

# Medical Office

9301 Golf Road Des Plaines, IL  
**FOR LEASE**

Position your business in the heart of Des Plaines—a dynamic community offering the perfect setting for office or medical use. The area is surrounded by popular dining destinations, specialized healthcare providers, and abundant recreational amenities, creating an exceptional environment for both work and leisure. Nearby landmarks such as Lake Park, Maryville Academy, and Rivers Casino add to the area's appeal for employees and visitors alike. The property features newly renovated lobbies, corridors, restrooms, and medical office suites, along with a brand-new parking lot and upgraded exterior lighting, ensuring a welcoming and professional atmosphere. Convenient access to major highways and public transit makes commuting effortless, while Des Plaines' thriving business landscape sets the stage for your success.



**Lease Rate:**  
\$25.00 SF/yr (NNN)

**Available SF:**  
1,770-2,894 SF SF

**Parking Spaces:**  
215

**Building Size:**  
20,400 SF

**Lease Term:**  
Negotiable

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REAL ESTATE &  
PRACTICE ADVISORY



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	1,309 SF	NNN	\$25.00 SF/yr	-
Suite 201	Available	2,398 SF	NNN	\$25.00 SF/yr	-
Suite 205	Available	2,681 SF	NNN	\$25.00 SF/yr	-
Suite 301	Available	4,004 SF	NNN	\$25.00 SF/yr	-
Suite 303	Available	2,910 SF	NNN	\$25.00 SF/yr	-



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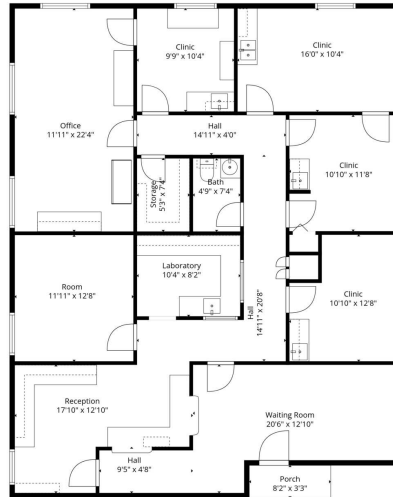
## ADDITIONAL PHOTOS





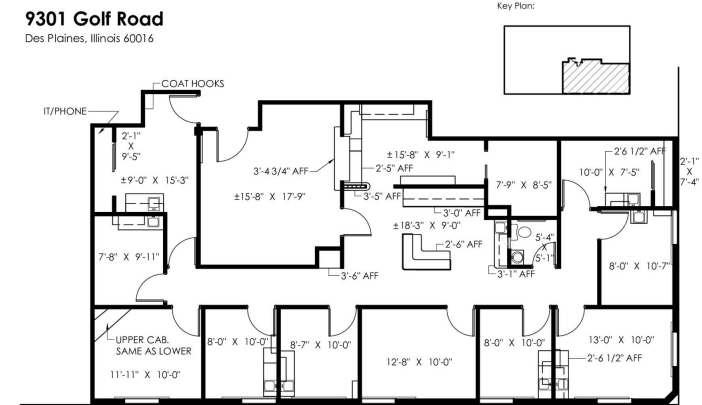
## Des Plaines, IL

## FLOOR PLANS



**TOTAL: 1770 sq. ft**  
FLOOR 1: 1770 sq. ft  
EXCLUDED AREAS: STORAGE: 39 sq. ft, PORCH: 27 sq. ft, WALLS: 88 sq. ft

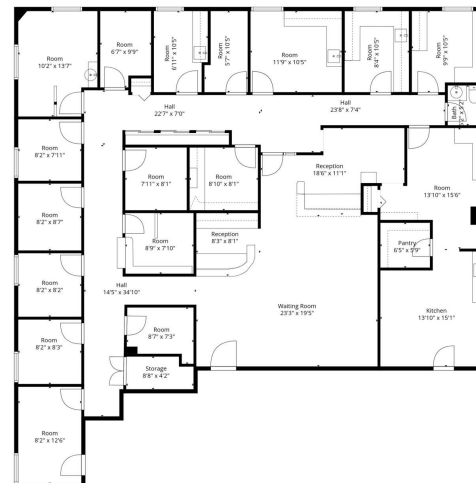
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed



**Suite #205 - As-Built Conditions**  
2,331 Rentable Square Feet

Scale:  $1/8" = 1'-0"$

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**TOTAL: 2894 sq. ft**  
FLOOR 1: 2894 sq. ft  
EXCLUDED AREAS: STORAGE: 34 sq. ft, WALLS: 122 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed



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# DEMOGRAPHICS MAP AND REPORT

## Population

1 MILE

27,958

TOTAL POPULATION

138,628	310,606
3 MILES	5 MILES

43

AVERAGE AGE

44	44
3 MILES	5 MILES

## Households and Income

1 MILE

10,894

TOTAL HOUSEHOLDS

52,905	119,026
3 MILES	5 MILES

2.6

# OF PERSONS PER HH

2.6	2.6
3 MILES	5 MILES

1 Mile

41

AVERAGE AGE (MALE)

42	42
3 MILES	5 MILES

44

AVERAGE AGE (FEMALE)

46	45
3 MILES	5 MILES

1 Mile

\$97,235

AVERAGE HH INCOME

\$127,379	\$141,776
3 MILES	5 MILES

\$323,353

AVERAGE HOUSE VALUE

\$455,271	\$482,951
3 MILES	5 MILES





## Des Plaines, IL

## RETAILER MAP

