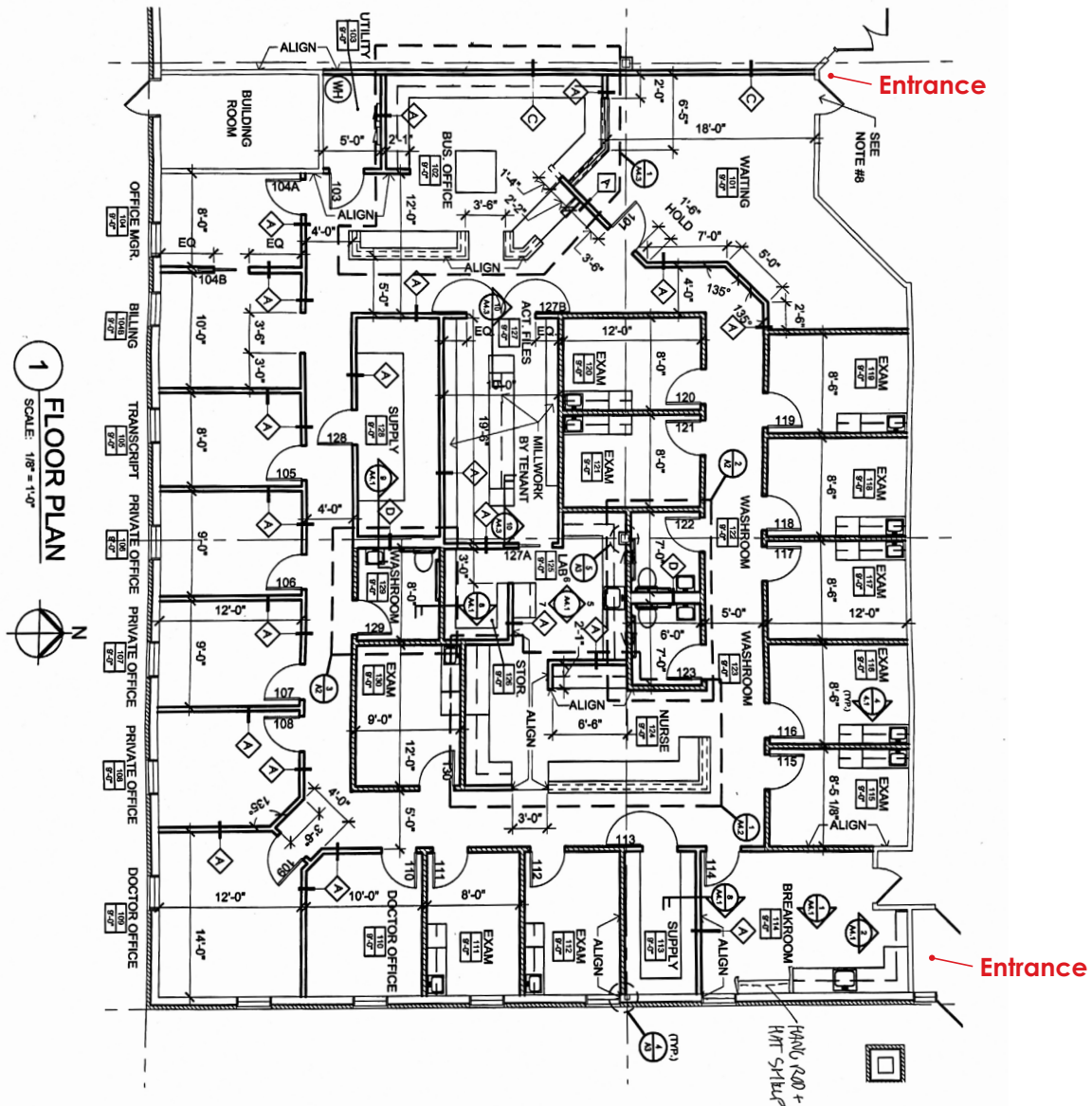
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GRID7
PROPERTIES

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



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