



## Medical Office For Lease

Fully Built out or Customize Your Plan



# Medical and Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

**Kevin J. O'Donnell**  
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## OFFERING SUMMARY

Available SF: 1,539-1,790 SF

Lease Rate: \$22.00 NNN

Estimated Tax &  
Operating: \$13.50 PSF

Building Size: 32,415 SF

## PROPERTY HIGHLIGHTS

- Fully built out, efficient medical office ideal for small practice
- Join Midwest Center for Women's Health and GI Alliance
- Waiting room, reception area, in-suite restroom, exam rooms with sinks
- Monument signage just off Randall Road and at ample parking lot entrance
- Close to Northwestern Delnor Hospital and Advocate Sherman Hospital
- See video tour at <https://vimeo.com/590080349/76a5a3e986>
- Close to Northwestern Delnor Hospital and Advocate and Sherman Hospital

for more information contact:

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Urgent Care/Office For Lease



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,539 - 1,790 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
210	Available	1,539 SF	NNN	\$25.00 SF/yr	Fully built out medical office with in-suite restroom
270	Available	1,790 SF	NNN	\$25.00 SF/yr	Ready for custom build out - see sample spec layout

for more information contact:

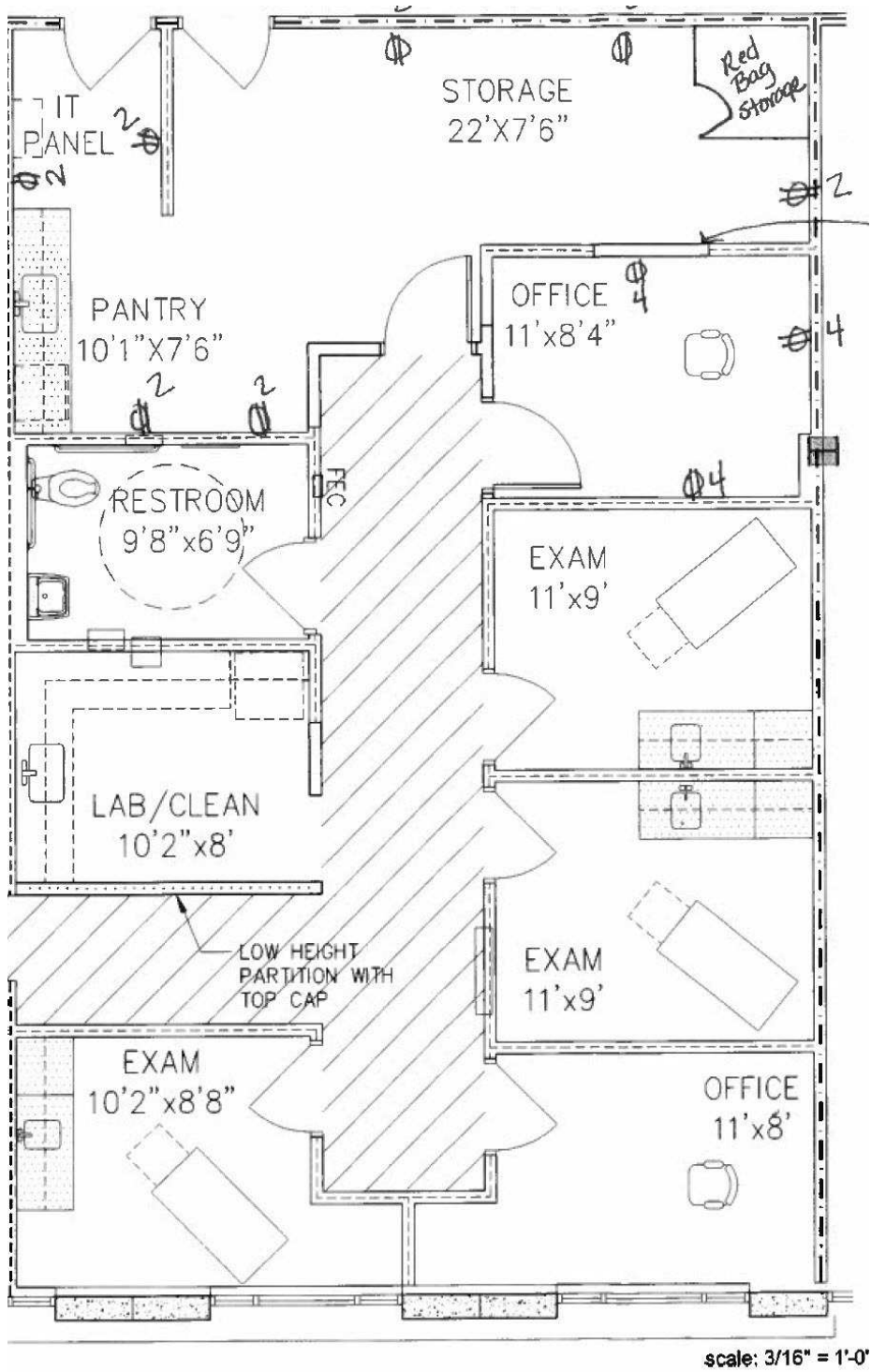
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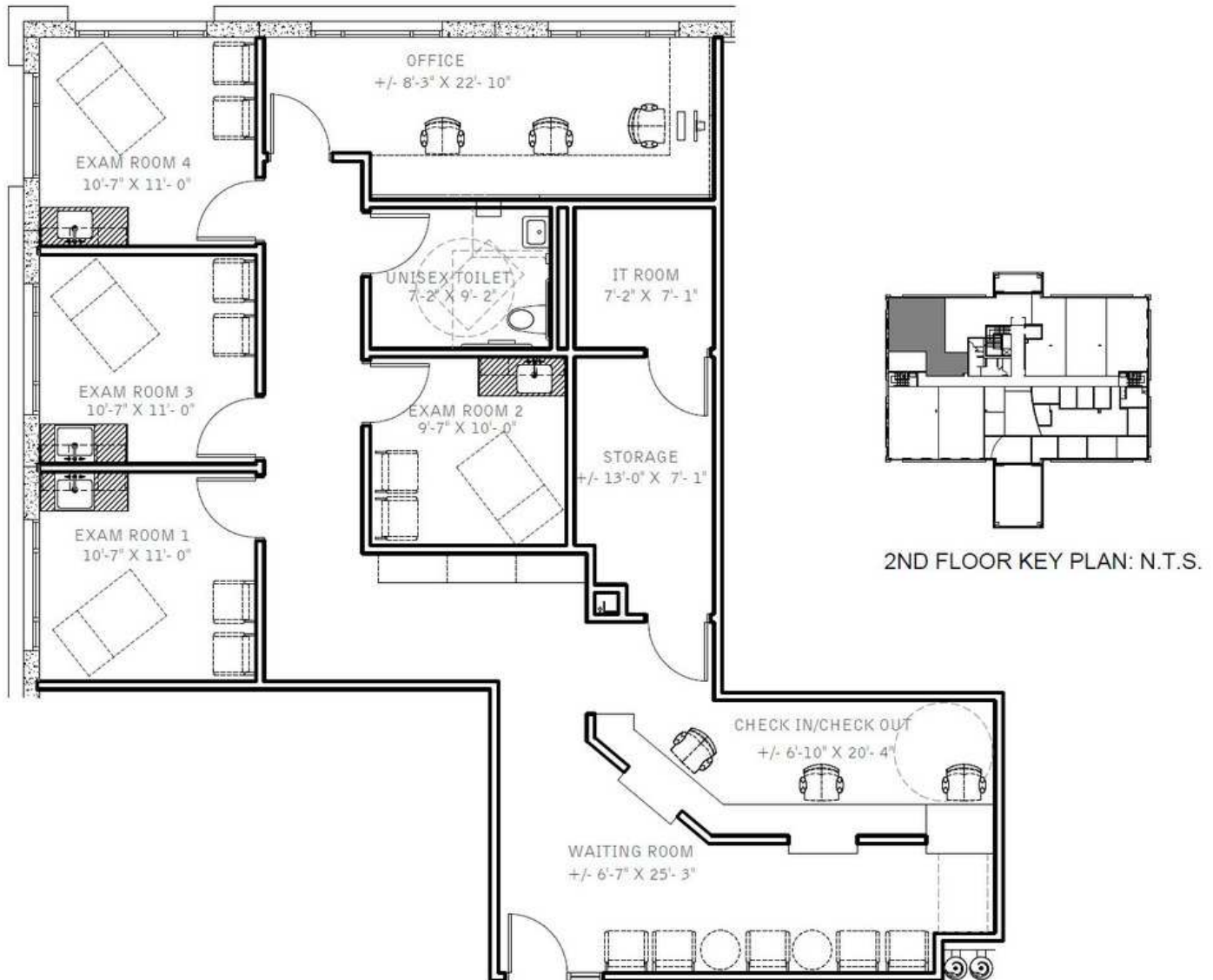
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Sample Spec Plan - Medical Or Office



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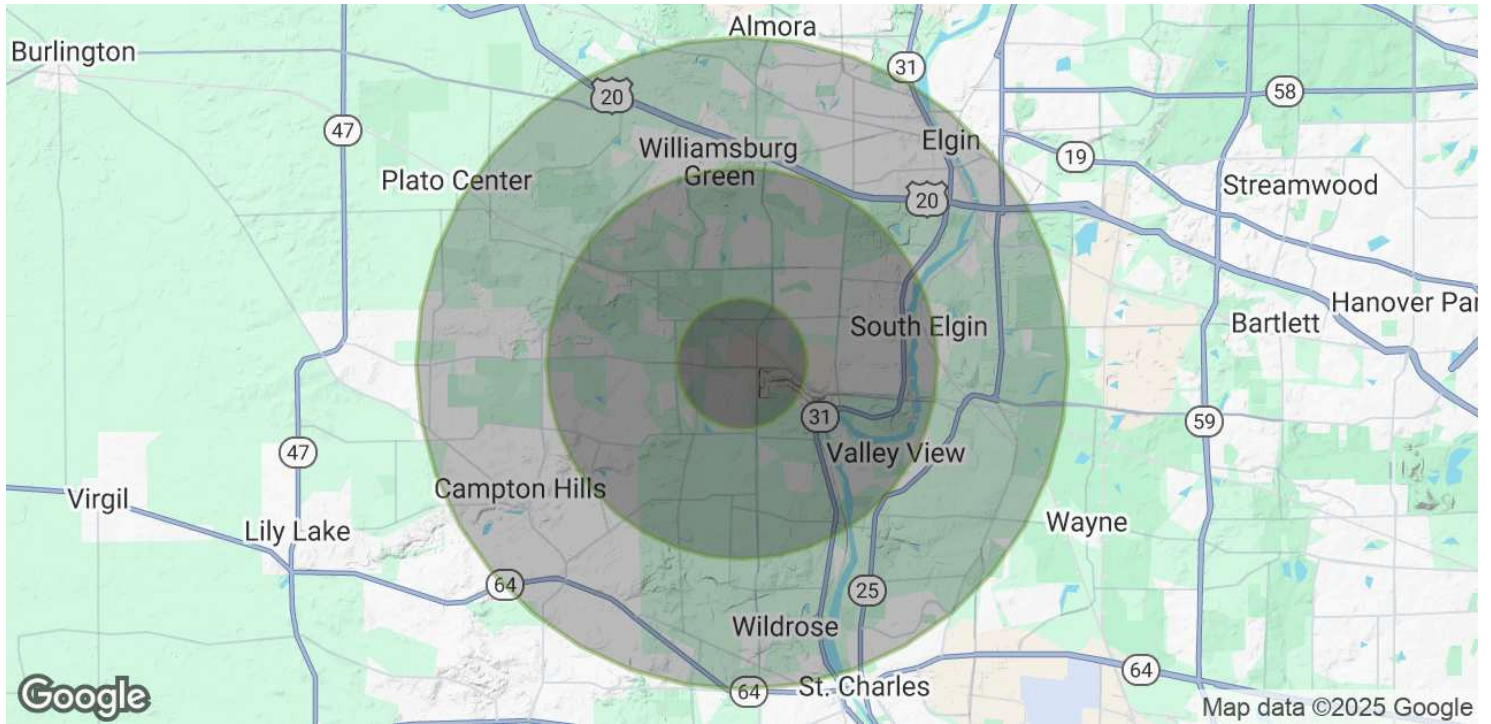
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,312	43,931	112,124
Average age	35.4	35.4	36.0
Average age (Male)	36.3	35.4	35.4
Average age (Female)	34.9	35.6	36.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,715	14,367	37,805
# of persons per HH	3.1	3.1	3.0
Average HH income	\$112,653	\$107,830	\$97,880
Average house value	\$409,894	\$376,465	\$347,024

\* Demographic data derived from 2020 ACS - US Census

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