

Dental Office

1585 Barrington Road, Suite 301
Hoffman Estates, IL

FOR SALE & LEASE

Excellent opportunity to lease or purchase a fully built-out dental office condo located at 1585 N Barrington Road in Hoffman Estates, within Doctor's Building 2 on the St. Alexius Hospital campus. This newer-condition space features high-end finishes and is in near turn-key condition for any dentist or dental specialist. The office is efficiently designed with 6 operatories and is plumbed for up to 8, along with an ADA restroom, doctor's office, employee lounge, lab, sterilization area, storage, and a large reception and waiting area. Positioned along a highly trafficked corridor with strong visibility, convenient access, and ample parking, this is an ideal setting to establish or expand a thriving practice.



Sale Price:
\$295,000

Available SF:
2,672 SF SF

Parking Spaces:
400

Building Size:
90,000 SF

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

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AVAILABLE SPACES

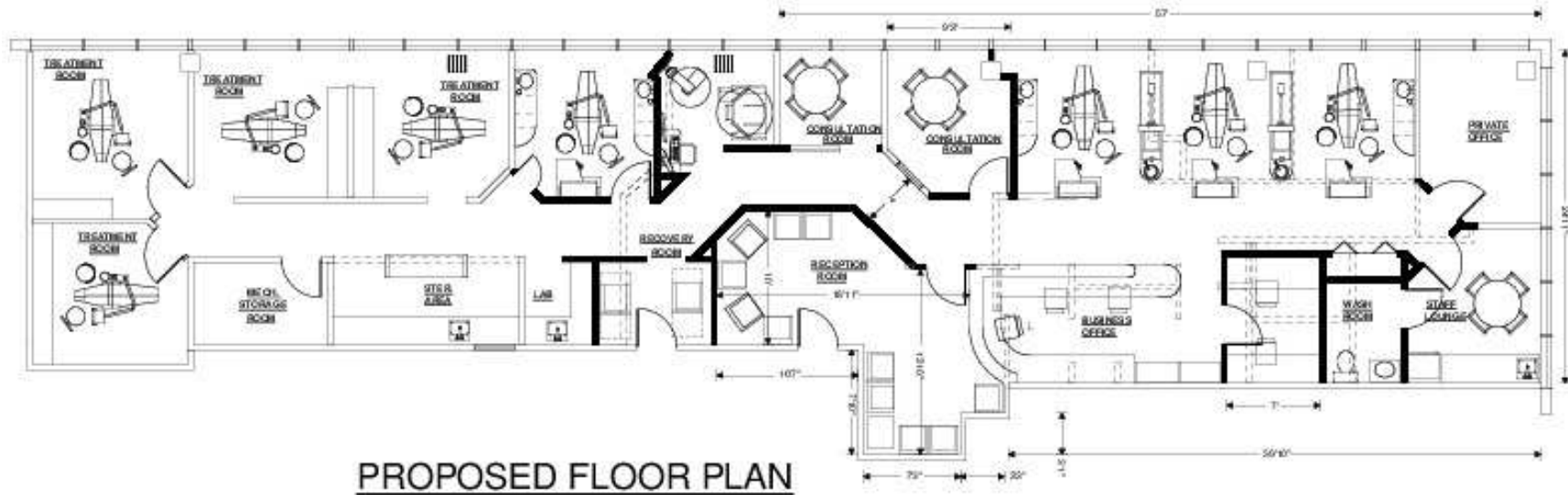
Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Suites 301 & 307	Available	2,672 SF	Modified Gross	\$25.00 SF/yr	-



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FLOOR PLANS



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DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

10,281

TOTAL POPULATION

84,159 | 207,022
3 MILES | 5 MILES

33.4

AVERAGE AGE

38.1 | 39.8
3 MILES | 5 MILES

Households and Income

1 MILE

4,161

TOTAL HOUSEHOLDS

30,931 | 77,091
3 MILES | 5 MILES

2.5

OF PERSONS PER HH

2.7 | 2.7
3 MILES | 5 MILES

Race

1 MILE

3,756

TOTAL POPULATION - WHITE

45,913 | 124,113
3 MILES | 5 MILES

1 Mile

33.8

AVERAGE AGE (MALE)

38.4 | 39.2
3 MILES | 5 MILES

32.6

AVERAGE AGE (FEMALE)

38.2 | 40.5
3 MILES | 5 MILES

1 Mile

\$74,511

AVERAGE HH INCOME

\$94,119 | \$104,293
3 MILES | 5 MILES

\$136,858

AVERAGE HOUSE VALUE

\$242,427 | \$273,880
3 MILES | 5 MILES

1 Mile

2,600

TOTAL POPULATION - ASIAN

19,512 | 42,866
3 MILES | 5 MILES



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ADDITIONAL PHOTOS



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RETAILER MAP

