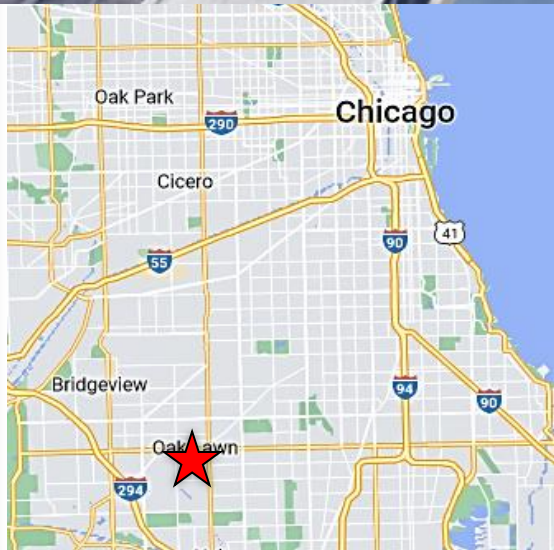


Museum Dr. (95th Street)
Oak Lawn, Illinois

FOR LEASE

FULLY BUILT OUT MEDICAL SPACES



- 1,500 -2,500 sf. fully built out medical office and 2,550 sf physical therapy spaces. Fully fixtured, turn-key for lease on 95th street adjacent to the Oak Lawn Metra train station.
- Medical Office was built out in 2019 with 6 exam rooms, lab, kitchenette, comfortable waiting area, two restrooms and doctor's office ... beautiful, efficient and functional build out.
- PT space formerly RUSH PT, has been a tenant since 2015.
- Excellent visibility on 95th, large windows, highly visible signage
- Tenants include the Oak Lawn Children's Museum, Alzein Pediatric Urgent Care, and an ice cream shop
- Ample parking in front of center off Museum Drive as well as free parking in the adjacent parking ramp. 33,400 VPD along 95th Street.

JOE PADORR

312.316.2300

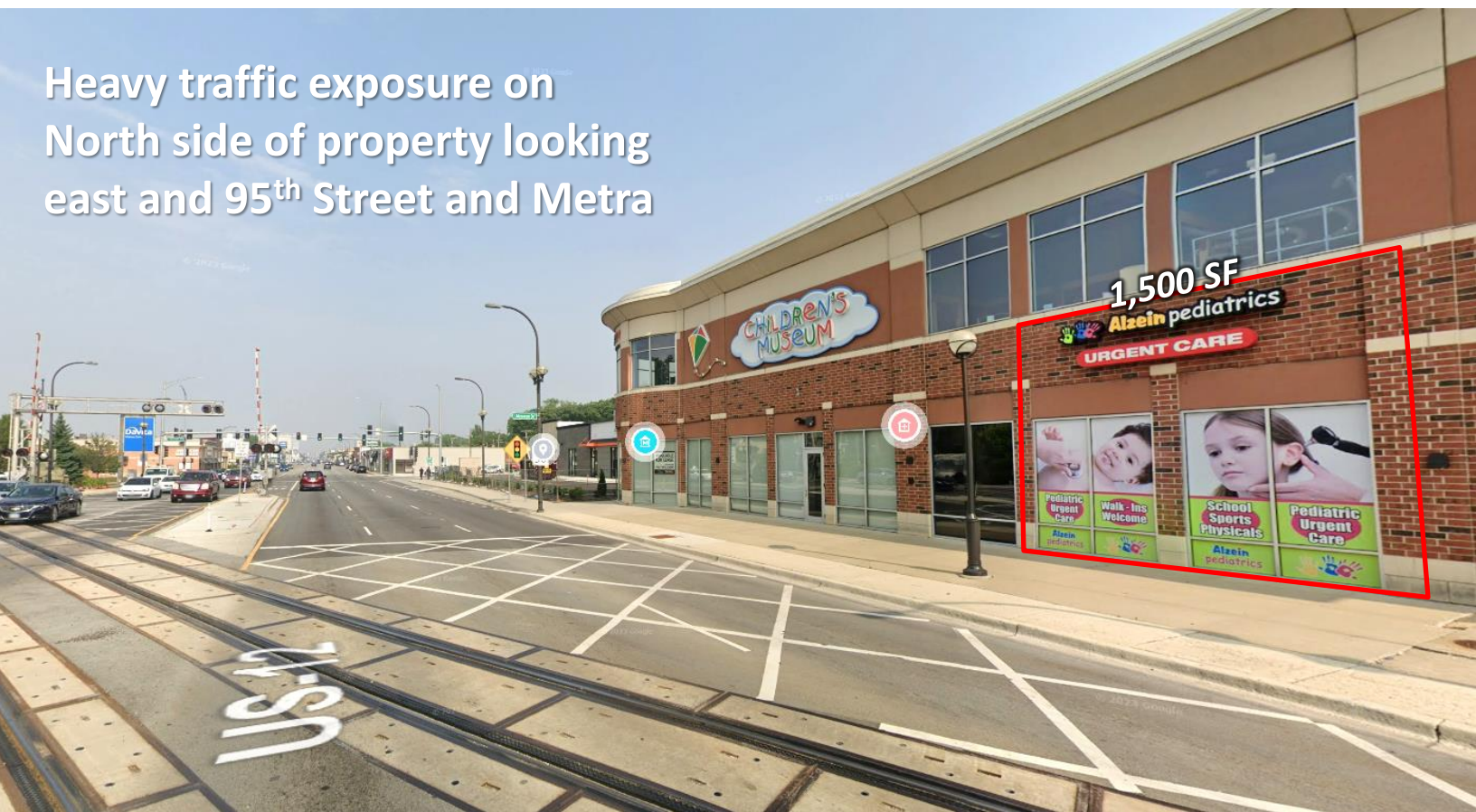
jpadorr@seneca-re.com

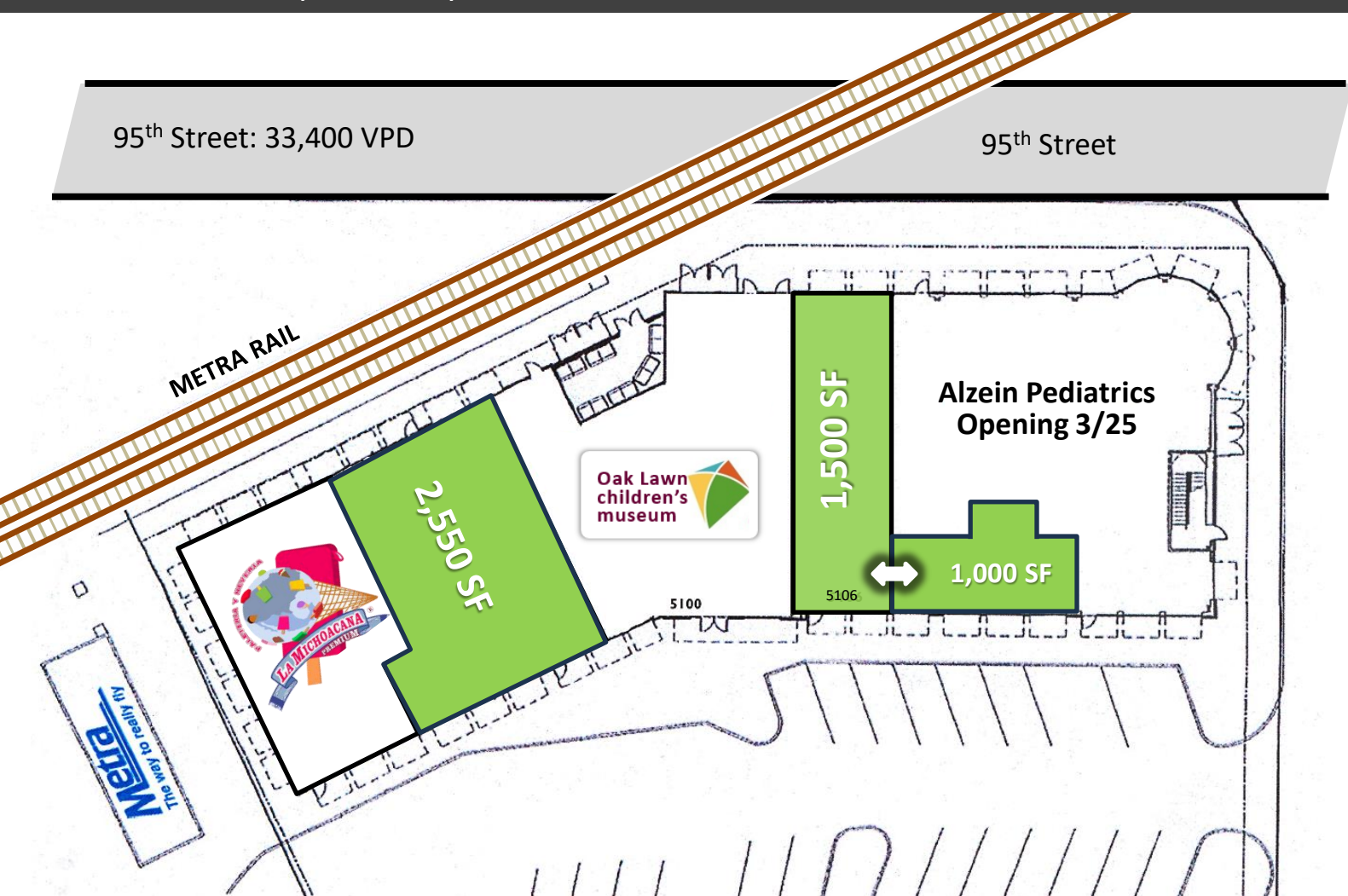
SENECA
REAL ESTATE GROUP

Main entrances and parking
on south side of building



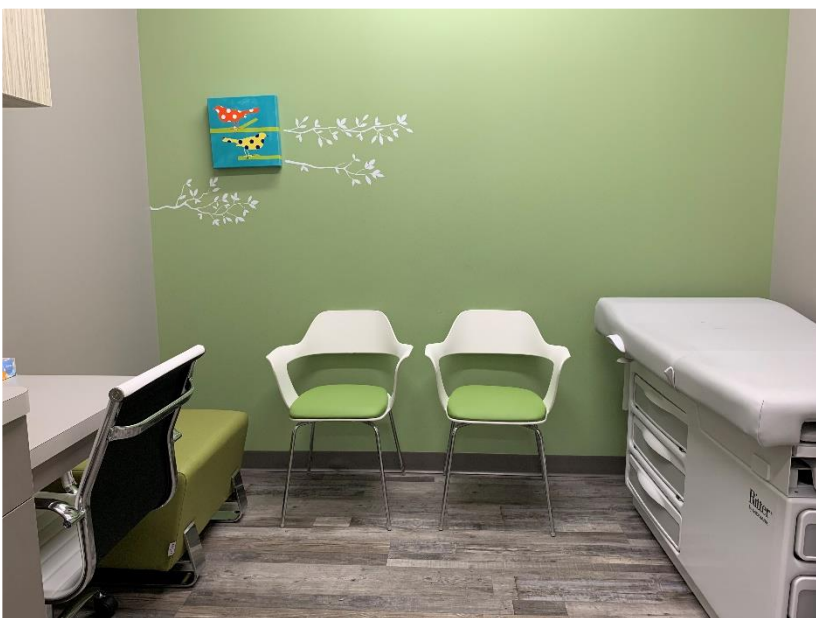
Heavy traffic exposure on
North side of property looking
east and 95th Street and Metra





Metra Rail Station Adjacent to Property





Fully built out Medical Space
1,500 SF can expand to 2,500 sf
with adjacent 1,000 sf

