

# SHARED MEDICAL OFFICE SPACE FOR LEASE

## 570 VILLAGE CENTER DR. #201

### BURR RIDGE, IL 60527



First In Realty Executives, Inc. is pleased to announce shared medical space for lease in Burr Ridge.

#### Highlights Include:

- +/- 5,600 SQ/FT of modernized medical office space in an elevated building
- 14 Exam rooms with water in each room
- 3 spacious procedure rooms with T.V.s and Water
- Onsite testing lab
- Hourly, Daily and Weekly Rates, Long term lease options available
- Currently operated as a dermatology, cosmetic surgery, laser and medical spa center.
- Ideal for a wide range of practices seeking shared professional medical space
- Office located in a lifestyle center including other stores such as Eddie Bauer, Jos A. Bank, Victoria Secret, Clarks, Yankee Candle and many more...



#### Demographics (2016 Est.):

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	3,910	60,771	194,191
HH Avg. Inc.	\$124,382	\$108,840	\$108,452
#HH's	1,646	24,496	74,349

#### Traffic Counts:

- +/- 12,200 VPD County Line Road.
- +/- 165,700 VPD Interstate 55

Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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