

2723 SHERIDAN

2723 Sheridan Road, Zion, IL 60099

FOR LEASE



The building at 2723 Sheridan Road in Zion is a 50,000 square foot mixed-use property that includes an 84-room hotel, The Inn on Sheridan, and ground floor retail space. The hotel features spacious rooms and suites, an atrium with panoramic views, a business center, fitness center, spa, restaurant, and bar. The retail space is located on the ground floor of the building and has expansive frontage on busy Sheridan Road. Built in 2011 and less than four miles from the Wisconsin border, the property is located in the heart of downtown Zion and

is within walking distance to restaurants, shops, and cultural attractions.

Two blocks from Cancer Treatment Centers of America's corporate offices, and three blocks from Midwestern Regional Medical Center, this building is a prime location for medical type tenants.

The first floor retail space is ideal for specialty retailers, medical offices, and professional offices. Offering high traffic counts and foot traffic, businesses will be easy to find with plentiful parking in back as well as street parking in front.

BREIS BARRINGTON RE INVESTMENT SERVICES

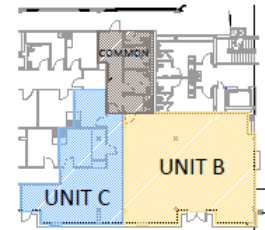
21660 W. FIELD PARKWAY, SUITE 118, DEER PARK, IL 60010
JOSHUA D. SMITH | joshua.smith@b-reis.com | 847.847.7202



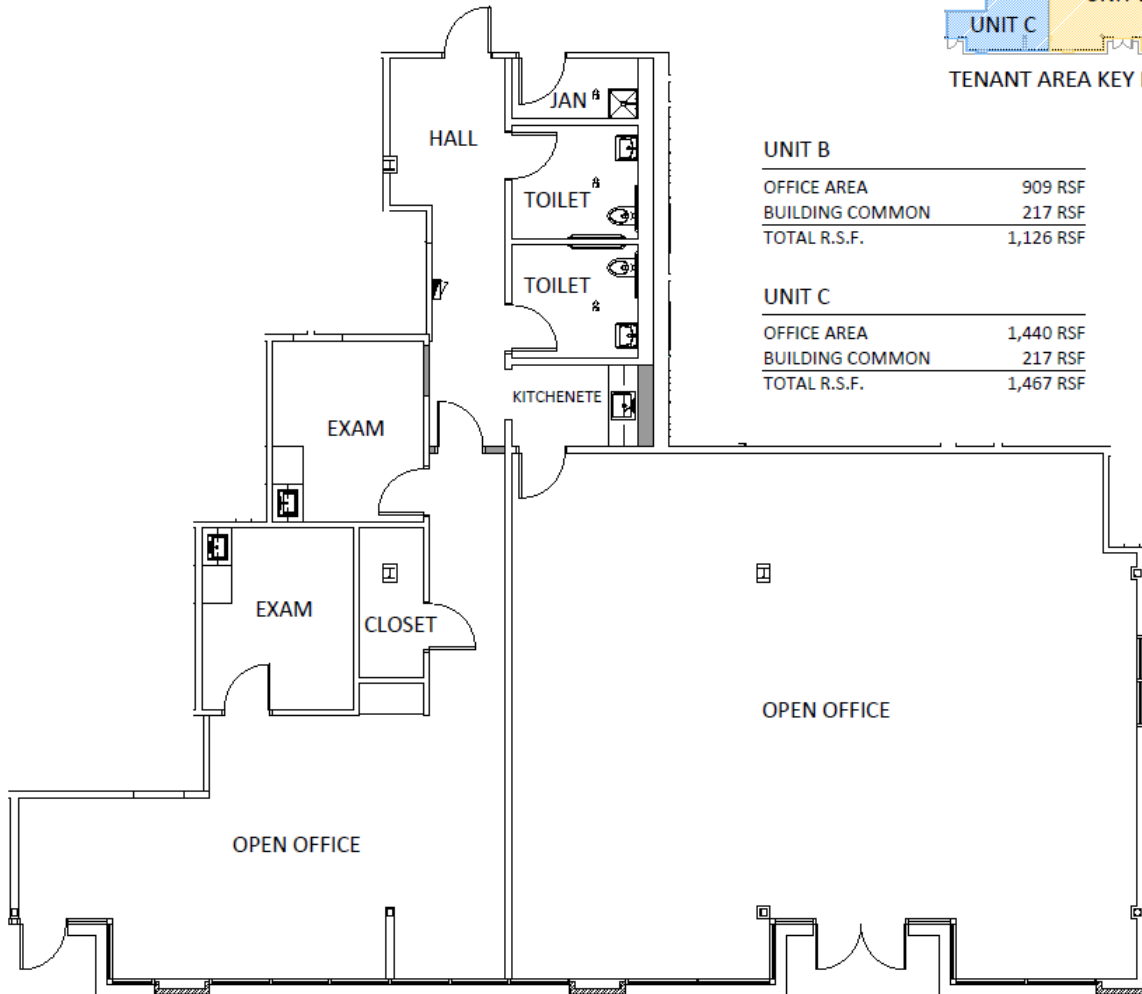
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UNIT B & C



TENANT AREA KEY PLAN



UNIT B	
OFFICE AREA	909 RSF
BUILDING COMMON	217 RSF
TOTAL R.S.F.	1,126 RSF

UNIT C	
OFFICE AREA	1,440 RSF
BUILDING COMMON	217 RSF
TOTAL R.S.F.	1,467 RSF

0 5 10
scale: 3/32" = 1'-0"

UNIT B & C FLOOR PLANS



LEGEND

EXISTING WALL 
NEW WALL 

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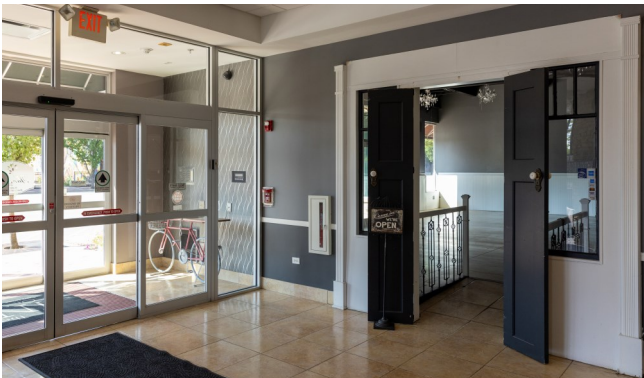
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UNIT B



UNIT B — 1,126 sf

The options are endless in this beautiful suite located next to the hotel lobby. High, open ceilings, polished concrete flooring, and a large open area with lots of natural light. This suite is accessed off of the street as well as through a doorway into the hotel lobby.



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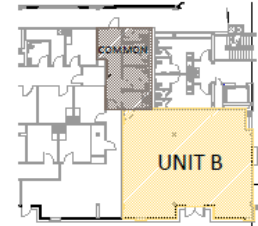
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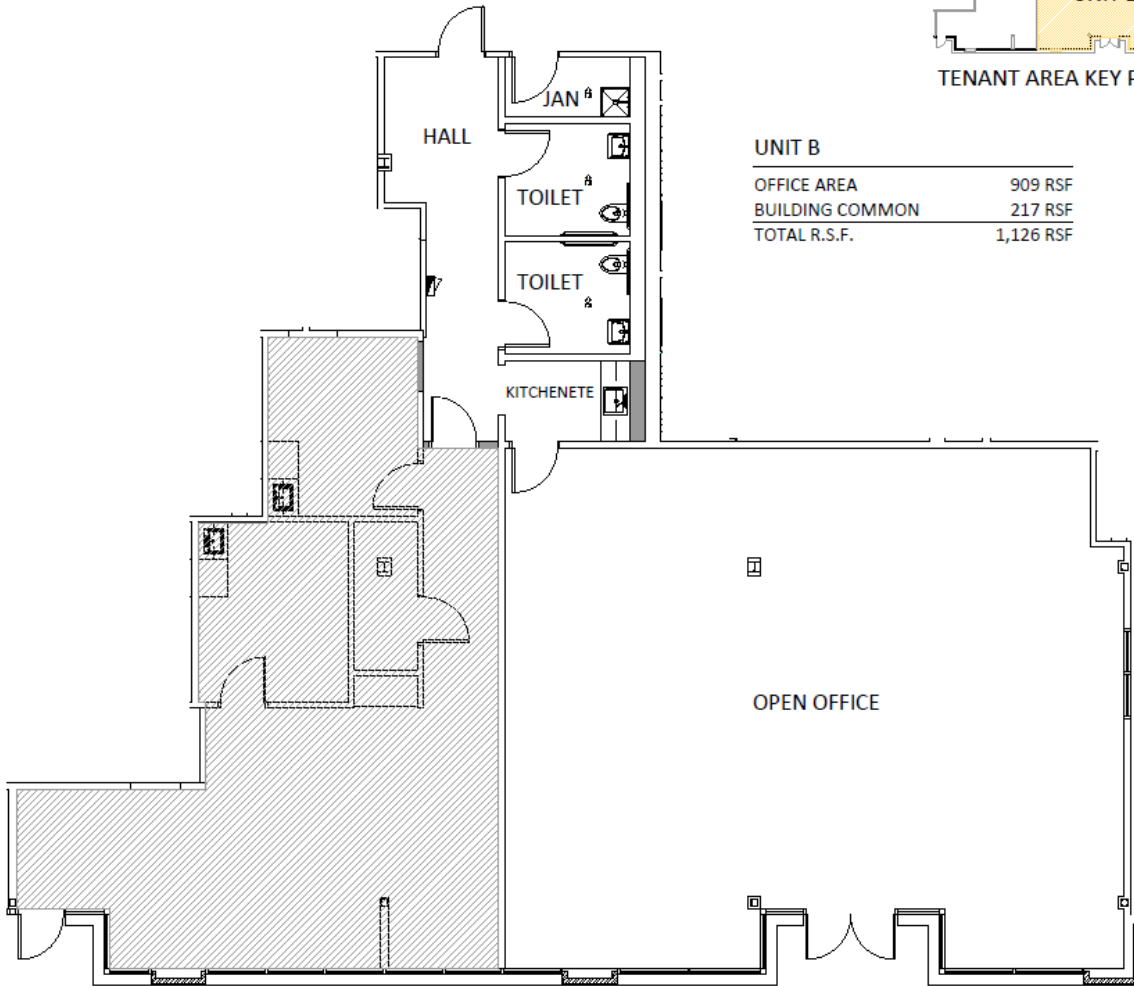
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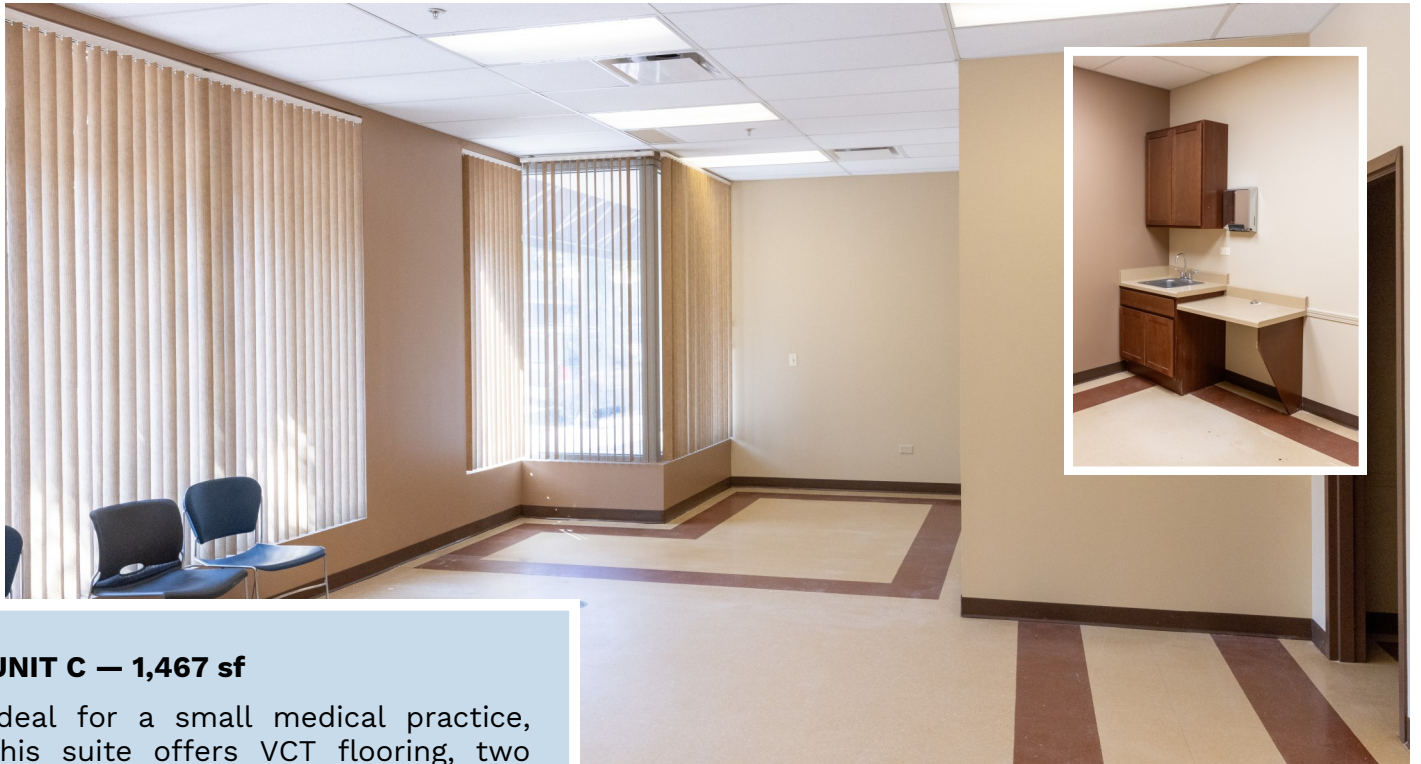
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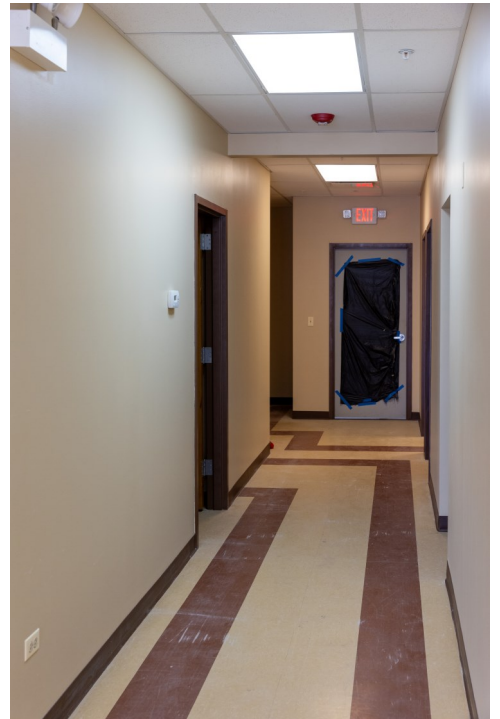
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UNIT C



UNIT C — 1,467 sf

Ideal for a small medical practice, this suite offers VCT flooring, two medical exam rooms with sinks, kitchenette, and two restrooms. Main entrance on the street with back entrance off rear parking lot.



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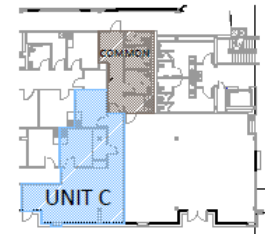
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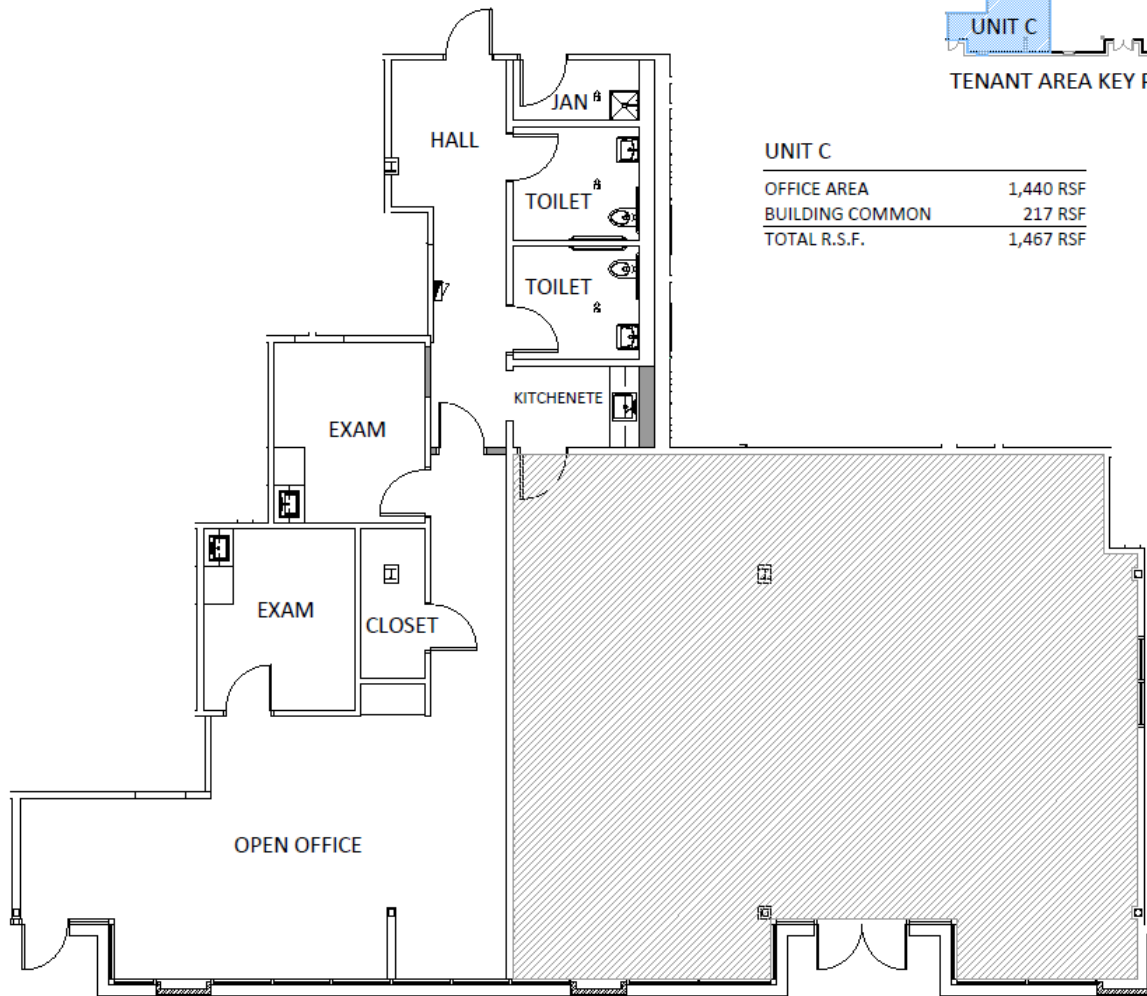
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