



7350 W College Dr, Palos Heights, IL 60463

\$10/SF/YR

\$0.83/SF/MO

Commodore Professional Building

Office | 7 spaces available | 1,000 sq. ft. - 1,850 sq. ft.



DENISE RAINES
312.953.5780

Listing Added: 01/12/2025

Listing Updated: 01/21/2025

kw PREFERRED
REALTY
KELLERWILLIAMS.

Building Details

Property Type	Office	Subtype	Medical Office, Traditional Office, Dental
Tenancy	Multiple	Total Building SQFT	20,735
Minimum Divisible SQFT	1,300	Max Contiguous SQFT	1,850
Land Acres	1.76	Lot Size (acres)	76,666
Year Built	1978	Buildings	1
Stories	2	Taxes (cost per SQFT)	\$3
Elevators	Yes	Cross Street	Harlem Ave
Zoning	B1	APN	23-24-406-015-0000

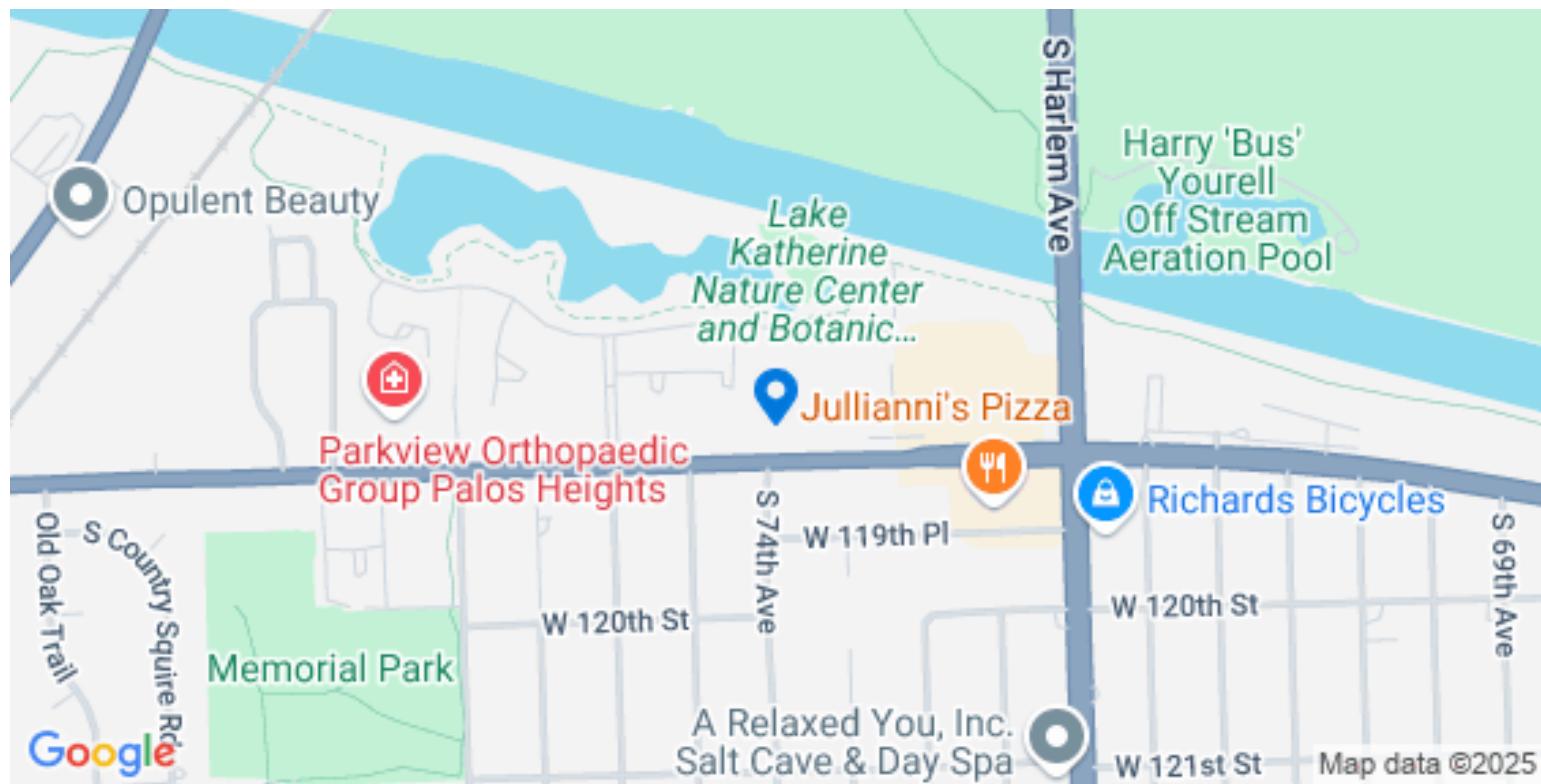
Building Description

This 2-Story Office Building with elevator access provides great opportunities for smaller medical/dental suites. Private parking is available at each entrance of the building and ample customer parking in private lot behind the building. Excellent location, located just west of Harlem on Route 83, provides regional access to clients & customers. Perfect for new or expanding operations or office facilities. Hard to find smaller office suites available at a very reasonable rate. Gross lease of \$15/SF includes Taxes and Common Area Maintenance. Electric and gas are paid by Tenant and metered separately to each unit.

Building Highlights

- 2-Story Medical/Professional Building in Palos Heights
- Offices available from 1300 sf – 1850 sf
- \$15 per SF Gross Lease Includes Taxes and Common Area Maintenance
- Gas and Electricity Separately Metered to Each Unit/Paid by Tenant
- Elevator Access
- Ample Parking for Employees & Customers
- Secure, Well-Maintained Building
- Well Managed Family-Owned Building

Building Location (1 Location)

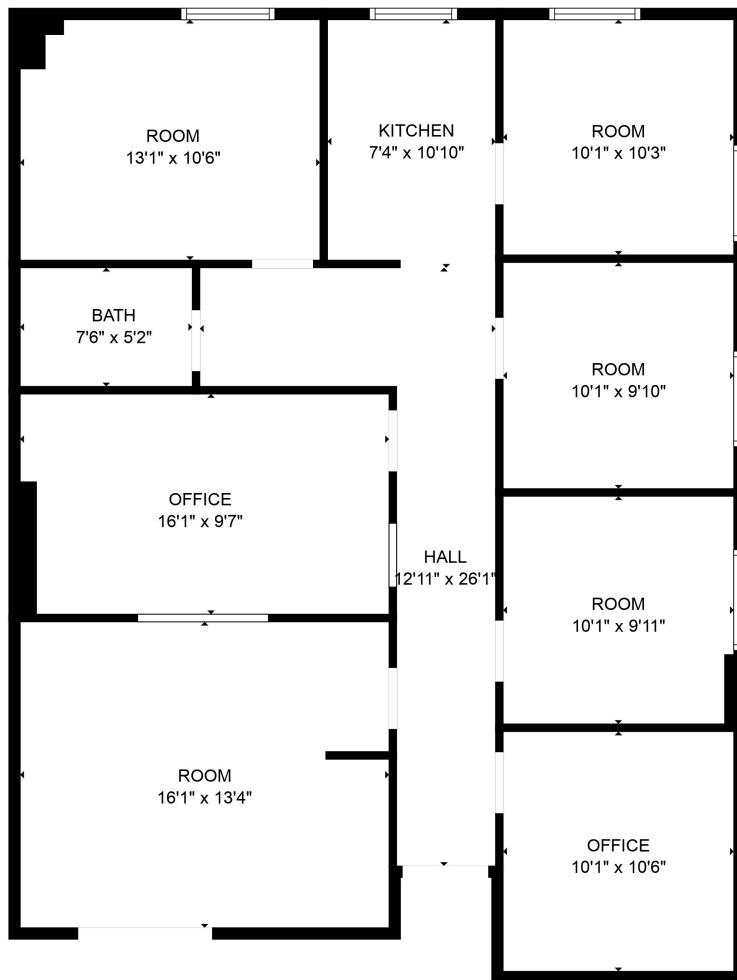


Suite 102 Details

Suite 102 consists of reception area; large waiting room; 4 exam rooms; 1 private office; prep or break area with cabinets, countertop and sink; private bathroom

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,605 SF	USF	1,500 SF
Min Contiguous SF	1,605 SF	Space Available	1/31/25
Parking	Private lot	Rate (Per SF)	\$10 / SF / YR
Lease Type	Gross	Lease term	2-4 years
Total CAM (Per SF/YR)	\$2	Expense Rate (Per SF/YR)	\$3
Total Rate (Per SF/YR)	\$15	Total Monthly Rent	\$2,006.09
Days on Market	6 days		

Suite 102 Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 104 Details

Suite 104 – 1650 SF – consists of Reception Area; Waiting Room; 4 Exam Rooms w/Water Source; 1 Private Office w/Private Bathroom; Prep Area w/Counter and Sink.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,550 SF	Min Contiguous SF	1,550 SF
Space Available	1/31/25	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$1,937.35	Days on Market	4 days

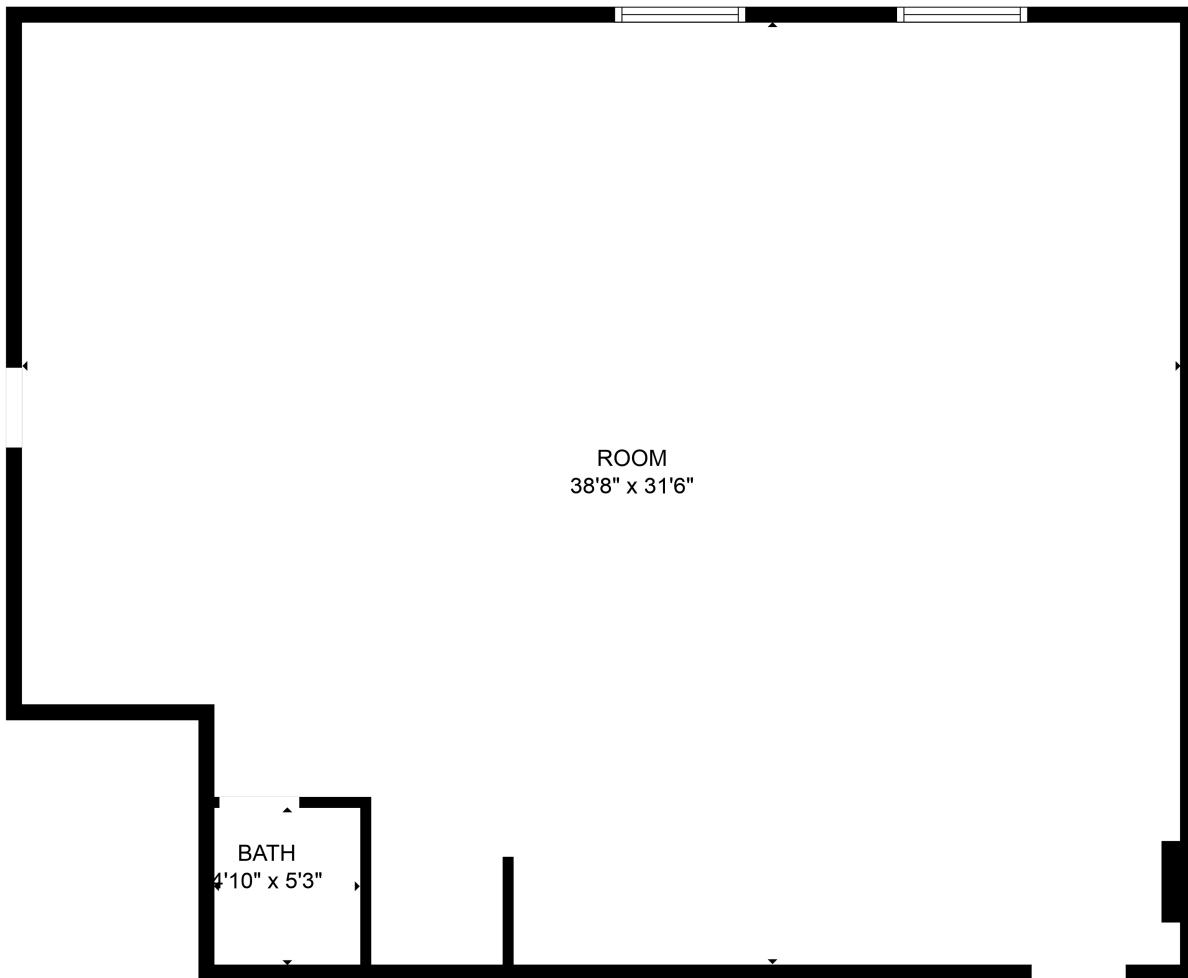
Suite 203 Details

Suite 203 is a dental suite currently in raw space condition.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,490 SF	USF	1,490 SF

Min Contiguous SF	1,490 SF	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	5+ years	Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$1,862.35	Days on Market	4 days

Suite 203 Floorplan



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Suite 204 Details

Large open area for receptionist or work stations; 2 private offices; break room; file room/storage located in private office.

Listing Type	Direct	Space Subtype	Traditional Office
RSF	1,000 SF	Min Contiguous SF	1,000 SF
Space Available	1/12/25	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$1,249.9	Days on Market	4 days

Suite 204 Floorplan



ESTIMATED AREAS

GLA FLOOR 1: 801 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 801 sq. ft, total area 801 sq. ft

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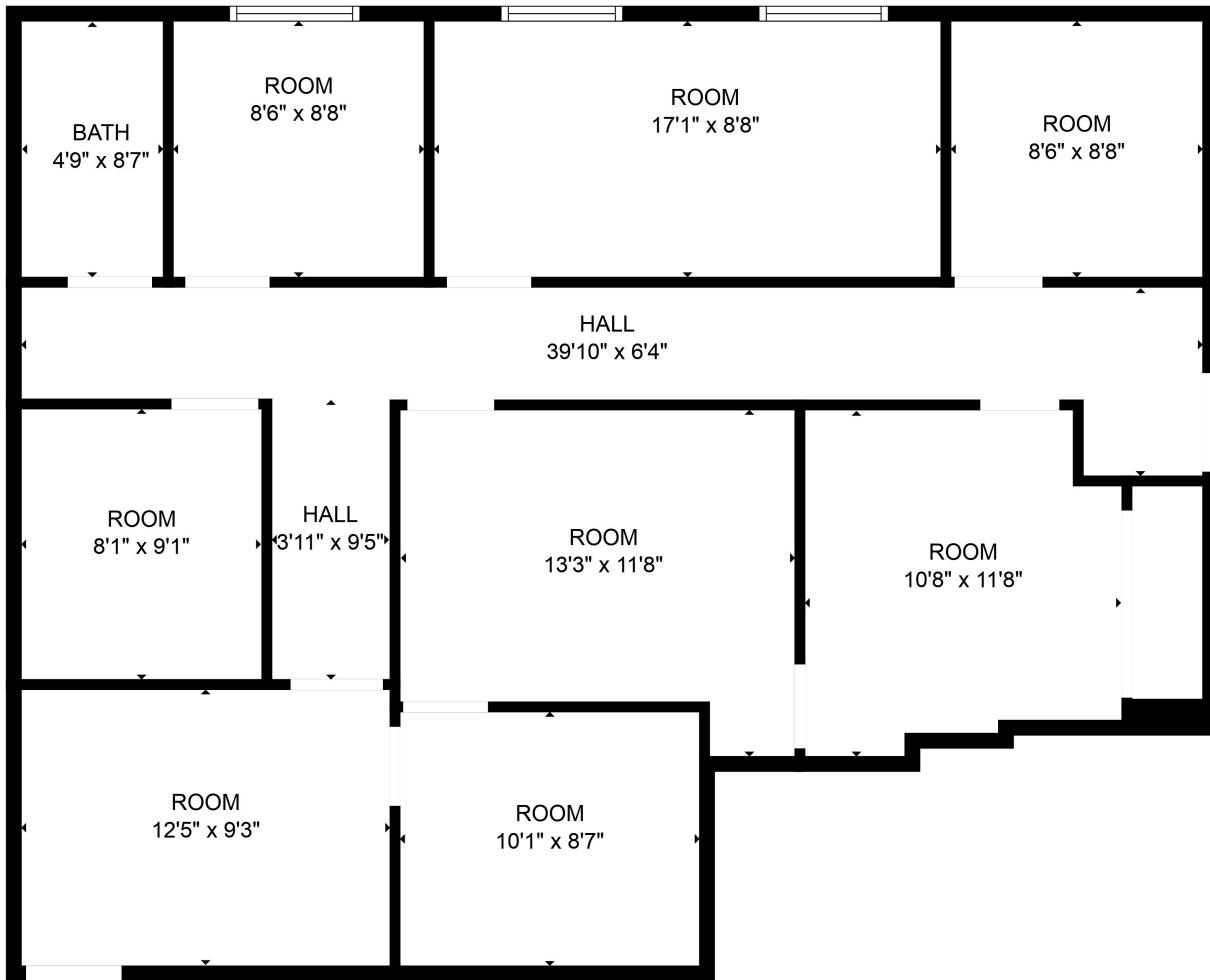
Suite 205 Details

Suite 205 – 1408 SF – Reception area; Waiting Room; Kitchen; 2-3 Exam Rooms; 2-3 Semi-Private offices; Private Bathroom;

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,408 SF	Min Contiguous SF	1,408 SF
Space Available	1/31/25	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2

Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$1,759.86	Days on Market	4 days

Suite 205 Floorplan



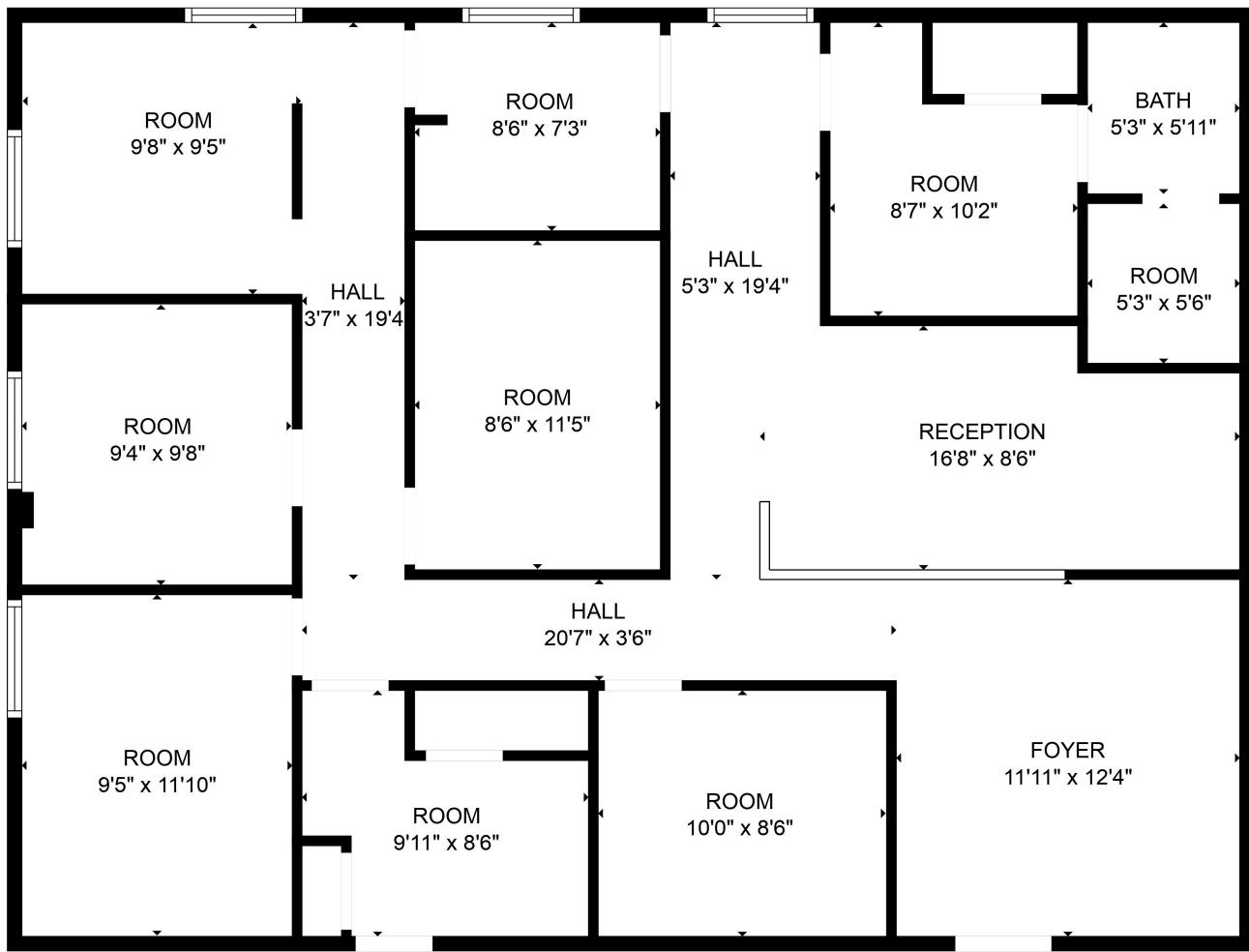
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 207 Details

Suite 207 – 1840 SF – Reception Area; Large Waiting Room; 5 Exam Rooms; 2 Prep Areas w/Sinks; 1 Private Office. Unit is set up for medical or dental practice complete with medical cabinetry in each exam room.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,840 SF	Min Contiguous SF	1,840 SF
Space Available	1/31/25	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$2,299.82	Days on Market	4 days

Suite 207 Floorplan



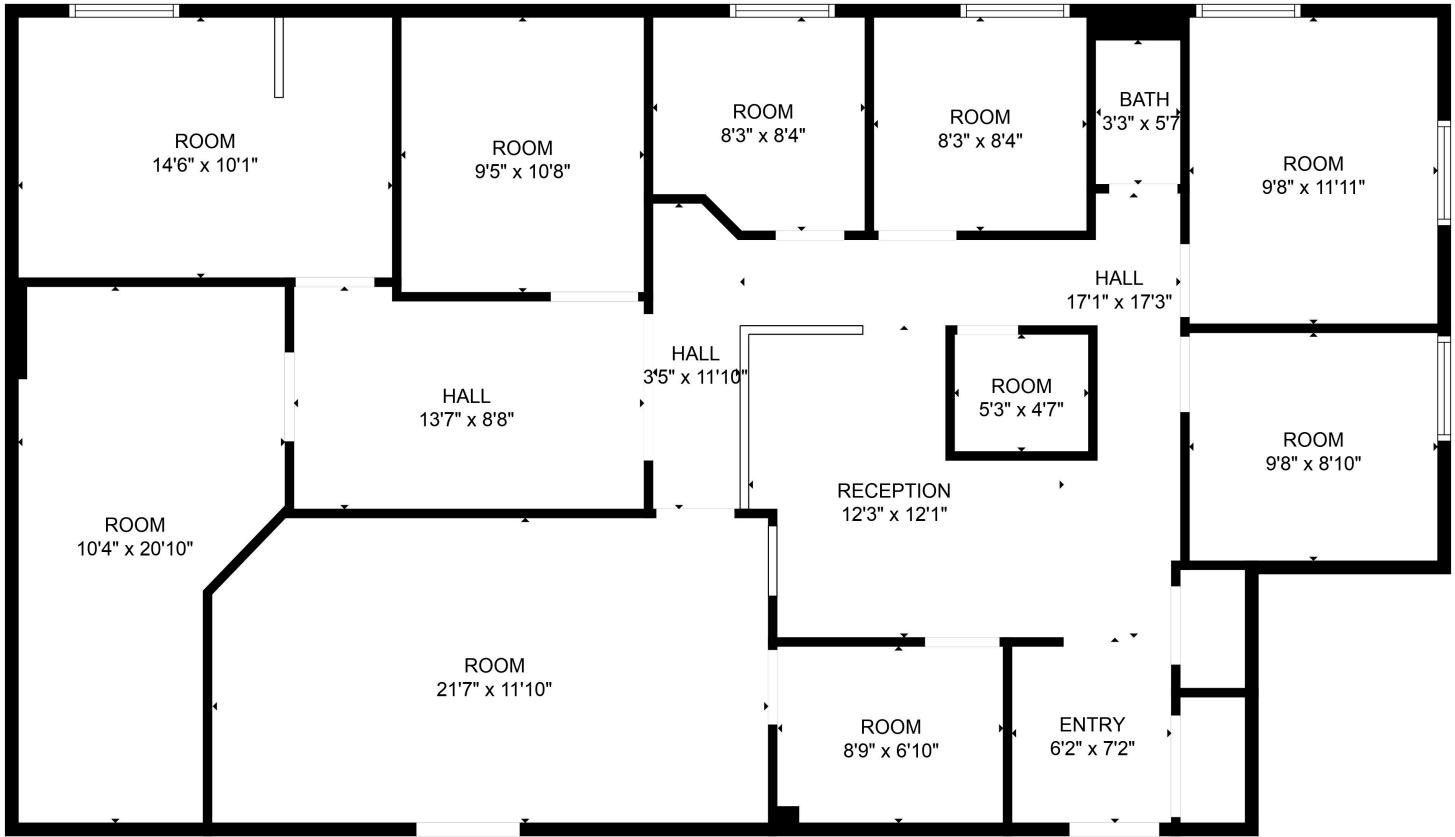
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Suite 208 Details

Suite 208 – 1850 SF – Large Waiting Room; Reception Area; Prep Area or Break Room; 3-4 Private Offices; 3-4 Exam Rooms; File Room; Private Bathroom.

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,850 SF	Min Contiguous SF	1,850 SF
Space Available	1/31/25	Parking	Ample parking in private lot
Rate (Per SF)	\$10 / SF / YR	Lease Type	Gross
Lease term	2-4 years	Total CAM (Per SF/YR)	\$2
Expense Rate (Per SF/YR)	\$3	Total Rate (Per SF/YR)	\$15
Total Monthly Rent	\$2,312.32	Days on Market	4 days

Suite 208 Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Property Photos (6 photos)

