

LEASE

+/- 895 to 2,454 SF
Medical | Office | MRI
Suite Available

3S517 WINFIELD ROAD

Warrenville, IL 60555

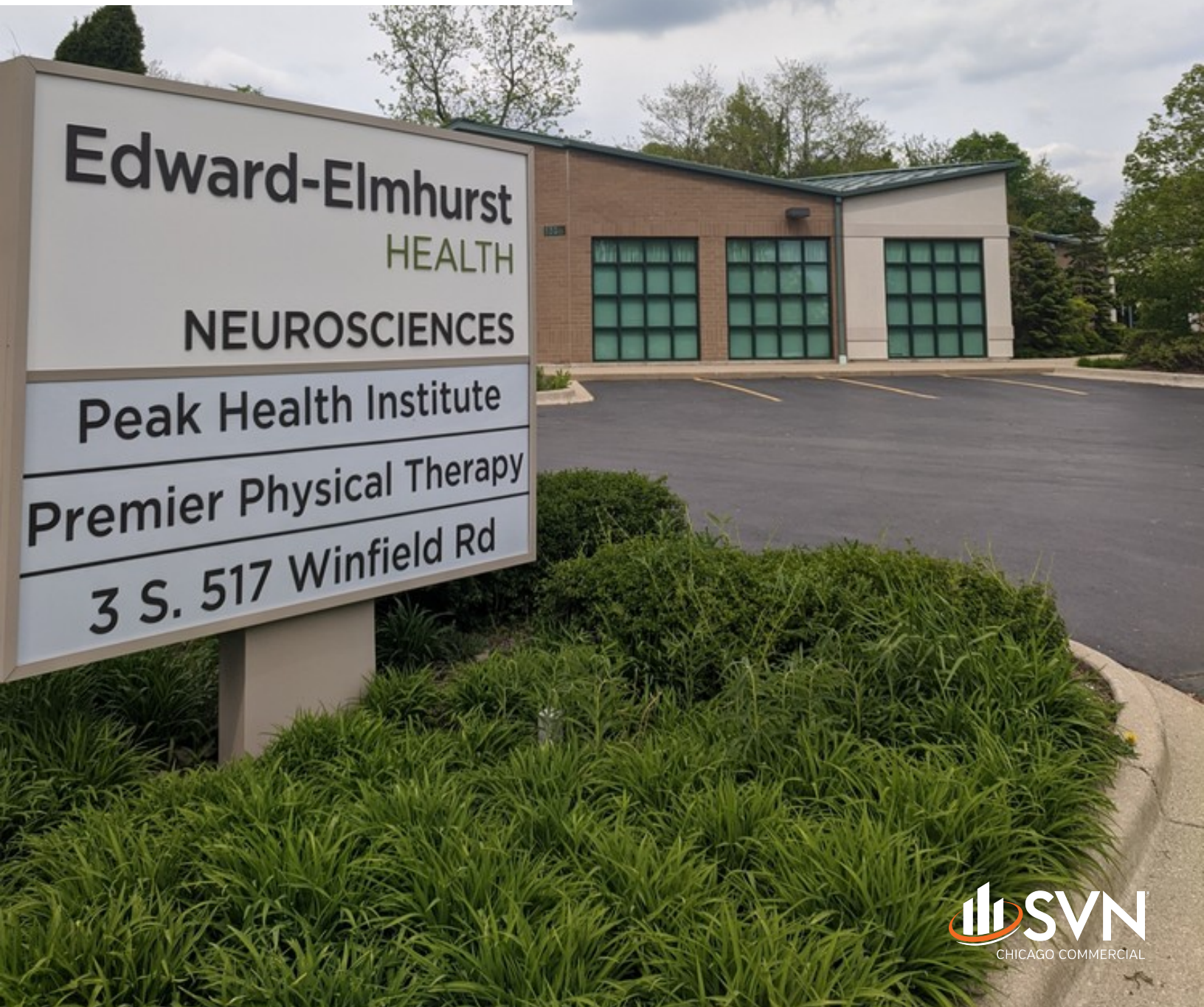
PRESENTED BY:

KAREN KULCZYCKI, CCIM

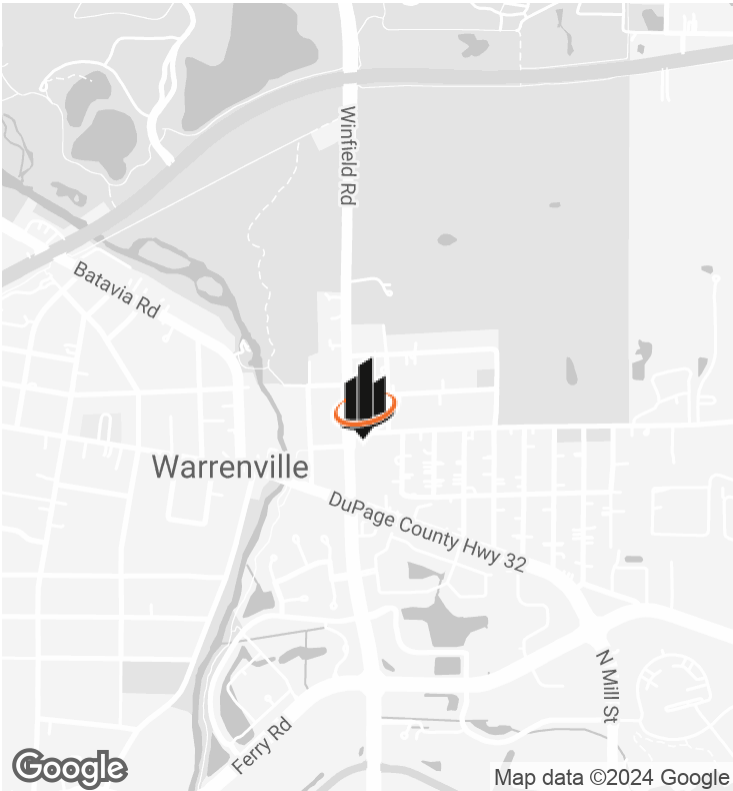
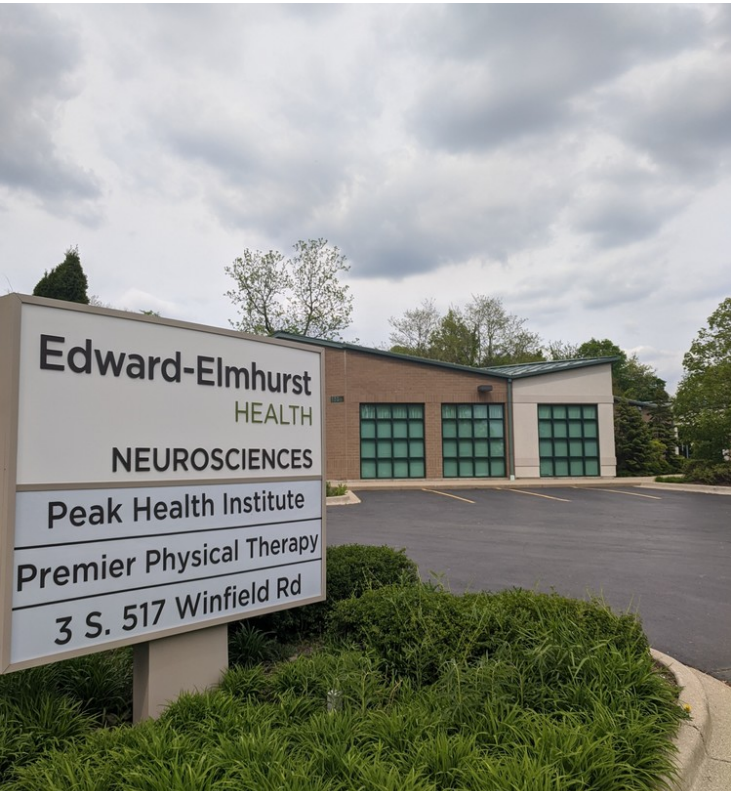
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 - 23.00 SF/yr (NNN; MG)
BUILDING SIZE:	11,921 SF
AVAILABLE SF:	895 - 2,454 SF
LOT SIZE:	1.85 Acres
YEAR BUILT:	2001
ZONING:	B-4
SUBMARKET:	Western East/West Corridor
TRAFFIC COUNT:	21,200

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+/- 895 TO 2,454 SF MEDICAL | OFFICE | MRI SUITE AVAILABLE | 3S517 Winfield Road Warrenville, IL 60555SVN | CHICAGO COMMERCIAL

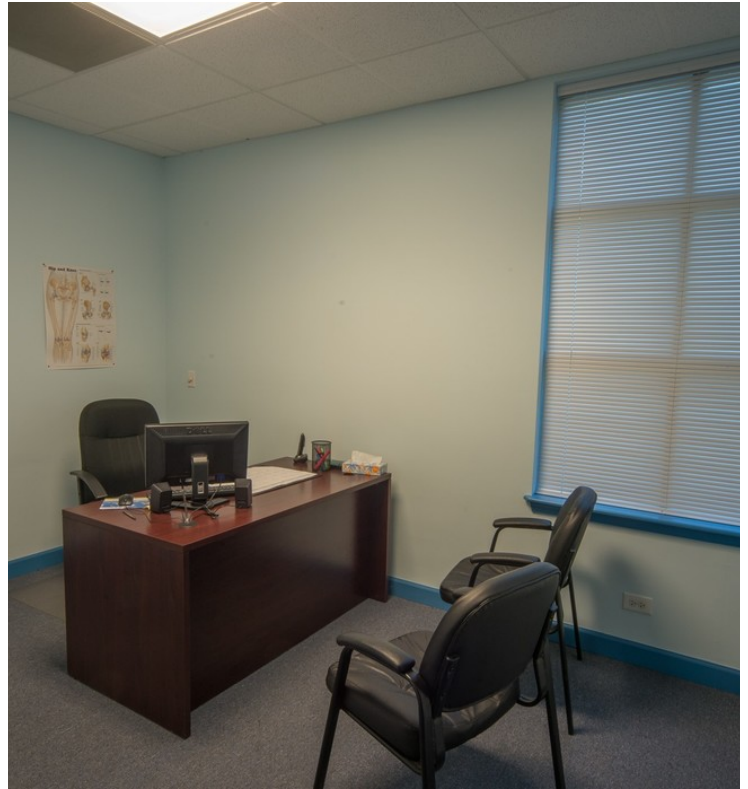
PROPERTY OVERVIEW

The building features private open concept office suites for lease. The ground level unit or lower level unit has an open concept space with private entry, office, lobby, private restrooms, and a large open area. The common area features a lobby, elevator and monument signage. With great visibility directly on Winfield Road, this building makes for an ideal medical opportunity for a multitude of practices.

PROPERTY HIGHLIGHTS

- 11,921 SF Medical Office Building
- 1.85 AC with on-site parking
- Edward Elmhurst Health Neurosciences Anchor Tenant
- +/- 895 to 2,454 SF Private Suites Available
- Monument Signage | Private Restrooms
- On-site Storage space | Executive Office
- Minutes away from Interstate 88

+/- 2,300 SF SUITE C- PRIVATE UNIT



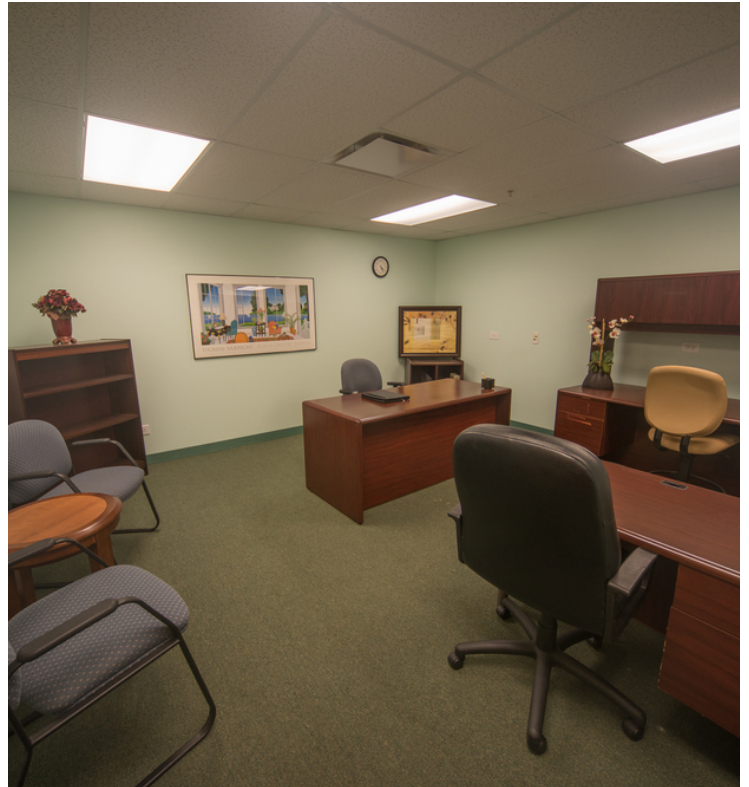
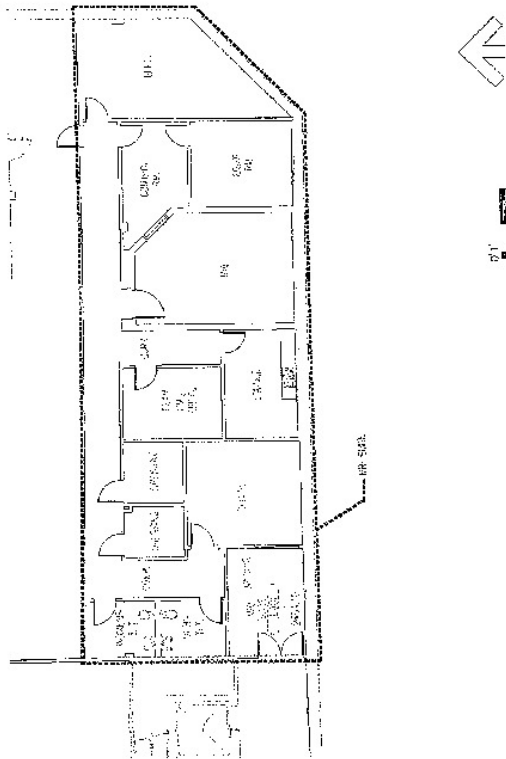
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+/- 2,454 SF SUITE D - LL



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+/- 895 SF SUITE E- LL



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ARIAL PHOTO



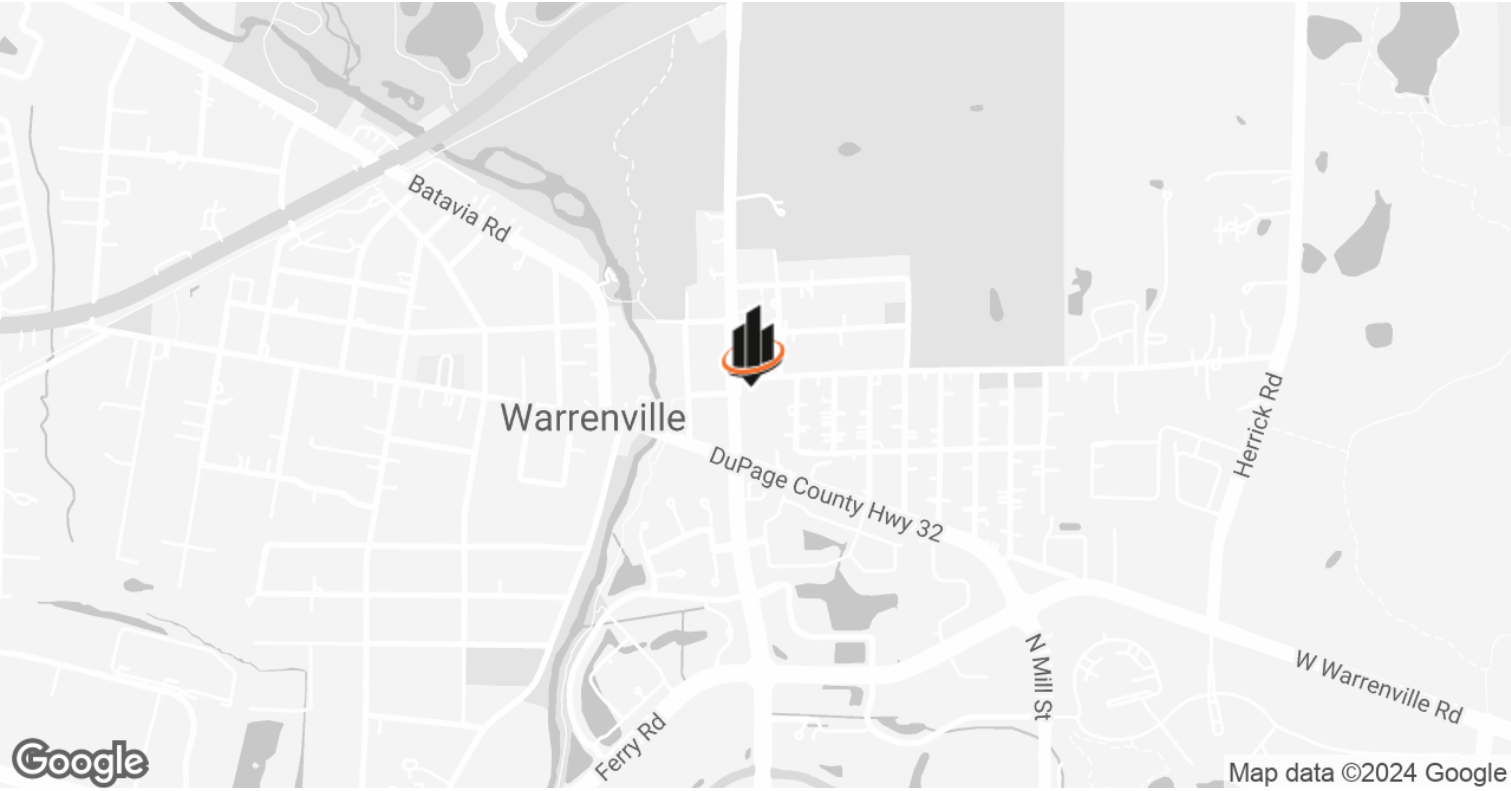
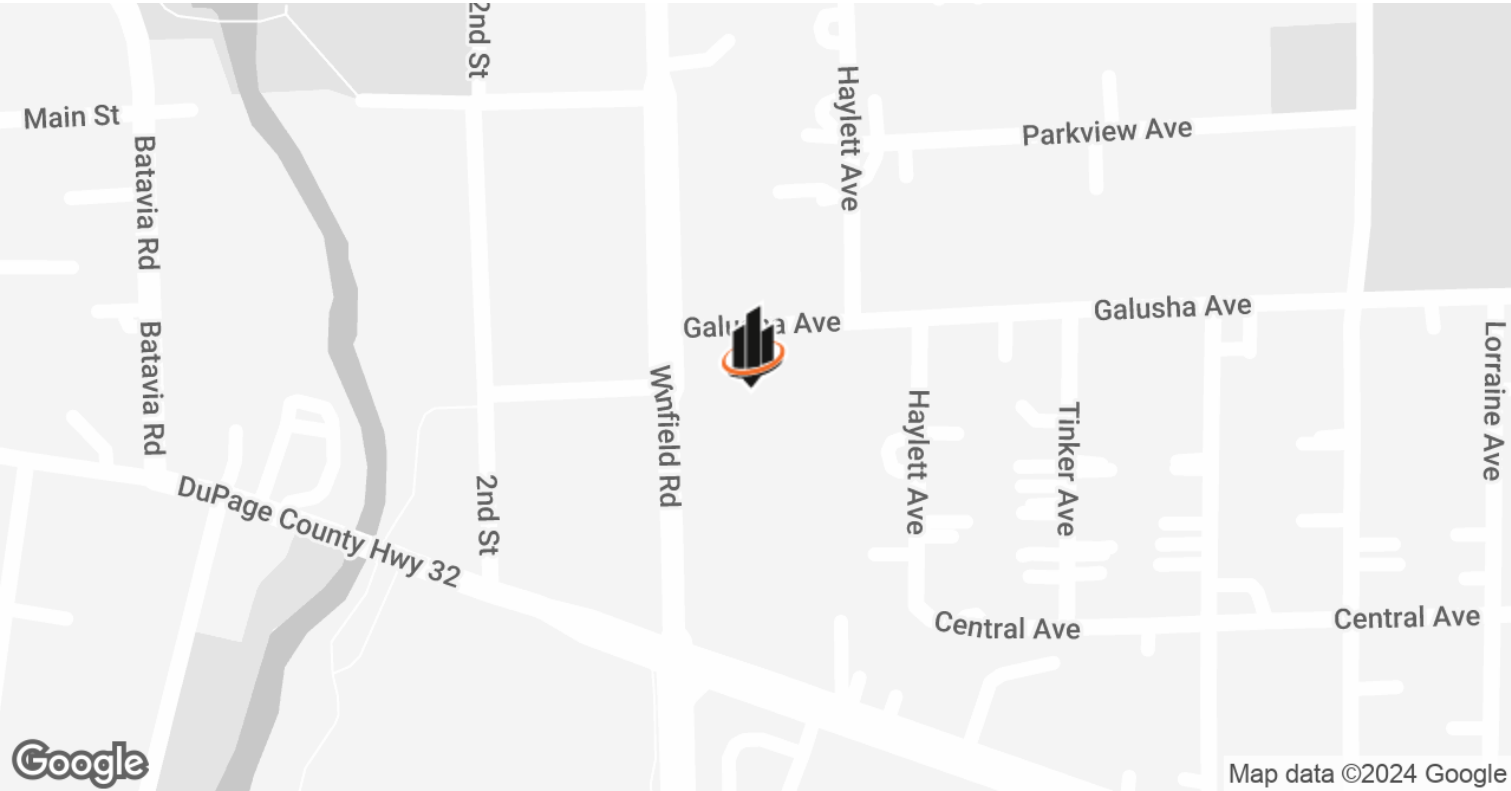
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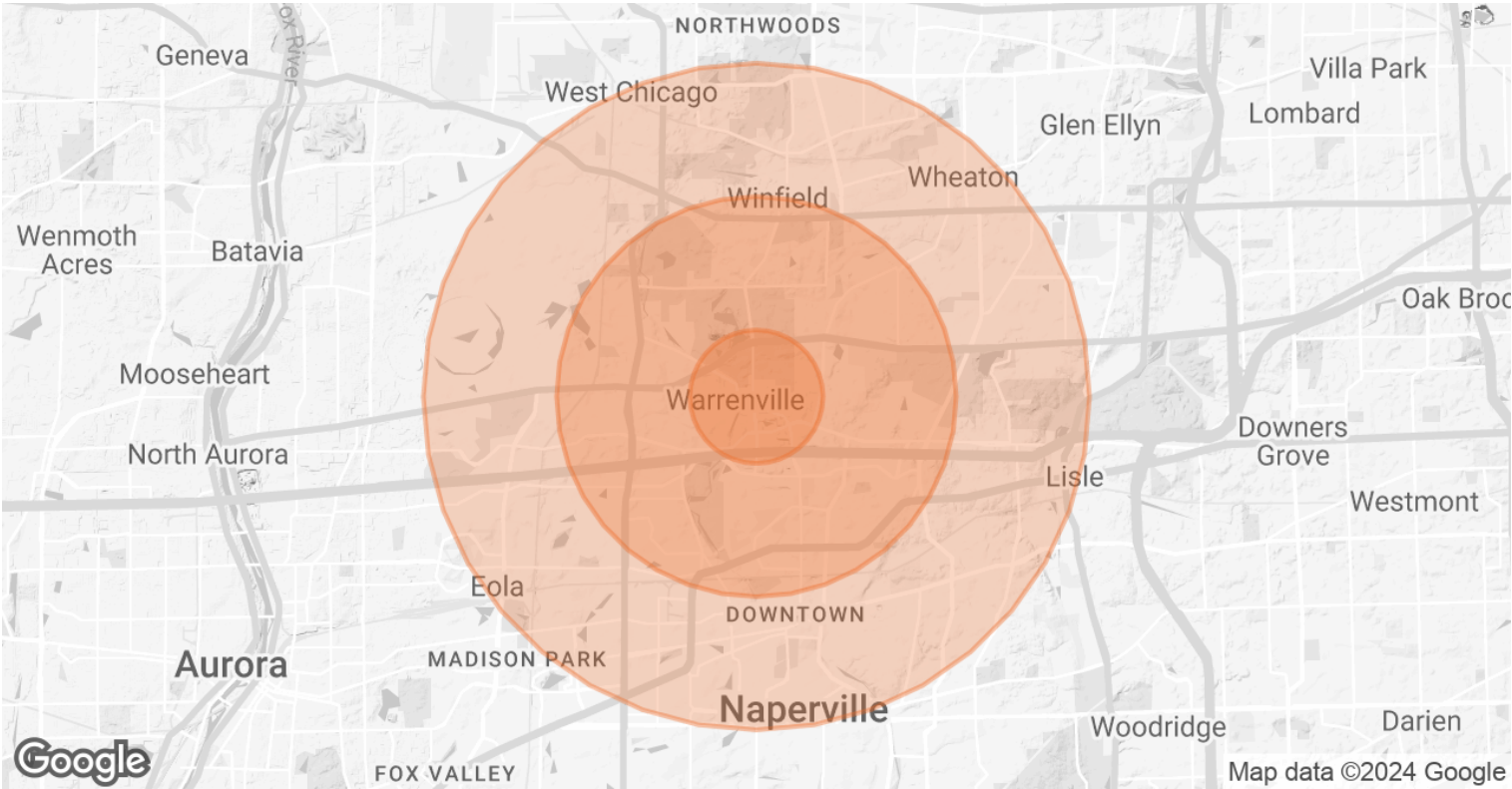
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,147	51,863	179,945
AVERAGE AGE	37.3	39.4	38.0
AVERAGE AGE (MALE)	34.3	37.0	36.8
AVERAGE AGE (FEMALE)	40.1	41.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,976	20,394	67,435
# OF PERSONS PER HH	2.6	2.5	2.7
AVERAGE HH INCOME	\$90,372	\$101,223	\$110,006
AVERAGE HOUSE VALUE	\$328,153	\$409,125	\$427,692

2020 American Community Survey (ACS)

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