

# CUMBERLAND PROFESSIONAL CENTER

4701 N. Cumberland Avenue | Norridge, Illinois 60706

## PROFESSIONAL & MEDICAL OFFICE OPPORTUNITY

Two Suites Available | Immediate Occupancy



# PROPERTY OVERVIEW

## Premier Multi-Tenant Professional Center



**52,800 SF**

Building Size



**±200 Spaces**

Parking Capacity



**B-3 Zoning**

Commercial Zoning



**Built 1973**

Year Constructed



**24-Hour Access**

Secure Entry









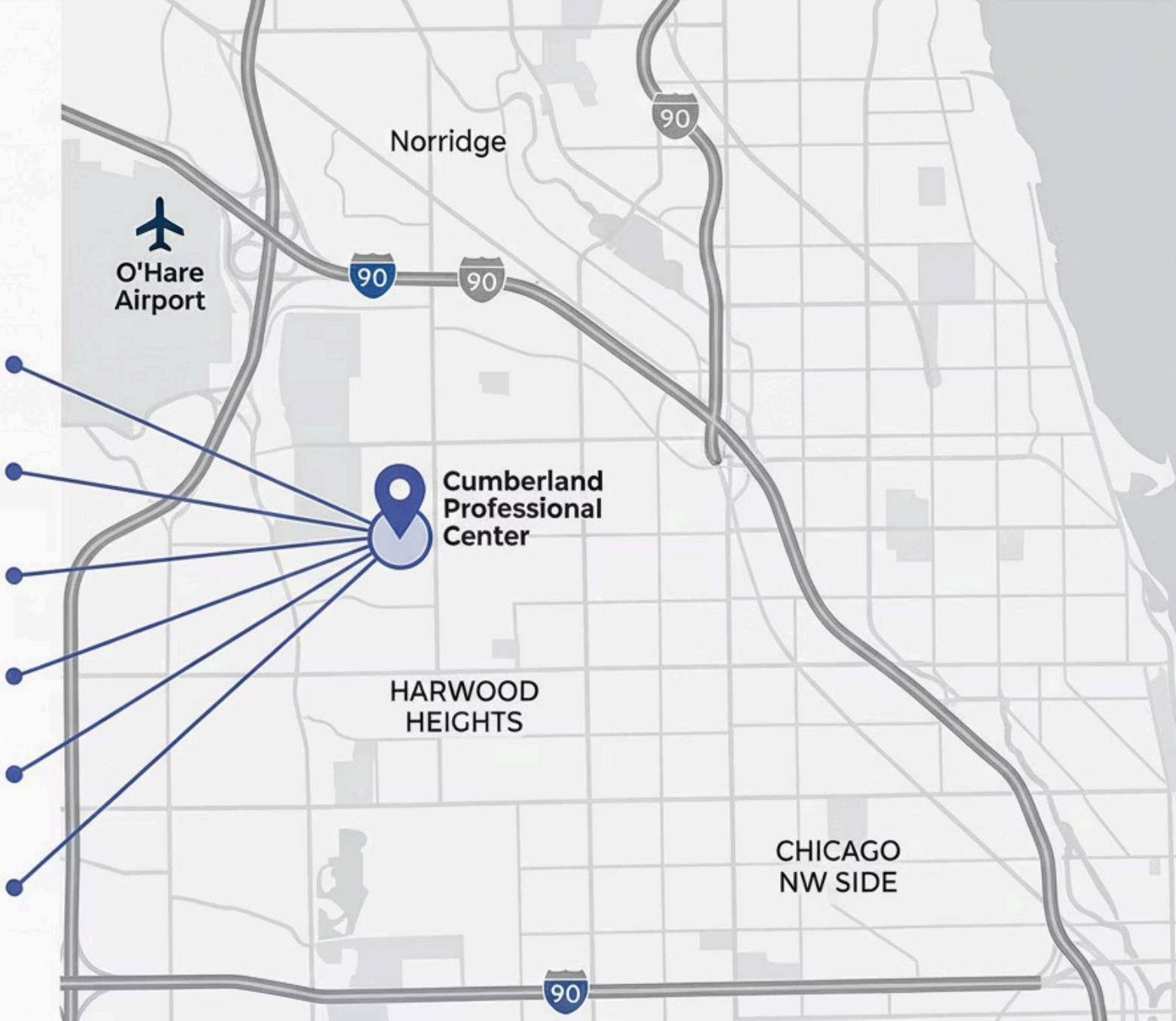
**Multi-Tenant**

Occupancy Type

Located on major Cumberland Avenue corridor with excellent visibility, strong traffic counts, and immediate interstate access. Ideal for medical, clinic, wellness, and professional office users.

# LOCATION & MARKET ADVANTAGES

-  High-traffic Cumberland Avenue corridor
-  Immediate I-90/Kennedy access
-  Minutes from O'Hare International
-  Dense residential population
-  Strong daytime employment base
-  Transit-accessible with ample parking



# AVAILABLE SPACES

## Two Move-In Ready Suites



### SUITE 11 - Office/Administrative

- ✓ 1,860 SF
- ✓ \$16.00 NNN Base Rent
- ✓ \$23.35 All-In Rate
- ✓ Immediate Availability



**Ideal for:** Administrative offices, healthcare support, professional services



### SUITE 19 - Medical/Clinic Ready

- ✓ 1,757 SF
- ✓ \$20.00 NNN Base Rent
- ✓ \$27.35 All-In Rate
- ✓ Immediate Availability



**Ideal for:** Medical clinics, med-spa, wellness, therapy practices

# SUITE 11

## Office / Medical Administrative Space

1,860 SF

Base Rent: \$16.00 NNN

All-In: \$23.35/SF/Year

Immediate Occupancy

## KEY FEATURES



Open work areas & private offices



In-suite restrooms & kitchenette



Functional move-in ready layout



Lowest occupancy cost in submarket

# SUITE 11 - IDEAL USES

Flexible Professional Space for Immediate Occupancy



## Healthcare Admin & Billing

Streamlined spaces for administrative tasks, claims processing, and patient records management.



## Behavioral Health Offices

Private, sound-insulated rooms ideal for confidential therapy and counseling sessions.



## Call Centers & Support

Open-plan configurations optimized for customer service, technical support, and sales teams.



## Accounting | Legal | Consulting

Professional environment suitable for client meetings, document review, and team collaboration.



## Training & Education

Versatile spaces for corporate training, workshops, and professional development programs.



## Telehealth Services

Equipped for virtual consultations with secure connectivity and professional backdrops.

**Move-in ready** configuration significantly reduces build-out costs while maintaining flexibility for customization.

# SUITE 19

Medical / Clinic / Med-Spa Ready Space

## Key Specifications



**1,757 SF**

Total Suite Area



**Base Rent:**

\$20.00 NNN



**All-In:**

\$27.35/SF/Year

## CLINICAL FEATURES

- Dedicated waiting & reception area
- Clinical sinks & medical casework
- Highest-quality space in center
- Multiple exam/treatment rooms
- Wide corridors for patient flow

Purpose-Built Medical Suite

# SUITE 19 - IDEAL USES

Purpose-Built for Patient-Facing Medical & Wellness Services



## Primary Care & Specialty Medical

Ideal for primary care providers and specialty medical practices.



## Physical Therapy & Rehabilitation

Well-suited for physical therapy, rehab, and movement-based care.



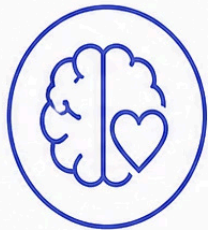
## Med-Spa & Aesthetic Services

Perfect for med-spas, cosmetic treatments, and aesthetic services.



## IV Therapy & Wellness Clinics

Designed for IV therapy, vitamin infusions, and holistic wellness services.



## Behavioral Health & Outpatient

Supports behavioral health, counseling, and outpatient mental wellness care.



## Diagnostic & Treatment Practices

Suitable for diagnostics, minor procedures, and treatment-focused care.



Open quickly with minimal capital investment—avoid costly medical build-out delays

Medical-grade functionality at \$27.35/SF all-in, well below hospital-adjacent MOB rates.

# PRICING & ECONOMICS

Competitive Rates with Immediate Occupancy

## SUITE 11 - OFFICE/ADMIN

**\$23.35** /SF/Year  
All-In

 Base: **\$16.00 NNN**

 NNN: **\$7.35**

## NNN EXPENSE BREAKDOWN

Real Estate Taxes:	\$2.88/SF
CAM Expenses:	\$3.67/SF
Insurance:	\$0.80/SF
<b>Total NNN:</b>	<b>\$7.35/SF</b>

## SUITE 19 - MEDICAL/CLINIC

**\$27.35** /SF/Year  
All-In

 Base: **\$20.00 NNN**

 NNN: **\$7.35**

Both suites available for immediate occupancy with negotiable lease terms.  
Pricing represents significant value for submarket with strong location and parking ratio.

# SCHEDULE YOUR TOUR TODAY

Two Move-In Ready Suites | Immediate Occupancy | Competitive Rates

## BROKER CONTACT

**Ted Aretos**

Market Partner – Broker

EatZ & Associates | EatZ Real Estate Group LLC

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Tours by appointment only. Please do not disturb existing tenants.

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