



RANDALL *Medical Pavilion*

1600 N Randall Road, Elgin, IL



Class A Medical Suites For Lease



presented by
Your SVN Suburban
NEXT LEVEL TEAM

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About The Building

RANDALL *Medical Pavilion*



RANDALL *Medical Pavilion* is a four-story, ±100,000 SF class A medical office building with modern finishes and abundant parking. The property offers a mix of finished, move-in ready suites along with build-to-suit and full floor 20,339 RSF options. Custom designed suites along with generous tenant improvement allowances or turn-key buildouts available. The property is owned and managed by RX Health & Science Trust.

1600 Randall has an excellent tenant roster including Northwestern Medicine & Derick Dermatology.



MONUMENT
SIGNAGE



PATIENT DROP-OFF ENTRANCE WITH ACCESS
TO FREIGHT ELEVATOR & DOUBLE DOORS



IN-SUITE JANITORIAL
5 DAYS A WEEK

Property Summary & Highlights

RANDALL
Medical Pavilion



CLICK FOR
LOBBY
VIRTUAL TOUR



Asking Lease Rate **\$17.75 PSF NNN**

±100,000 SF
Building

1,659 - 20,339 RSF
Available

Move-In Ready
Suites

PROPERTY HIGHLIGHTS

- Custom Designed Suites Offered with generous TI Allowance
- Contiguous Floor Plates Up To 20,399 SF
- Reserved Parking for Physicians
- Monument Signage Opportunities at Randall and Alft Roads
- Many Restaurants And Shopping In Immediate Area, Excellent Daytime Population

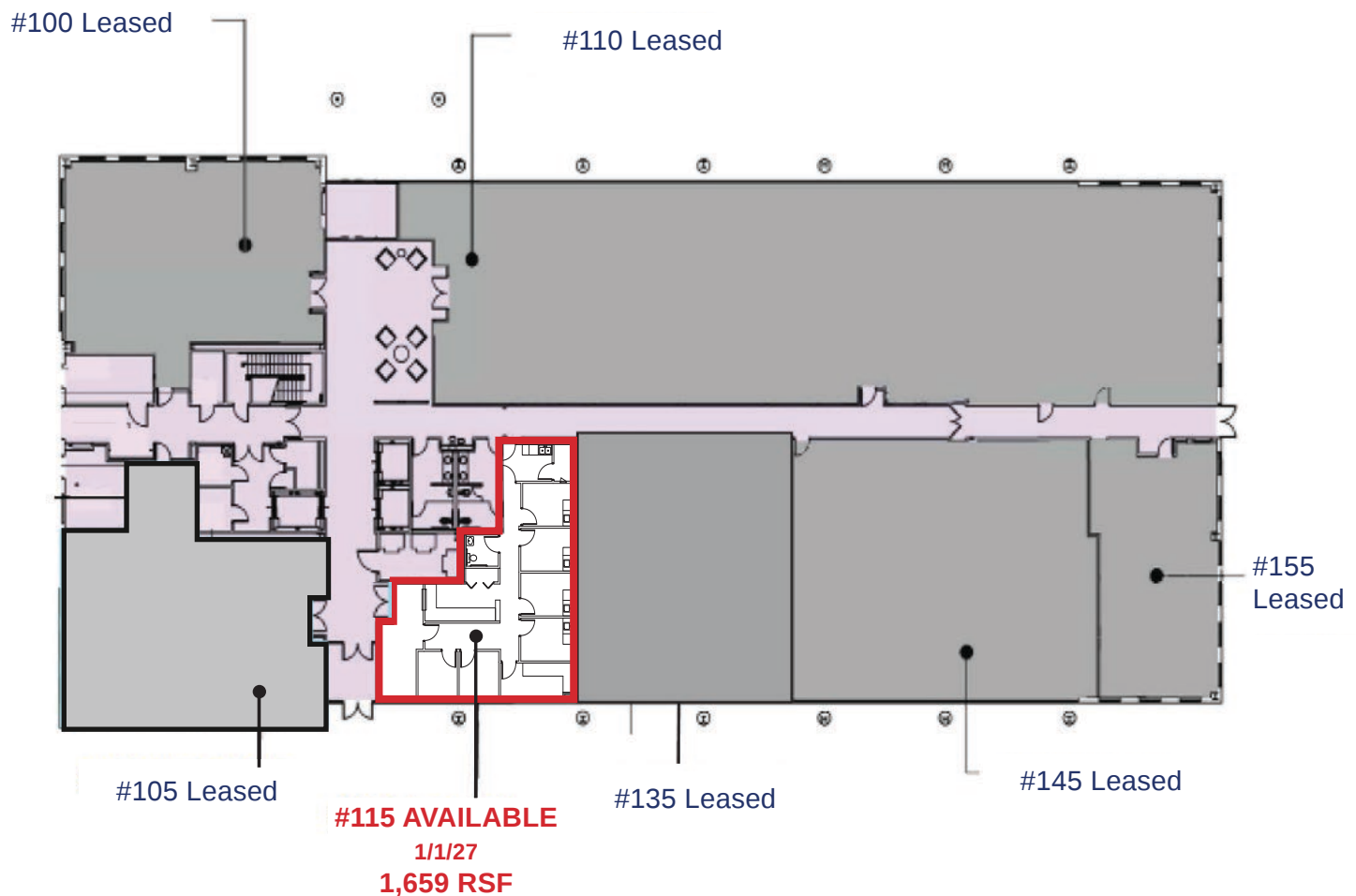
LOCATION HIGHLIGHTS

- Directly across from Advocate Sherman Hospital (0.4 miles)
- 2.6 Miles to AMITA Health St. Joseph Hospital
- 10 Miles to AMITA Health St. Alexius Hospital
- 13.5 miles to Northwestern Delnor Hospital
- ¼ mile from Full I-90 Interchange
- Located at Randall and Alft Roads Signalized Intersection



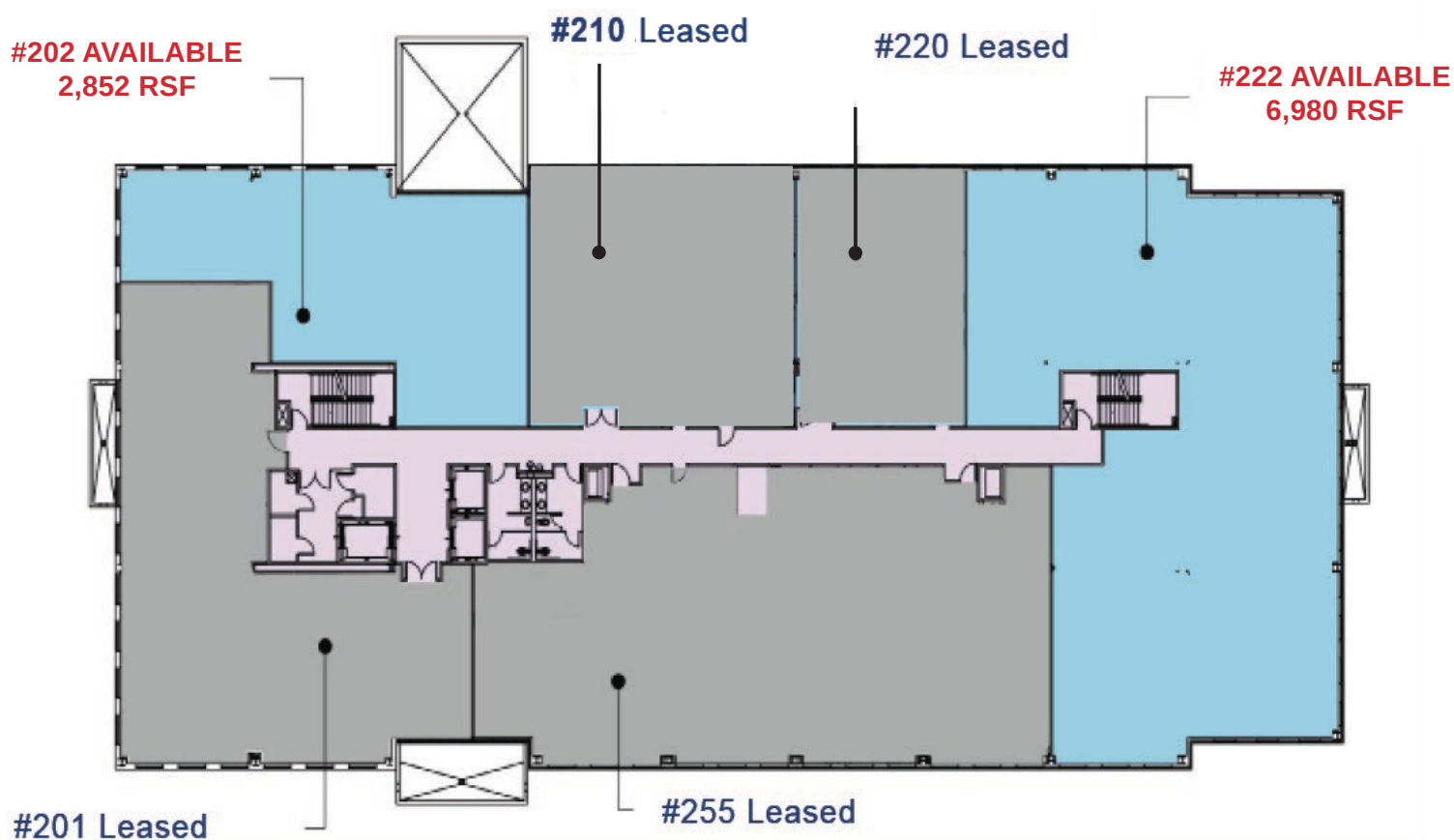
TENANTS / VACANCIES

SUITE 100	MEDICAL
SUITE 105	MEDICAL
SUITE 110	MEDICAL
SUITE 115	1,659 SF - AVAILABLE 1/1/27 2nd Gen medical buildout
SUITE 135	MEDICAL
SUITE 145	MEDICAL
SUITE 155	MEDICAL



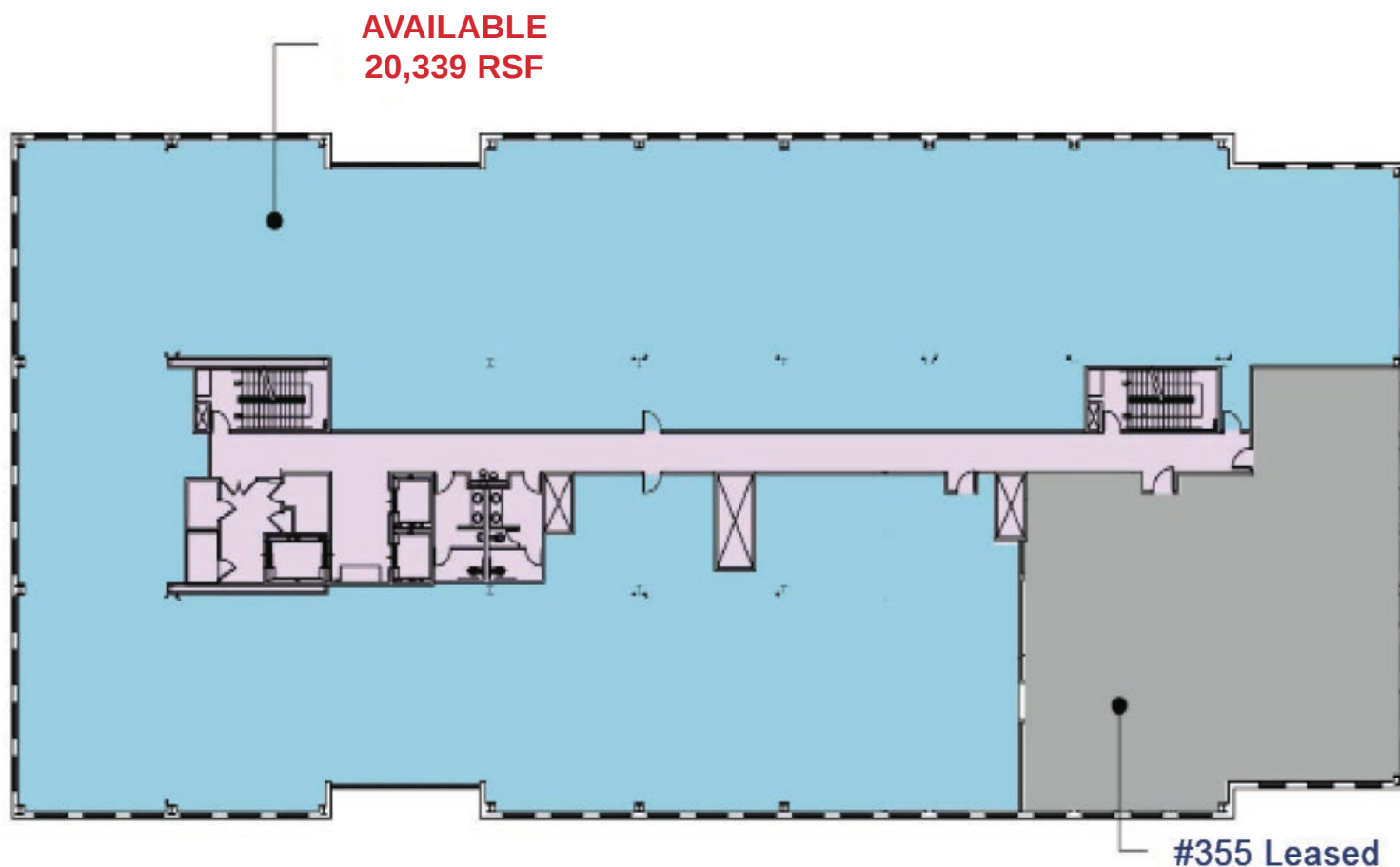
TENANTS / VACANCIES

SUITE 201	MEDICAL
SUITE 205	2,852 SF - VACANT
SUITE 210	MEDICAL
SUITE 220	MEDICAL
SUITE 222	6,980 SF - VACANT
SUITE 255	MEDICAL



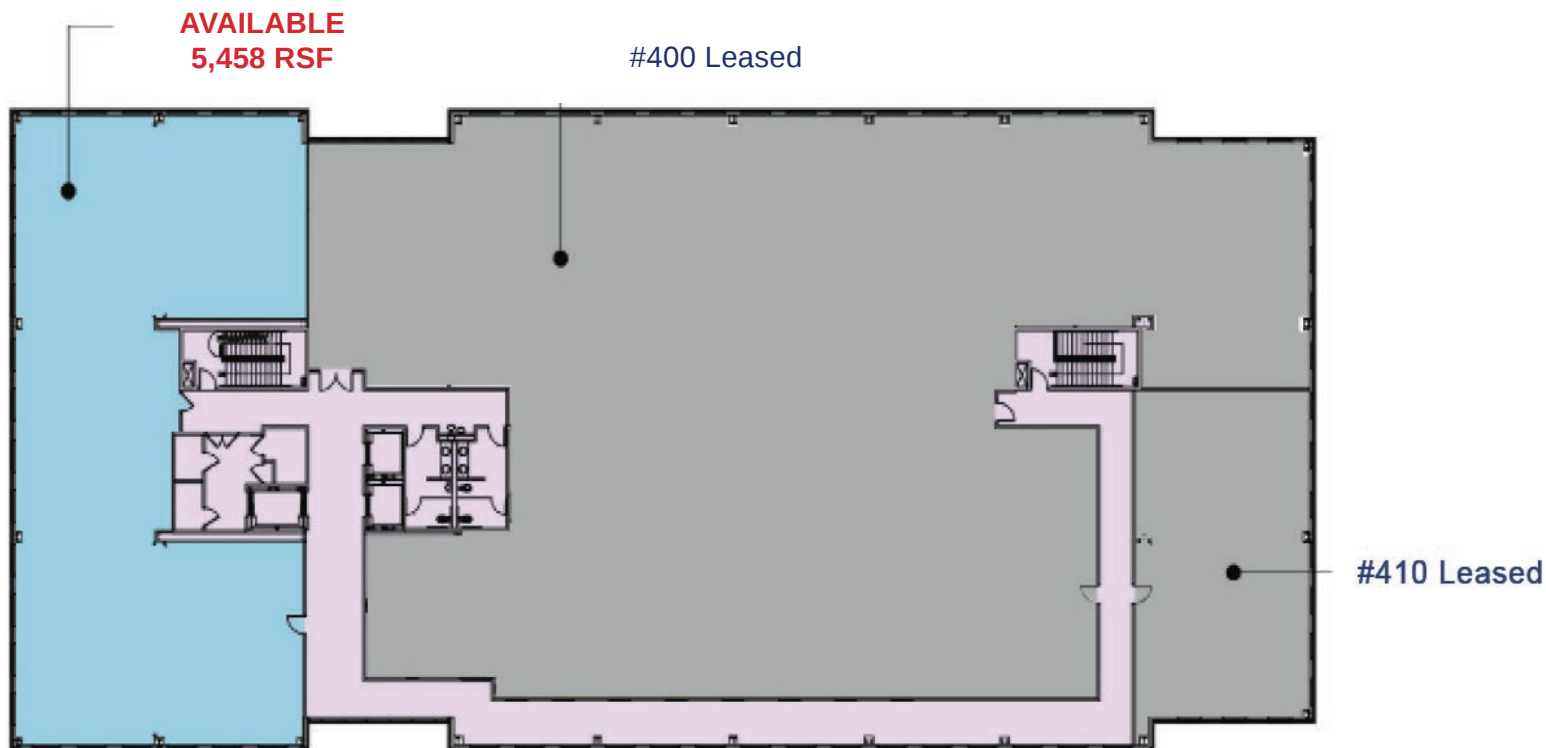
TENANTS / VACANCIES

SUITE 300		20,339 SF - VACANT
SUITE 355		MEDICAL



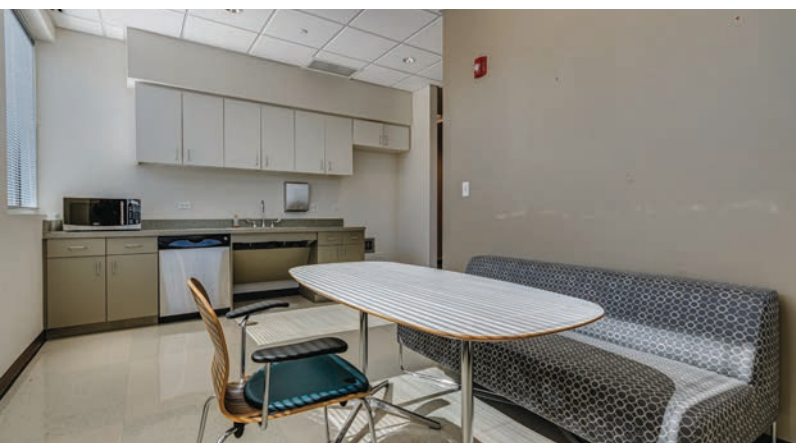
TENANTS / VACANCIES

SUITE 400	MEDICAL
SUITE 405	5,458 SF - VACANT
SUITE 410	MEDICAL



Additional Photos

RANDALL *Medical Pavilion*



Area Map

RANDALL *Medical Pavilion*



About The Area

RANDALL Medical Pavilion

THE VILLAGE OF ELGIN

This property is conveniently located directly on Randall Road, 1/4 off of I-90. Downtown Chicago is located 40 miles to the south-east. O'Hare International Airport is 29 miles east of the property.

Elgin is a City in Cook and Kane counties and is the 6th largest city in Illinois. Downtown Elgin is a robust area currently making a turnaround economically with several new multi-family housing projects, a beautiful River Walk along the Fox River and a growing number of shops, restaurants and galleries in the downtown area. The Metra Train Station makes the area very accessible. Additionally, the 255 bed Sherman Hospital, which was re-built in 2009 for expansion, has driven additional medical business in the area.

AREA DEMOGRAPHICS

5-Mile Radius



**Estimated
Population**
149,048



**Median Home
Income**
\$123,240



Median Home Value
\$258,350



**Household
Expenditure**
\$6,765/month



**Total
Businesses**
4,694



Employees
61,878



**Professional
Workers**
58.5%



**Unemployment
Rate**
3.7%



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