

# 7456 S. State Road Bedford Park, Illinois

Class A Medical  
Office Space  
Available  
for Lease



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# Building Features



## Property

- Three (3) story medical office building totaling 60,000 rentable square feet.

## Available Suites:

- Suite 104: 4,716 SF
- Suite 200: 9,509 SF
- Suite 205: 1,364 SF
- Suite 303: 1,136 SF

## Building Features

- On-Site services
  - Surgery rights and partnership opportunities with Medicare Certified, Joint Commission-accredited Magna Surgical Center, located on the third floor of the building.
  - Multi-modality medical imaging and diagnostic radiology including High field (1.5T) MRI, 64 Slice CT, digital mammography, ultrasound, and digital x-ray.
- Signage opportunities available along State Road just west of Cicero Avenue with daily traffic counts over 21,000 cars per day.
- Customize your medical office with generous allowances and quick construction timing.
- Nearby Medical Attractions
  - MacNeal Hospital
  - Advocate Christ Medical Center
  - UChicago Medicine AdventHealth La Grange
  - UChicago AdventHealth Hinsdale
  - Loyola University Medical Center
  - Holy Cross Hospital
  - Northwestern Medicine Palos Hospital
  - UChicago Medicine Ingalls Memorial

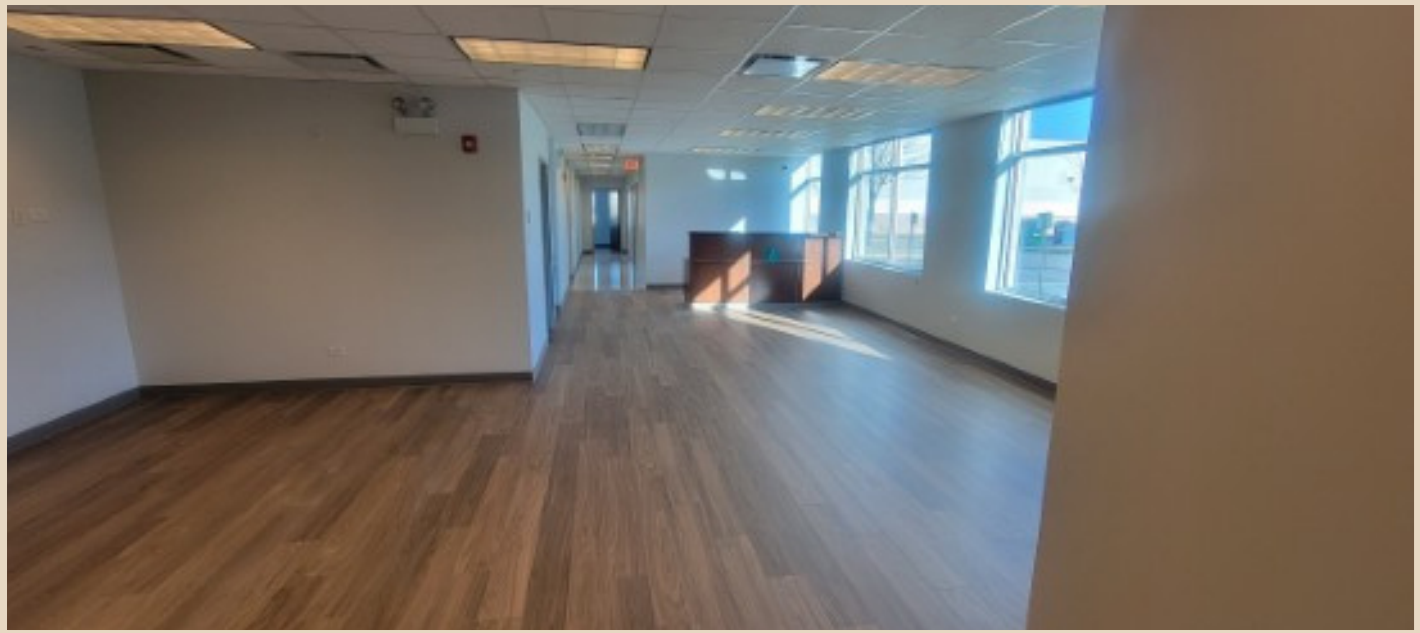
# Building Photos



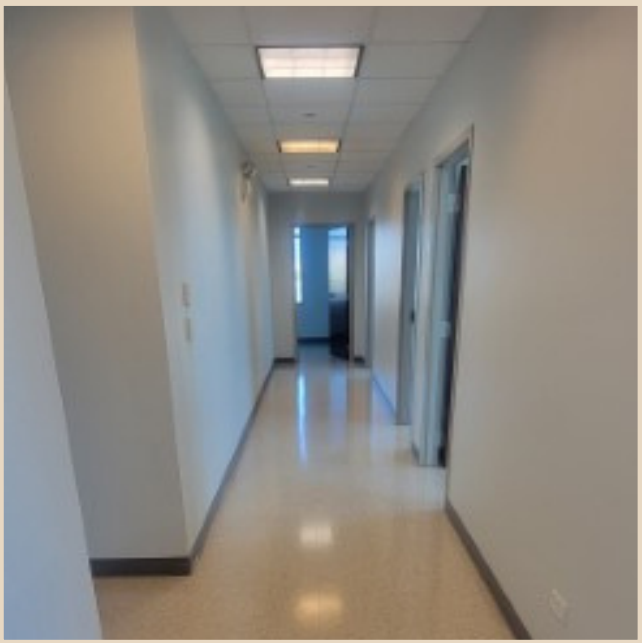
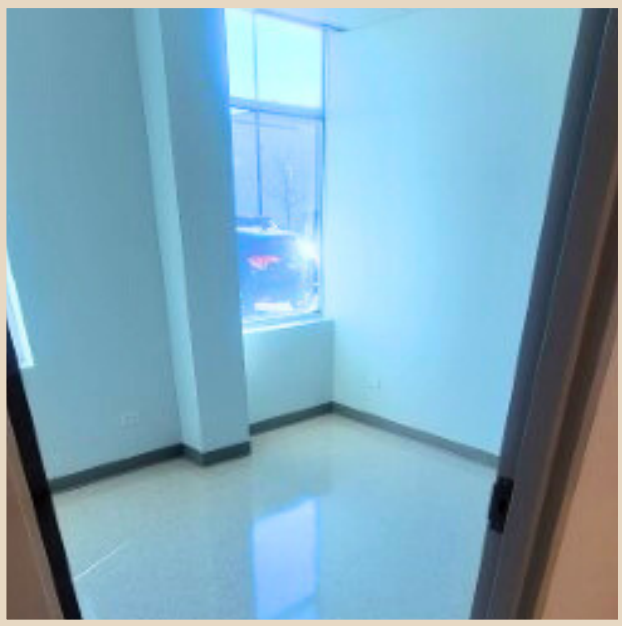
# Interior Photos



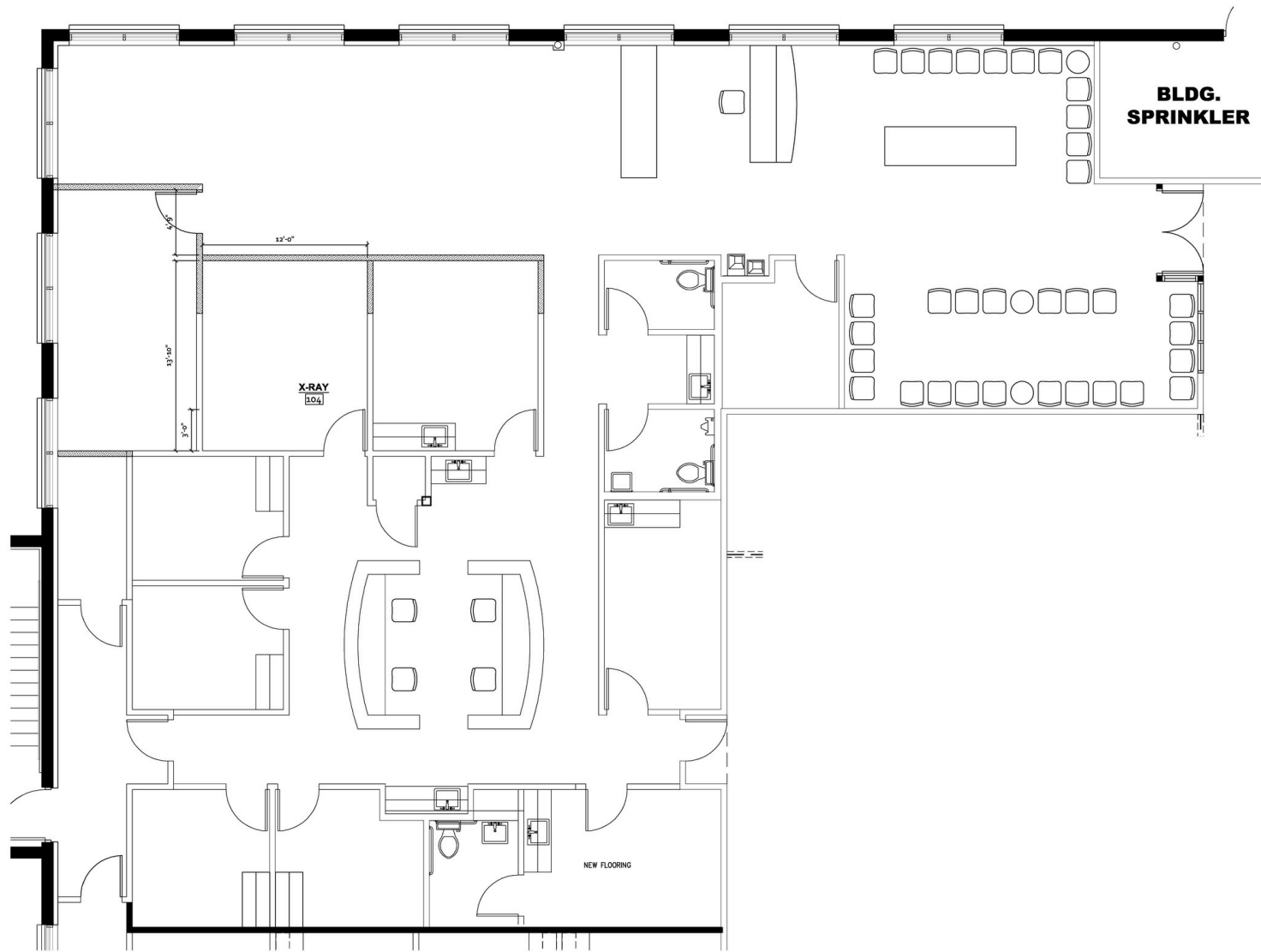
# Interior Photos Suite 104



# Interior Photos Suite 104



# Floor Plan: Suite 104 - 4,716 SF



1 SUITE 104 - FLOOR PLAN  
1/4" = 1'-0"

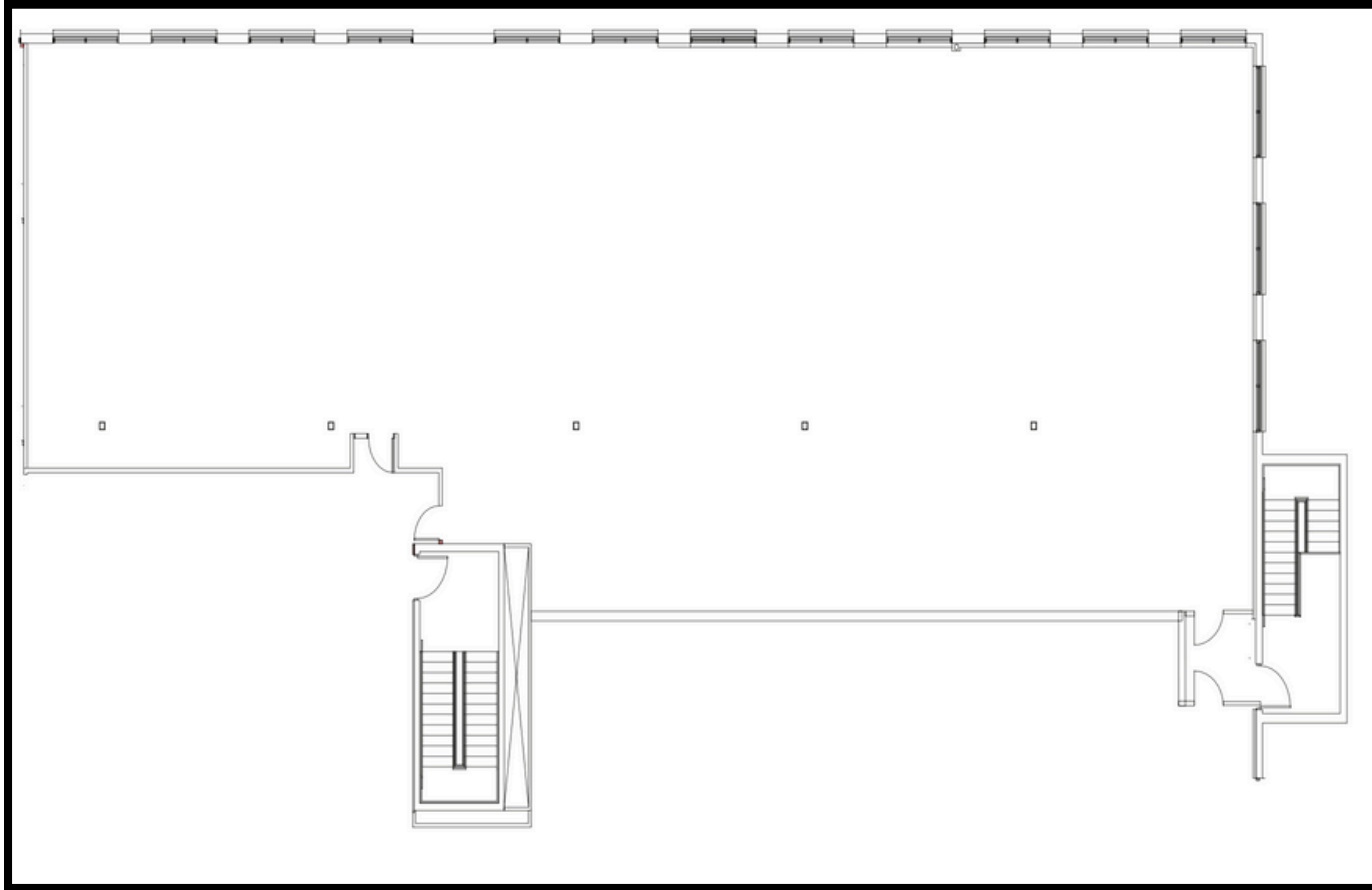
# Interior Photos: Suite 200

- Suite 200 = 9,509 SF Raw Build to suit space with exceptional window line

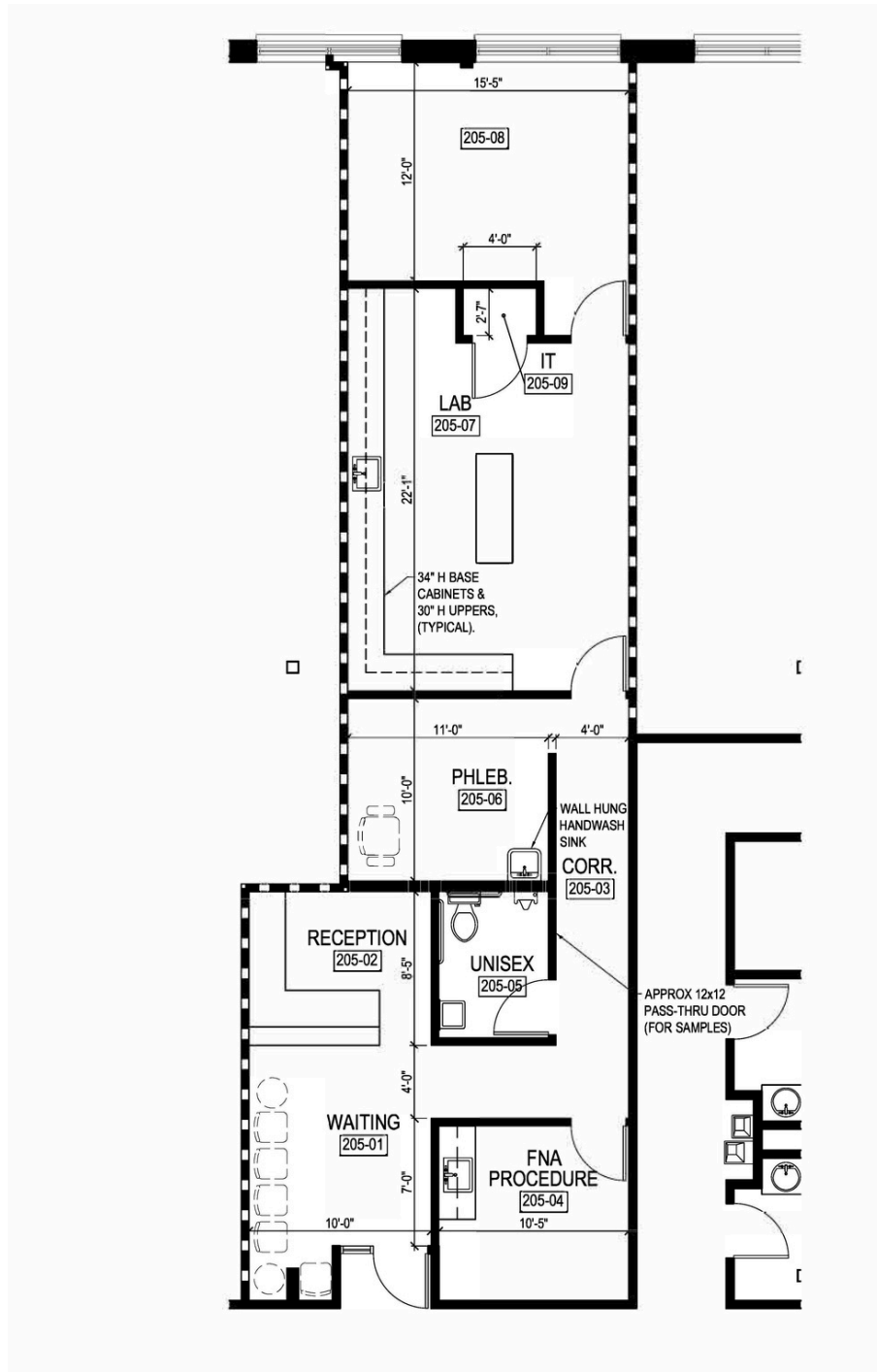




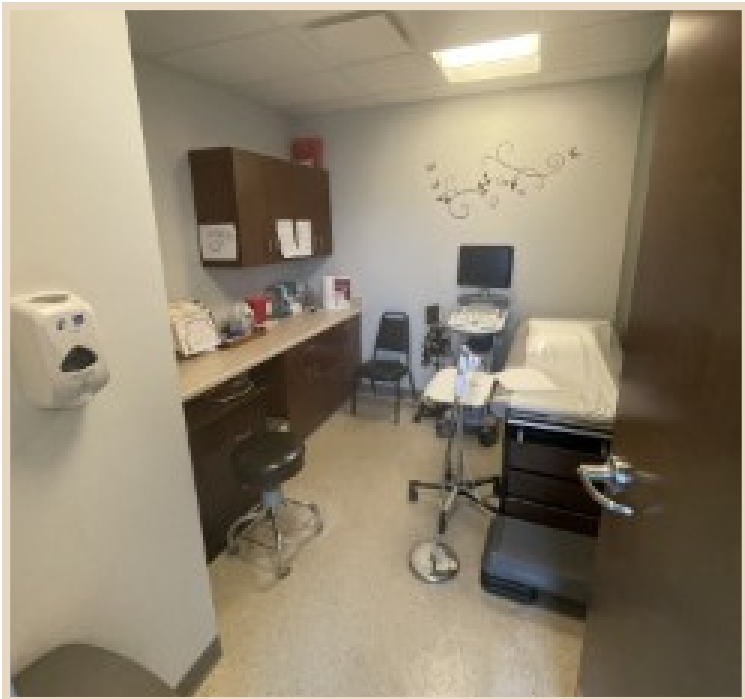
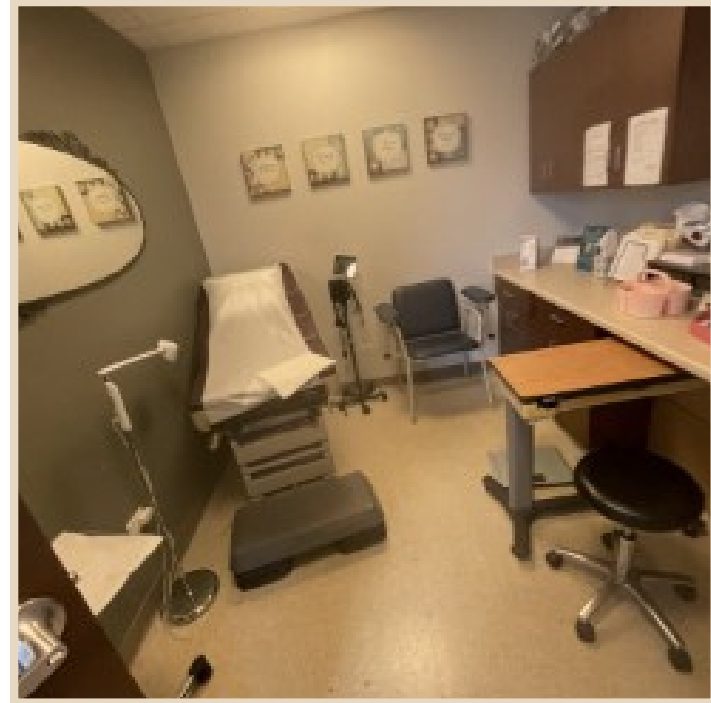
# Floor Plan: Suite 200 - 9,509 SF



# Floor Plan: Suite 205 - 1,364 SF



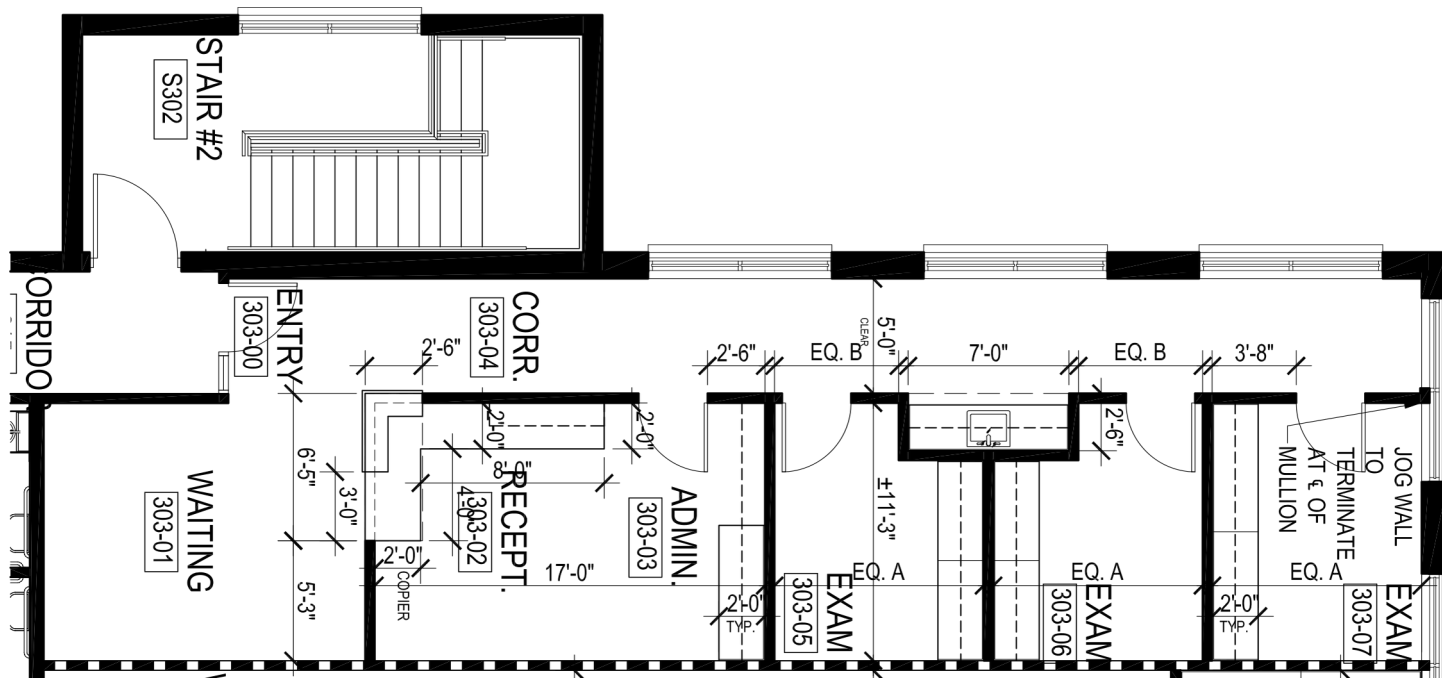
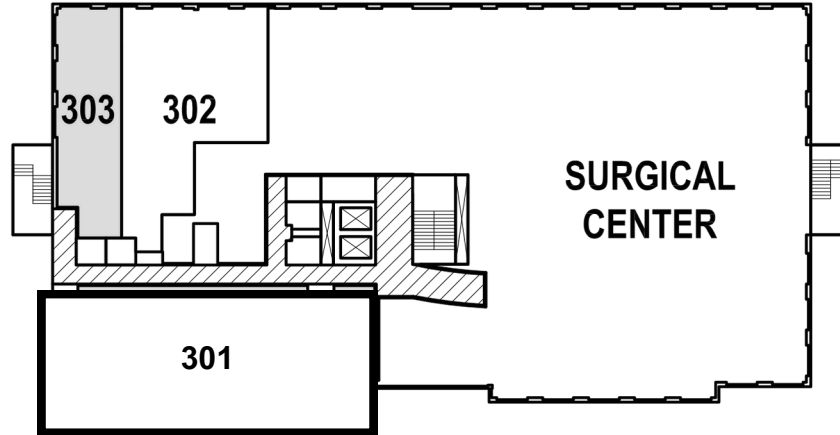
# Interior Photos Suite 303



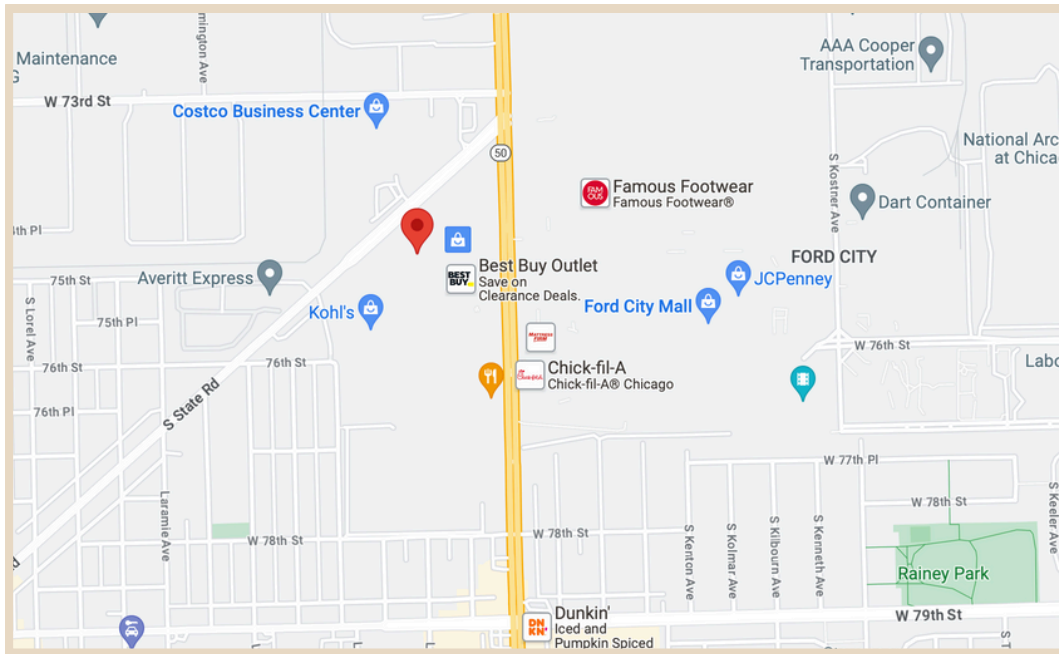
# Floor Plan: Suite 303 - 1,136 SF



7456 S. STATE ROAD BEDFORD PARK, IL 60499 SEPTEMBER 4, 2012 REV. 1



# The Medical Community at your Fingertips



- Ideally located in the heart of Bedford Park with an exceptional mix of retail, medical, and office businesses as well as strong area demographics.
- Midway Medical Campus is just minutes away from multiple area hospitals and provides exceptional access to a vast network of care providers and patients.
- Immediate access to I-55 and I-294 and just minutes away from Midway International Airport.
- Directly adjacent to Costco

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