



Medical/Office Property

Offered for Sale



Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

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MEDICAL & LEGAL ARTS BUILDING
2000 McDONALD ROAD

Section 1

PROPERTY INFORMATION

2000 McDonald Road South Elgin, IL 60177

Medical & Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Medical/Office Building For Sale



OFFERING SUMMARY

Sale Price: \$11,000,000

Price / SF: \$339.35

Cap Rate:

NOI:

Lot Size: 3.18 Acres

Year Built: 2008

Building Size: 32,415 SF

PROPERTY HIGHLIGHTS

- The Class A medical office building has strong tenancy, including a fully built out full floor urgent care with private staff entry, over 20 exam rooms and private offices, imaging rooms, and infrastructure for CT Scan, X-Ray, and mammography.
- Current layouts provide for immediate care triage and generous nursing areas to support Urgent Care requirements. Locker rooms, waiting rooms, reception area, staff and patient restrooms.
- Professionally managed. Monument and parking lot entry signage, in addition to building signage.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,717	14,386	37,856
Total Population:	5,318	43,984	112,248
Average HH Income:	\$112,618	\$107,783	\$97,769



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Medical & Legal Arts Building

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Medical/Office Building For Sale



PROPERTY DESCRIPTION

The Medical & Legal Arts Building in South Elgin, Illinois, is a multi-tenant medical and office building which provides a unique opportunity for an investor or owner/user for Urgent Care, Physical Therapy, Orthopedics, Dermatology, Imaging, or other medical practice, with existing high end medical and office build outs.

LOCATION DESCRIPTION

On McDonald Road, just west of the main north-south corridor Randall Road with monument signage, and close to Northwestern Delnor and Advocate Sherman Hospitals. Located directly across from the South Elgin & Countryside Fire Protection District Fire and EMS Station. Centered in a high traffic retail shopping/dining area to provide exposure and amenities to patients, professionals, and staff.

EXTERIOR DESCRIPTION

The building provides covered patient drop off, extensive patient and doctor parking, ambulance pickup area, and separate office entrances. The building is centrally located between Northwestern's Delnor Hospital on Randall 7.4 miles to the south, and Advocate Sherman Hospital 6.8 miles to the north at Randall and the Interstate 90 interchange. Immediately west of the building lies the Robin Glen subdivision. To the east, existing large subdivisions like Thornwood, Sugar Ridge, River Ridge and the recently completed Springs at South Elgin. Just across the Fox River to the east there are over 300 homes under construction and development by Lennar. New Senior housing including Silver Glen Senior Living, and Heritage Woods of South Elgin are also nearby. Monument and parking lot entry signage exist, in addition to building signage.

INTERIOR DESCRIPTION

Fully computerized HVAC with M-13 filtration, and pressure control which are essential in today's world. Fiber-optic from both AT&T and Xfinity as well as the ability to have Satellite communications make this facility top of the line. Infrastructure in place for complete urgent care triage, CT scan, X-ray with tech booth, and comprehensive mammography. All Electric with Energy Management system.

Replacement cost for this building, per a member of Citadel National Construction Group (citadelgroup.org), is estimated at \$390 to \$440 PSF (core plus current buildout), giving this property a replacement cost in the \$12 - \$14 million range.



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Medical & Legal Arts Building

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Medical/Office Building For Sale

Sale Price

\$11,000,000

PROPERTY INFORMATION

Property Type

Medical/Office Building

Property Subtype

Medical

Lot Size

3.18 Acres

LOCATION INFORMATION

Building Name

Medical & Legal Arts Building

Street Address

2000 McDonald Road

City, State, Zip

South Elgin, IL 60177

County

Kane

BUILDING INFORMATION

Building Size

32,415 SF

NOI

All Financials Available Upon
Receiving Signed
Confidentiality Agreement

Cap Rate

Building Class

A

Occupancy %

Tenancy

Multiple

Number of Floors

2

Average Floor Size

16,207 SF

Year Built

2008

Gross Leasable Area

32,415 SF

Construction Status

Existing

Free Standing

Yes

Corridors

Point of Rescue Stations in
stairwells - monitored

Amenities

Full floor Urgent Care
Private Staff Entry
Professionally Managed
Co-tenancy for referrals
LED lighting - Common
LED lighting - Parking Lot
Fully Monitored:
Fire Sprinkler, Fire Alarm System
Security Camera Systems
Computerized Scan Card Entry
AT&T and Xfinity Fiber Optic
Separate Mail Delivery Room
Digital Directory with weather
and local map information
Handicap entry automatic doors
at North and South entries
Monument & Entry Signage
Building Signage

PARKING & TRANSPORTATION

Parking Type

Surface

Parking Ratio

7.88

Number of Parking Spaces

252

UTILITIES & AMENITIES

Elevators

1

HVAC

Central Computer Controlled HVAC system

Landscaping

Exterior landscaped paver lunch area

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LOCATION INFORMATION

Building Name	Medical & Legal Arts Building
Street Address	2000 McDonald Road
City, State, Zip	South Elgin, IL 60177
County	Kane

BUILDING INFORMATION

NOI	
Cap Rate	
Building Class	A
Occupancy %	
Tenancy	Multiple
Number of Floors	2
Average Floor Size	16,207 SF
Year Built	2008
Gross Leasable Area	32,415 SF
Construction Status	Existing
Free Standing	Yes
Corridors	Point of Rescue Stations in stairwells - monitored



PROPERTY HIGHLIGHTS

- The Class A medical office building has strong tenancy, including a fully built out full floor urgent care with private staff entry, over 20 exam rooms and private offices, imaging rooms, and infrastructure for CT Scan, X-Ray, and mammography.
- Current layouts provide for immediate care triage and generous nursing areas to support Urgent Care requirements. Locker rooms, waiting rooms, reception area, staff and patient restrooms.
- Professionally managed. Monument and parking lot entry signage, in addition to building signage.
- **All Financials available upon receipt of signed Confidentiality Agreement**



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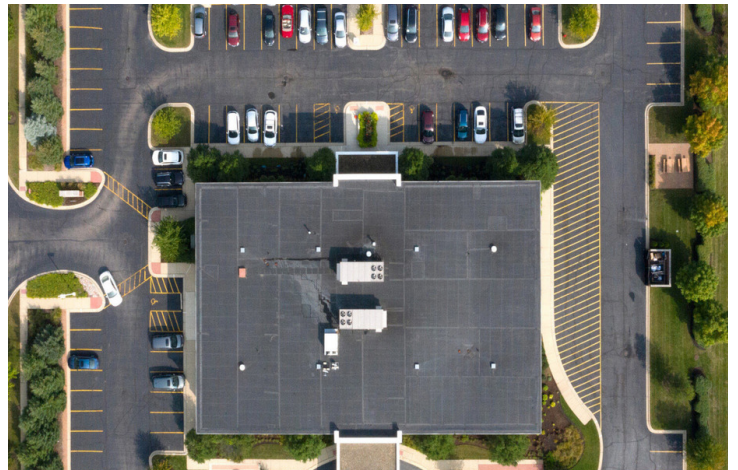


ADDITIONAL
PHOTOS

Medical & Legal Arts Building

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Section 2

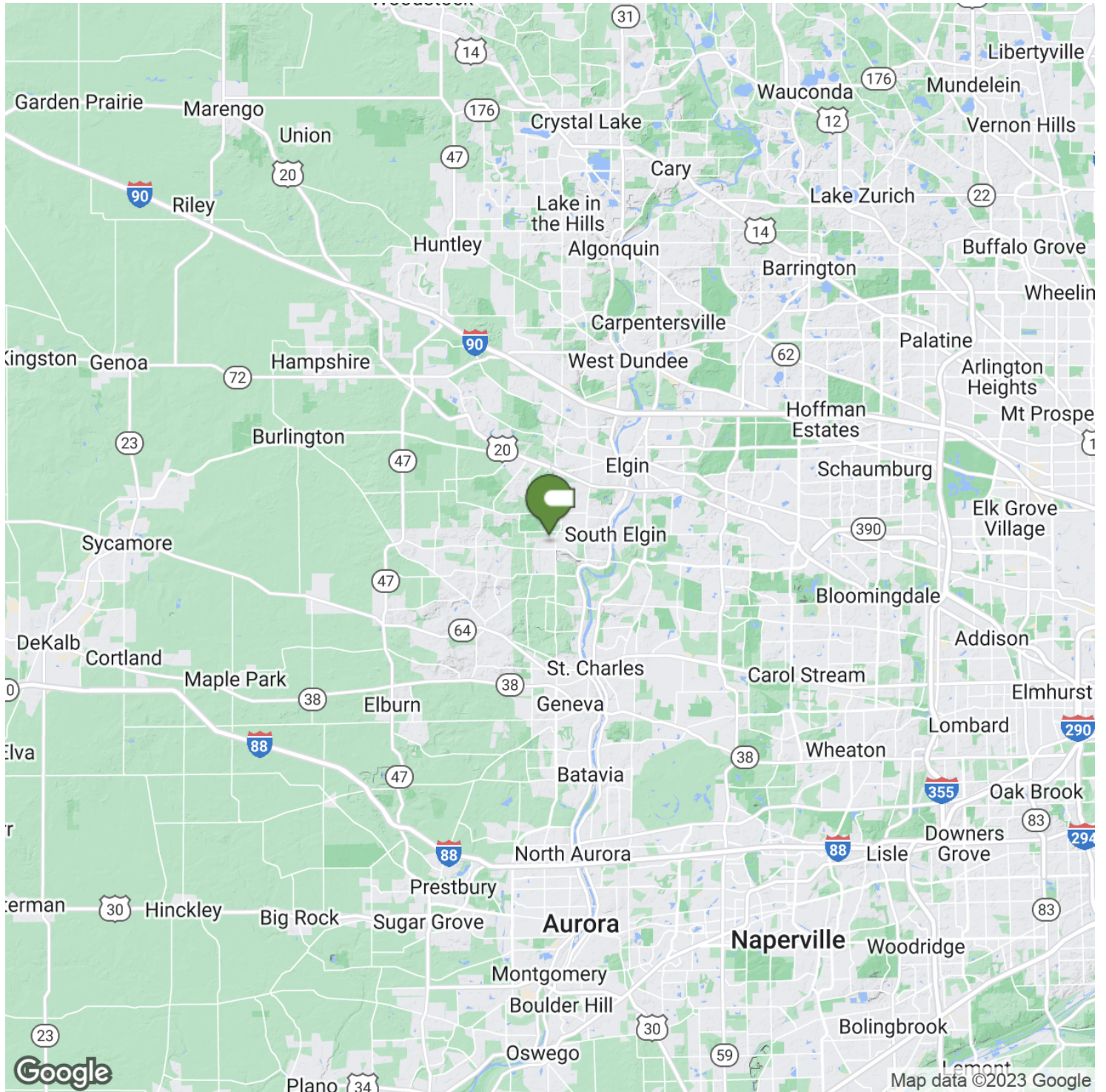
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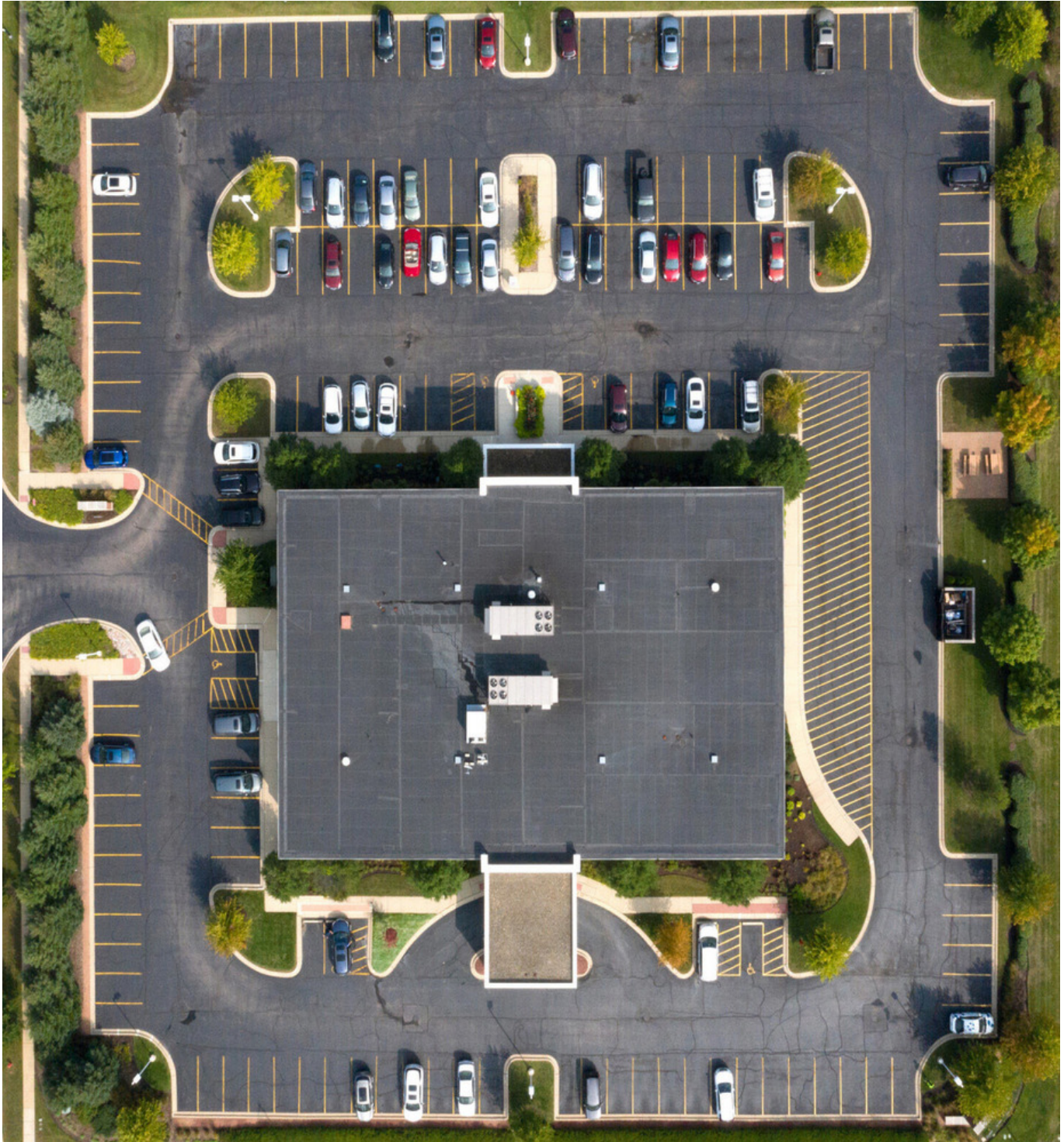
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MEDICAL & LEGAL ARTS BUILDING
2000 McDONALD ROAD

Section 3

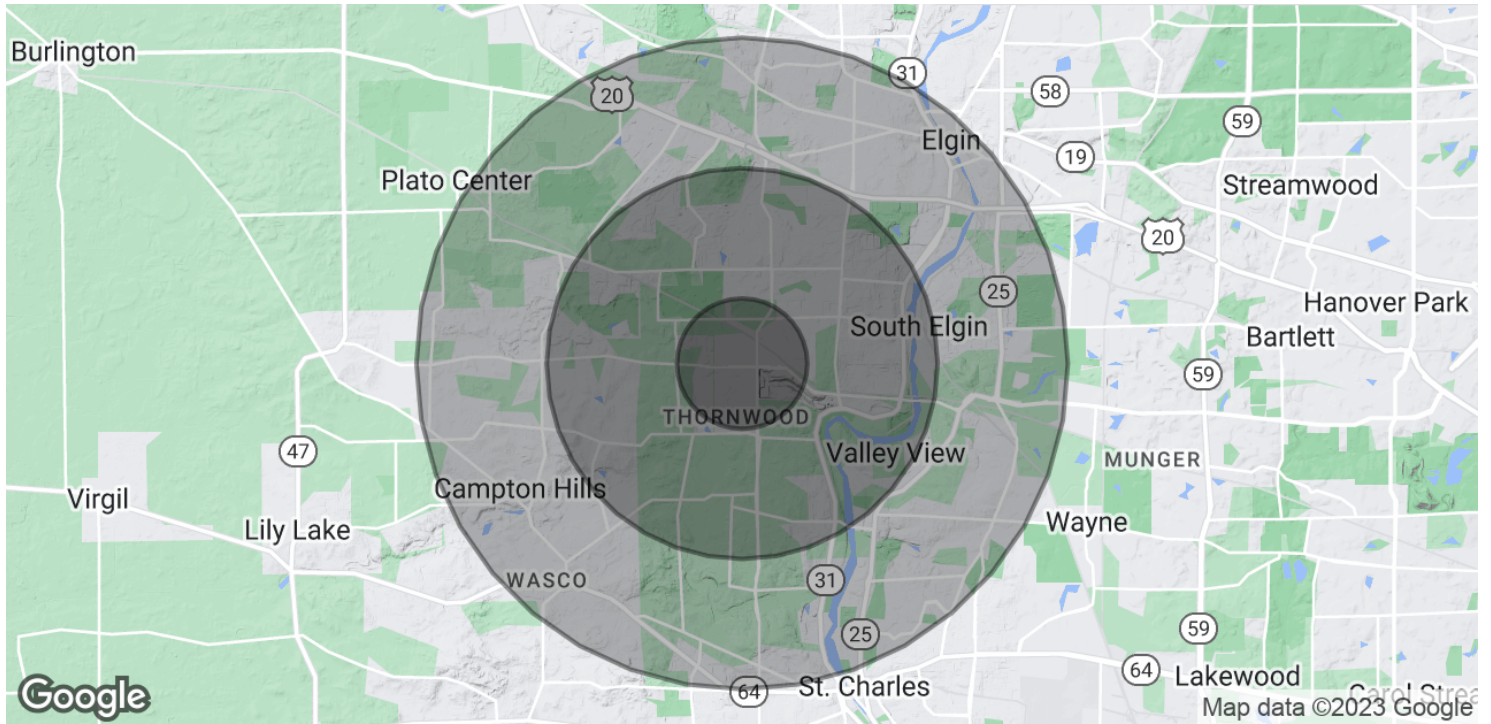
DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,318	43,984	112,248
Average Age	35.4	35.4	36.0
Average Age (Male)	36.3	35.4	35.3
Average Age (Female)	34.9	35.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,717	14,386	37,856
# of Persons per HH	3.1	3.1	3.0
Average HH Income	\$112,618	\$107,783	\$97,769
Average House Value	\$409,630	\$376,457	\$346,749

* Demographic data derived from 2020 ACS - US Census



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