

JAMESON.

# FOR LEASE

## OFFICE/MEDICAL

Thorek Memorial Hospital- 840 West Irving Park Road

Chicago, IL 60613

\$24.00-\$34.00/SF/Gross + Electric

Brent Burden, CCIM  
Senior Vice President  
847.826.7271  
bburden@jameson.com

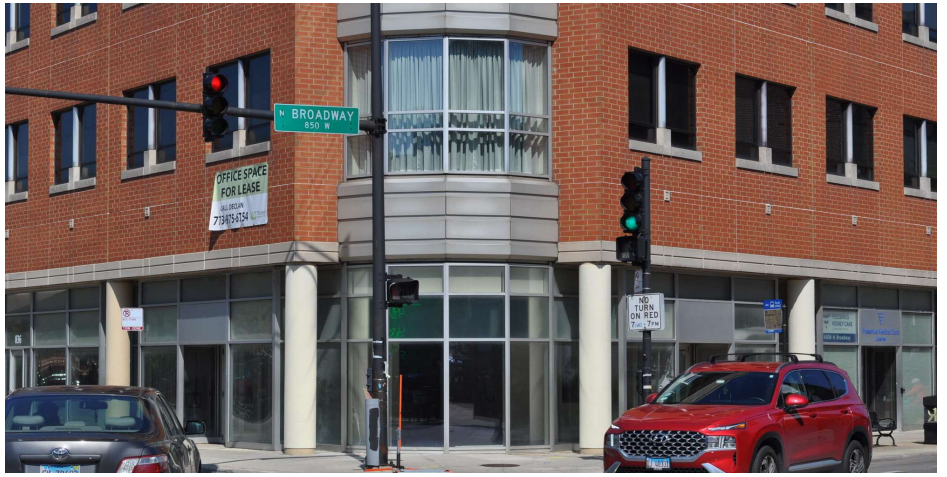
Mark Kishtow  
Senior VP, Investment Sales  
312.867.2265  
mkishtow@jameson.com

JAMESONCOMMERCIAL.COM

©Jameson Real Estate LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.



# JAMESON.



## LEASE OVERVIEW

LEASE PRICE: \$24.00-\$34.00/SF/Gross

SUITE SIZES: 800 SF- 7,104 SF

BUILDING TYPE: Medical Office

LAYOUTS: Retail, Office

PARKING: On site

MARKET: Chicago MSA

CROSS STREETS: Broadway/Irving Park Road

## AREA TENANTS

- Walgreens
- Ace Hardware
- Dunkin' Donuts
- Subway
- Trio Convenience Store
- BP
- H&R Block
- Gamestop
- Taco Burrito House

## PROPERTY DESCRIPTION

Rents: Gross + Electric  
Available suites in Hospital  
Ground floor retail available  
Office available on upper floors

## PROPERTY HIGHLIGHTS

- Office Space available within Thorek Memorial Hospital
- On site parking
- Terrific location
- Walk to Sheridan CTA station (Red/Purple lines)

## AREA AND TRANSPORTATION HIGHLIGHTS

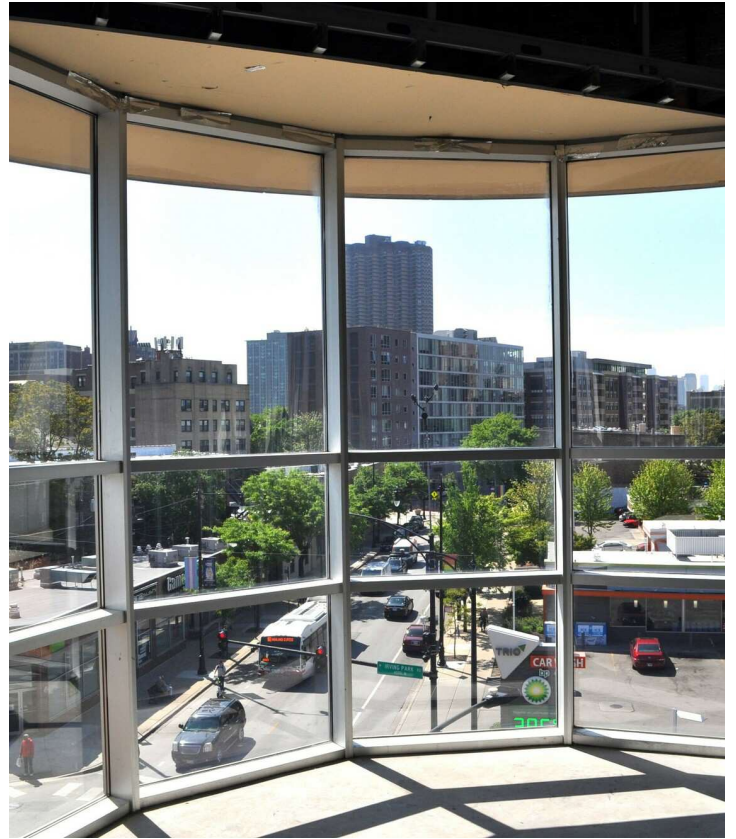
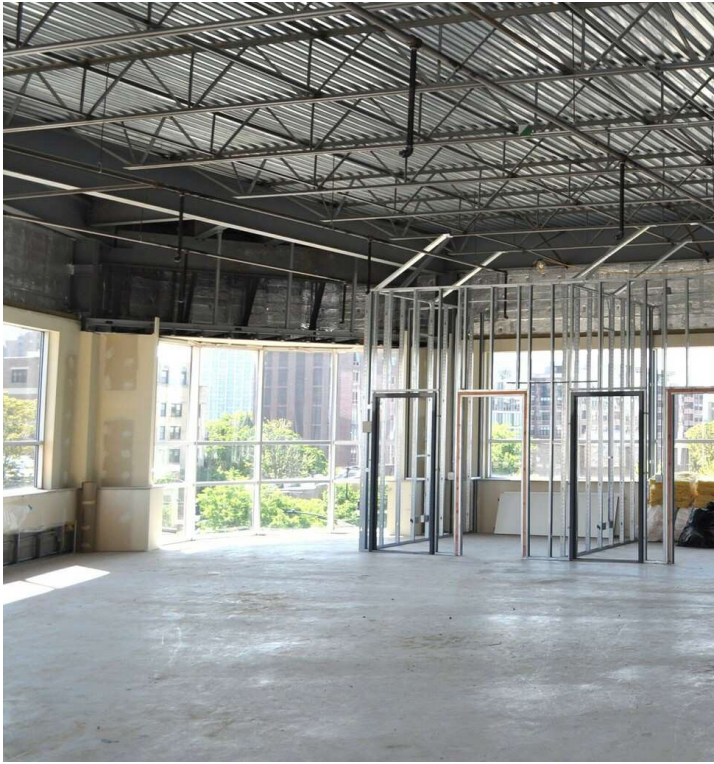
- Sheridan CTA station (Red/Purple Lines)- 2 blocks.
- On site surface parking.
- CTA bus lines- 80 & 36

JAMESON.

## INTERIOR PHOTOS

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613

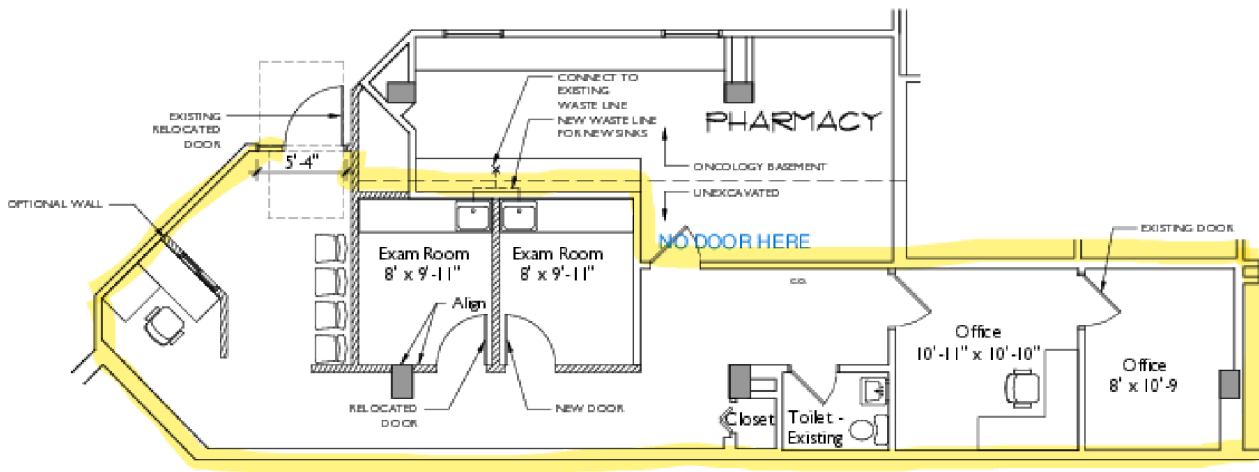
---



# 850 W. IRVING PARK ROAD: SUITE 100- 1,000 RSF

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613

Suite 100  
1,000 RSF



Huron Design Group

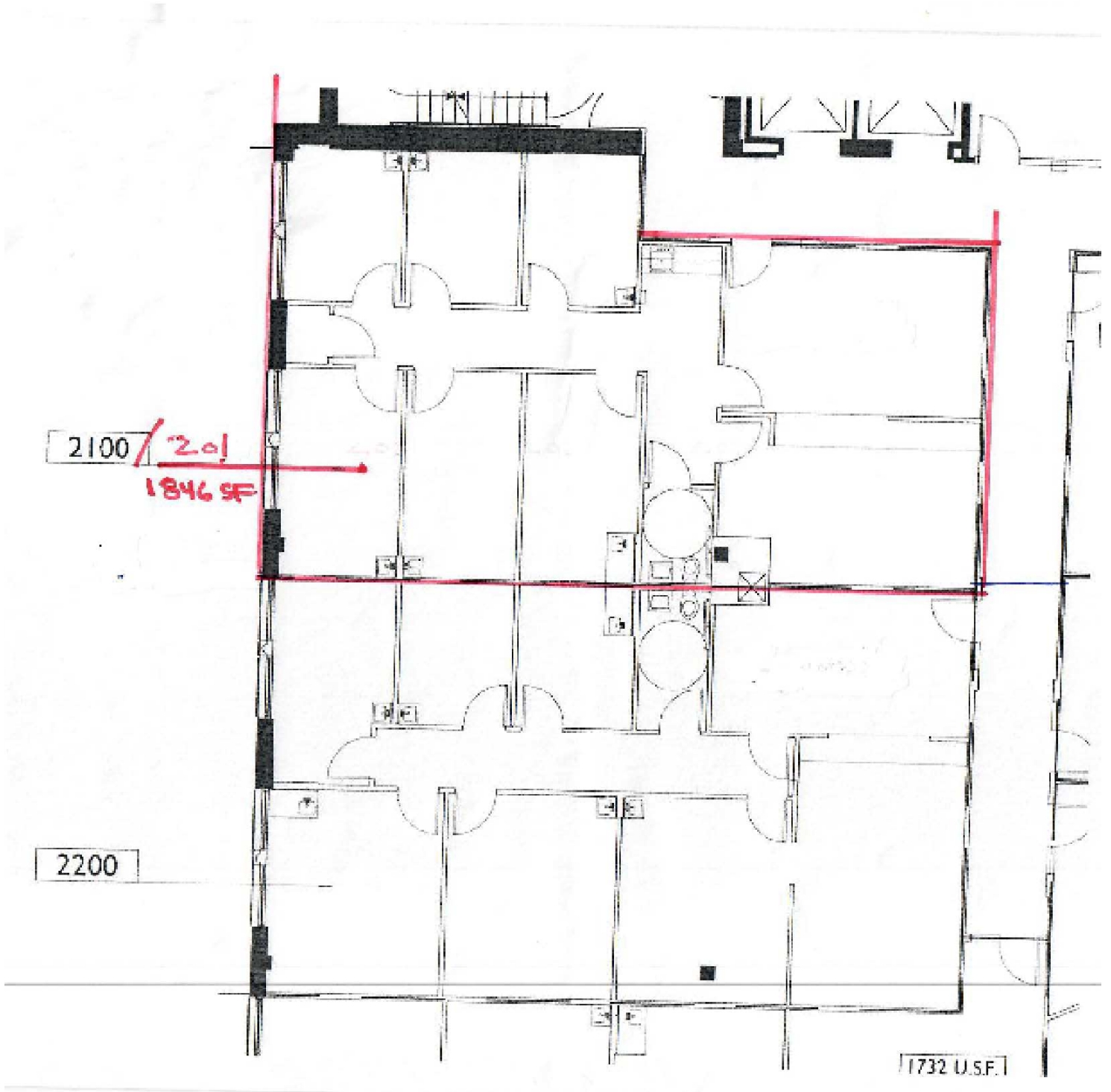
Proposed Floor Plan

REVISED: 3.1.22

<p>5830 N Kingsdale Ave Chicago, IL 60646 (312) 944-3295</p>	<p>Thorek Hospital 850 West Irving Park Rd Chicago, Illinois 60613</p>	<p>DATE 1.4.22</p>	<p>SCALE 1/8"=1'-0"</p>	<p>JOB NO. .</p>	<p>DRAWING SK-1.B</p>
--	--	------------------------	-----------------------------	----------------------	---------------------------

## 2ND FLOOR PLAN: SUITE 201- 1,846 RSF

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613 \$24.00 SF/yr

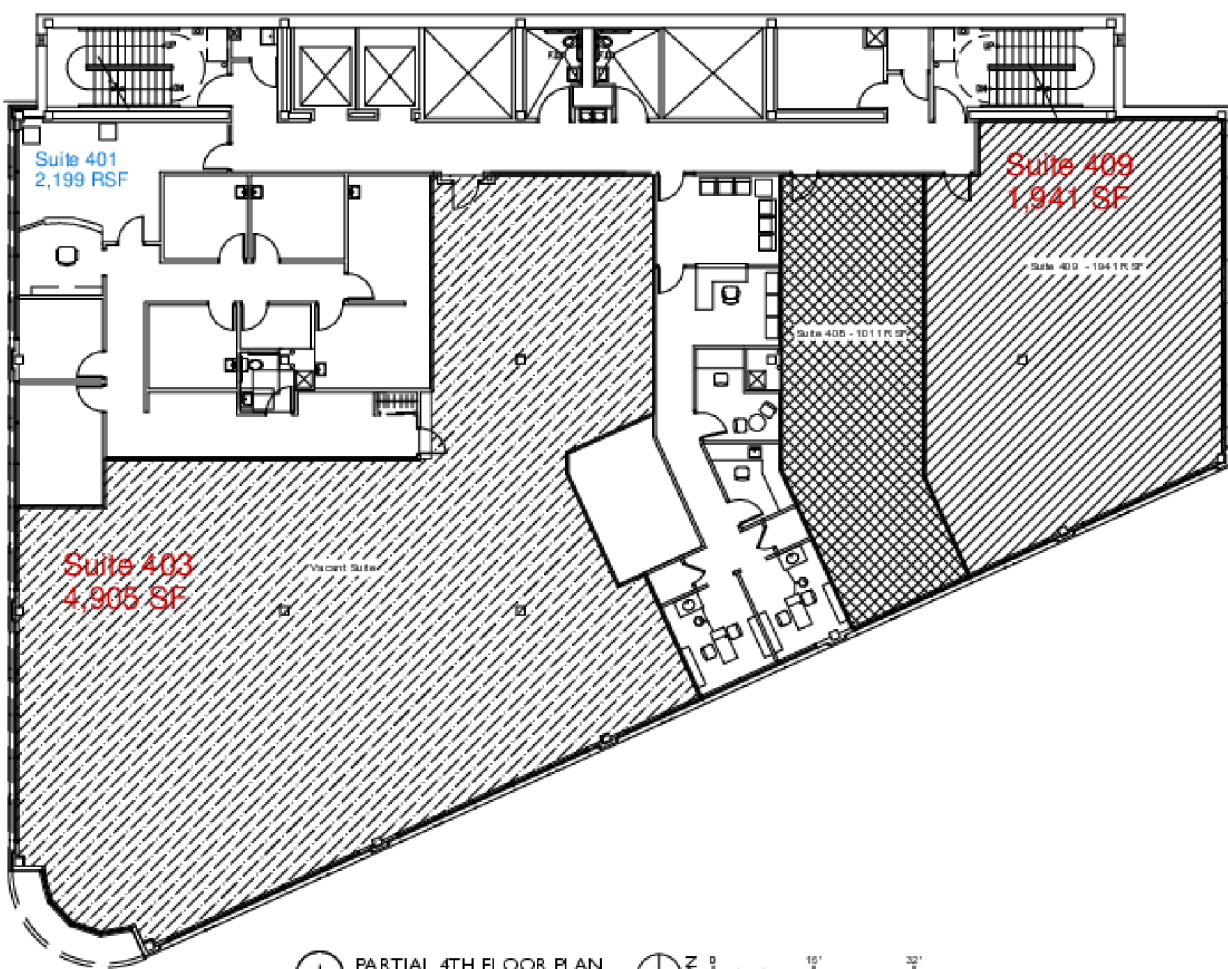


## 2ND FLOOR PLAN: STE. 207- 1,520 RSF

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613

---





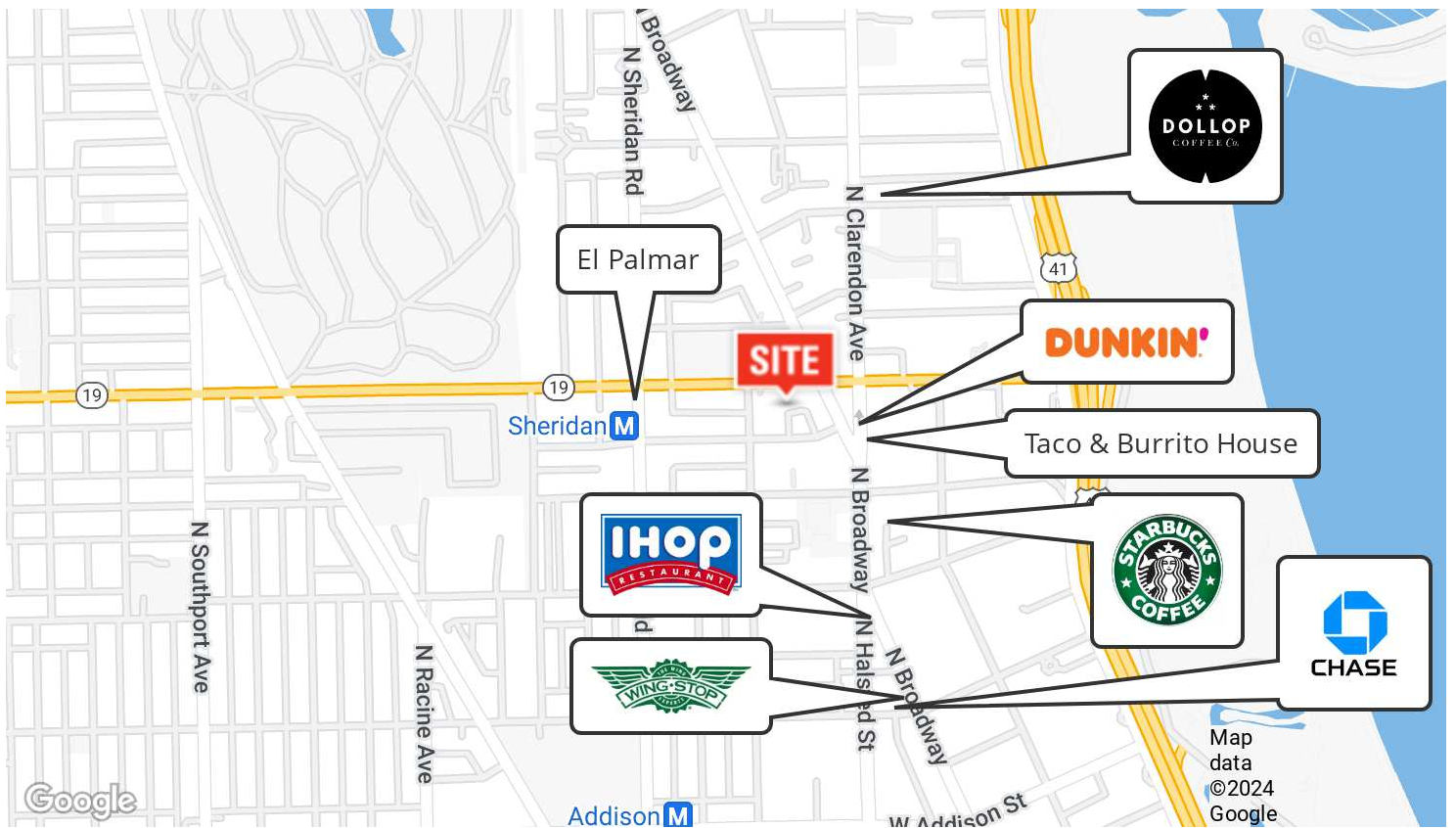
1 PARTIAL 4TH FLOOR PLAN  
Scale: 1/16" = 1'-0"



Huron Design Group 180 N. LaSalle Street Chicago, IL 60601 312.284.4328	THOREK PROFESSIONAL BUILDING 4TH FLOOR 840 W. Irving Park Chicago, Illinois	DATE 08.27.20	SCALE 3/32" = 1'-0"	JOB NO. 1540	DRAWING Area Takeoff
--	--	------------------	------------------------	-----------------	-------------------------

# AERIAL & STREET DETAIL

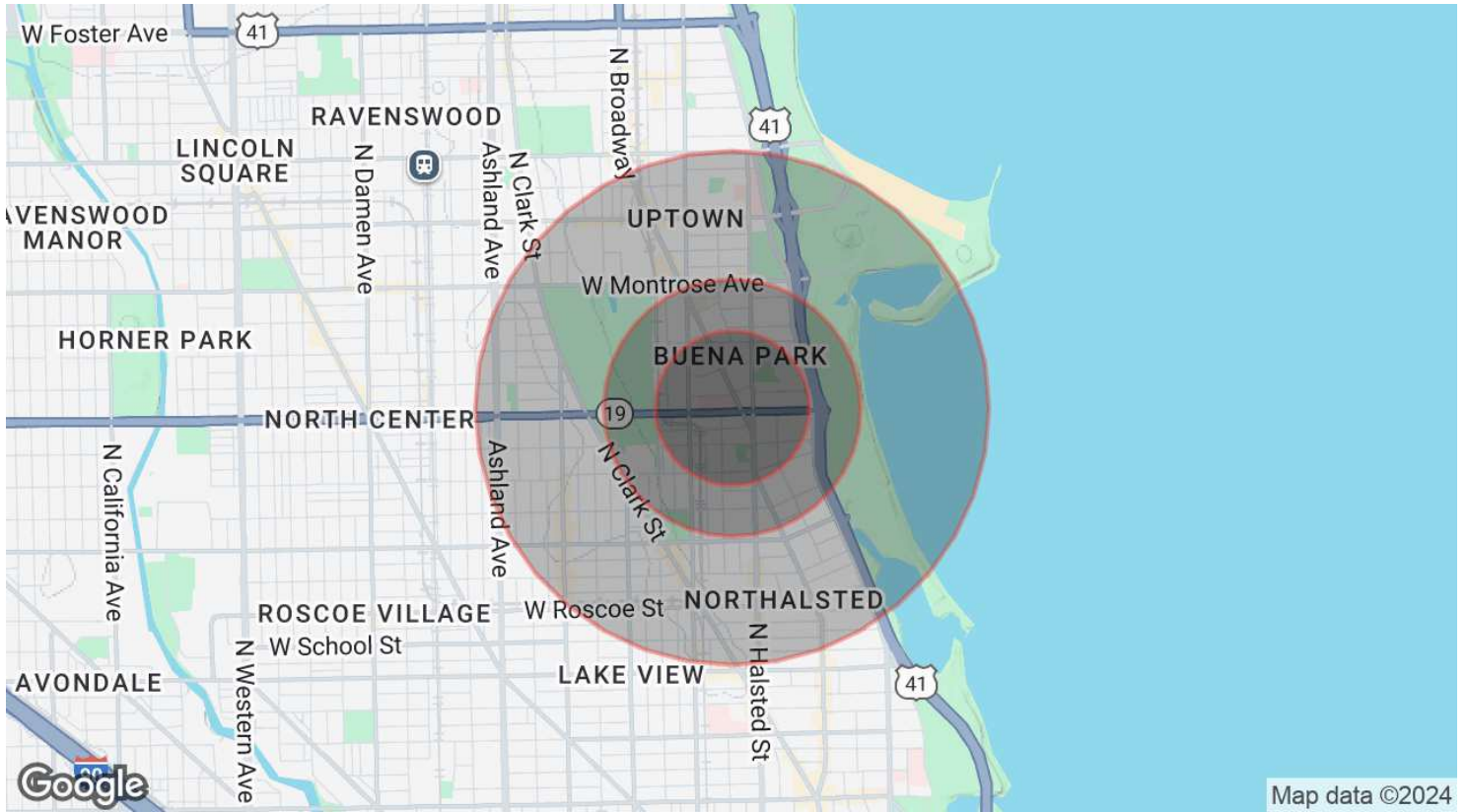
Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613





# DEMOGRAPHICS MAP & REPORT

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,487	27,694	78,410
Average Age	38	39	38
Average Age (Male)	38	39	38
Average Age (Female)	38	39	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,934	16,976	44,829
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$119,635	\$120,631	\$126,212
Average House Value	\$461,712	\$464,584	\$568,631

Demographics data derived from AlphaMap