

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









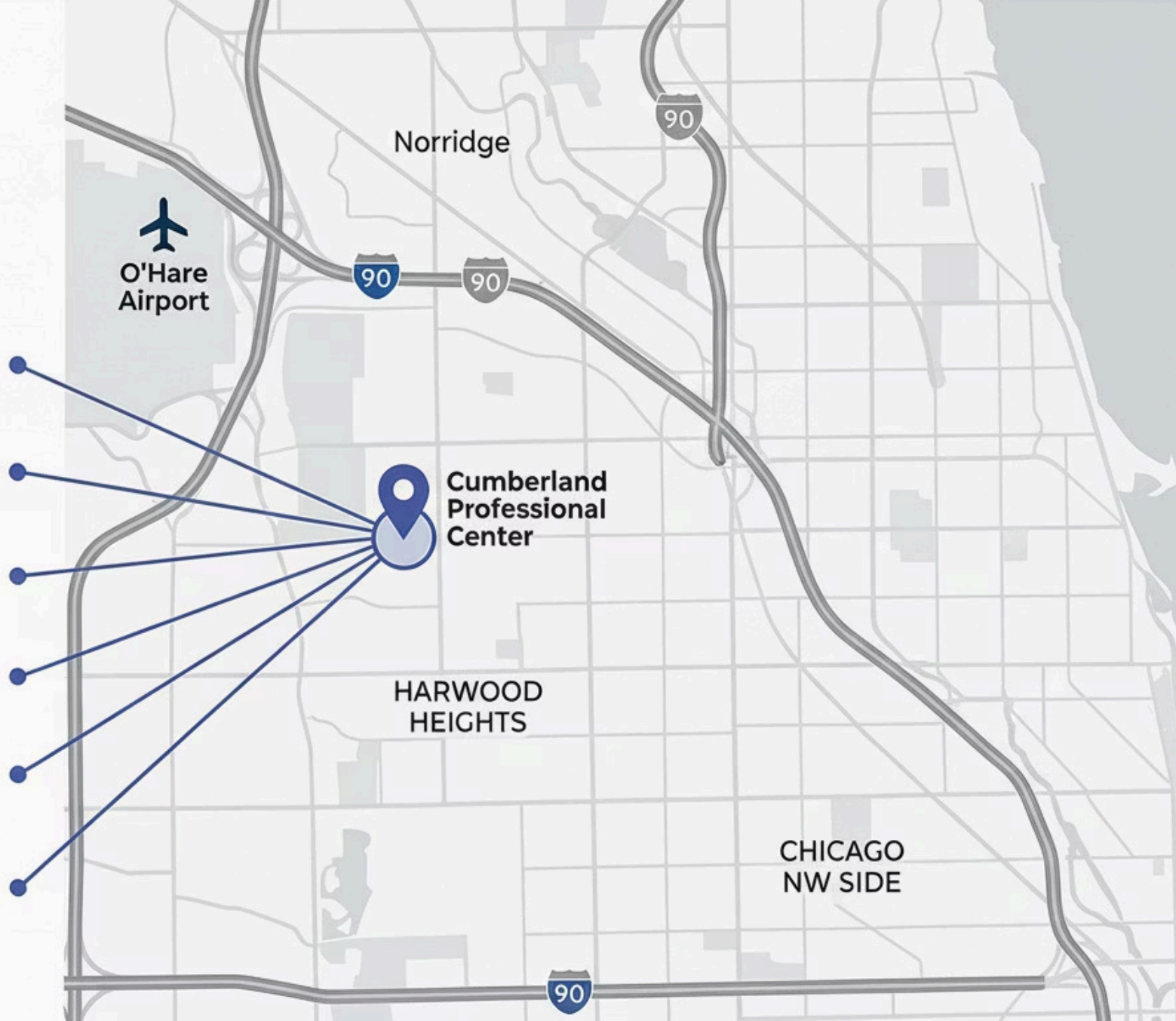
Multi-Tenant

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



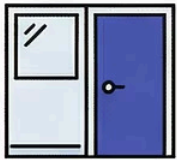
SUITE 11 - Office/Administrative

| **1,860** SF

| **\$16.00** NNN Base Rent

| **\$22.28** 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

| **\$26.28** 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: \$22.28/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:

\$26.28/SF/Year

Purpose-Built Medical Suite

CLINICAL FEATURES

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

SUITE 19 - IDEAL USES

Purpose-Built for Patient-Facing Medical & Wellness Services



Primary Care & Specialty Medical

Comprehensive family medicine, internal medicine, and specialized care clinics.



Physical Therapy & Rehabilitation

Evidence-based physical, occupational, and sports therapy centers.



Med-Spa & Aesthetic Services

Non-invasive cosmetic treatments, skincare, and wellness aesthetics.



IV Therapy & Wellness Clinics

Intravenous nutrient therapy, hydration, and holistic wellness treatments.



Behavioral Health & Outpatient

Mental health counseling, psychiatry, and intensive outpatient programs.



Diagnostic & Treatment Practices

Specialized diagnostic imaging, laboratory testing, and targeted treatments.

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

Medical-grade functionality at \$26.28/SF all-in, well below hospital-adjacent MOB rates

PRICING & ECONOMICS

Competitive Rates with Immediate Occupancy

SUITE 11 - OFFICE/ADMIN

\$22.28/SF/Year All-In

Base: \$16.00 NNN

NNN: \$6.28

NNN BREAKDOWN

Real Estate Taxes: \$2.76/SF

Operating Expenses: \$3.52/SF

Total NNN: \$6.28/SF

SUITE 19 - MEDICAL/CLINIC

\$26.28/SF/Year All-In

Base: \$20.00 NNN

NNN: \$6.28

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

 815-761-8334  ted@eatz-associates.com

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

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