

FOR LEASE OR OFFICE SHARE TURNKEY MEDICAL OR OFFICE SPACE

3,064 SF

RENT REDUCED!



PROPERTY SPECIFICATIONS

Description: Medical/Office Space

Year Built: 2005

Office Size: 3,064 SF

Sprinklered: Yes

Sewer/Water: City

Parking: Shared

Posession: Closing

Zoning: B2 - PUD

PIN: 19-30-406-005

CAM: \$3.45 PSF (2024)

Real Estate Taxes: \$3.60 PSF (2024)

Lease Rate: **\$19.50 PSF NNN**
\$16.75 PSF NNN

PROPERTY OVERVIEW

3,064 SF AVAILABLE — MOVE-IN READY

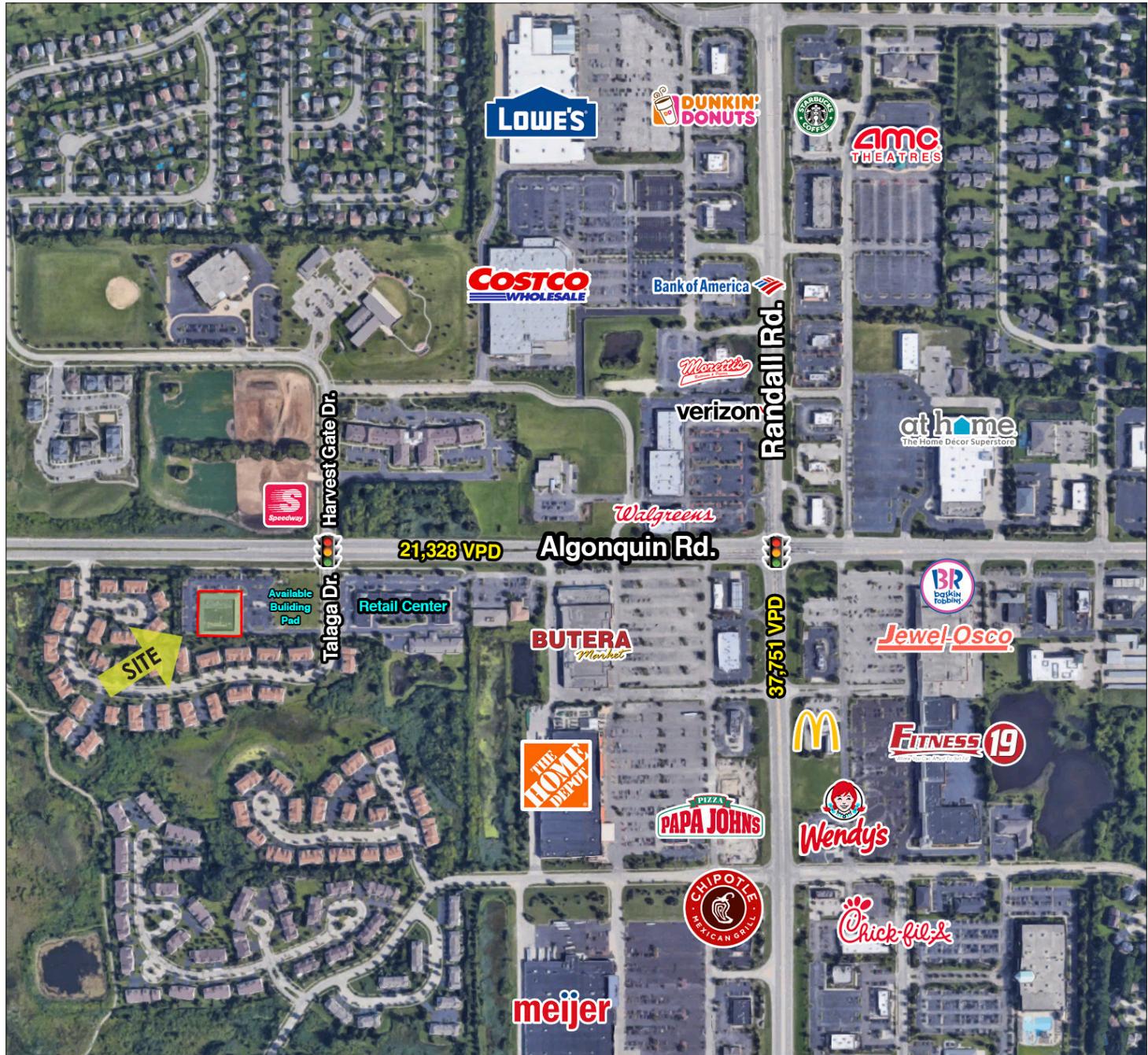
- Previously occupied by a cardiologist group - turnkey space, with 5 exam rooms, 2 doctors offices, large reception area, lead-lined walls for X-Rays, break room, waiting area, nurses station, 2 restrooms, storage closets, testing room, kitchenette and 2 entrances. Separate HVAC and electric
- Strong internal referral network within the building. Co-tenancy includes Orthopedics, ENT, Pulmonary & Sleep Clinic, Pediatrics, OBGYN, Physical Therapy and Medi-Spa
- Ideal location for Cardiology, Internal Medicine, Emergency Care, Medical Laboratory, Oncology, Chemo Treatment, Hematology, Nephrology, Surgery, Neurology, Urology, Gastroenterology, Rheumatology, Plastic Surgery, Endocrinology, Podiatry, Pain Management, Physical Therapy & Blood Draw
- The office suite is located within the Talaga Commons Medical Center, a multi-tenant single story medical office building
- Close proximity to Northwestern Medicine Huntley Hospital
- Building is handicap accessible
- Located at signalized intersection with very easy access and plenty of parking

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Licensed in the State of Illinois



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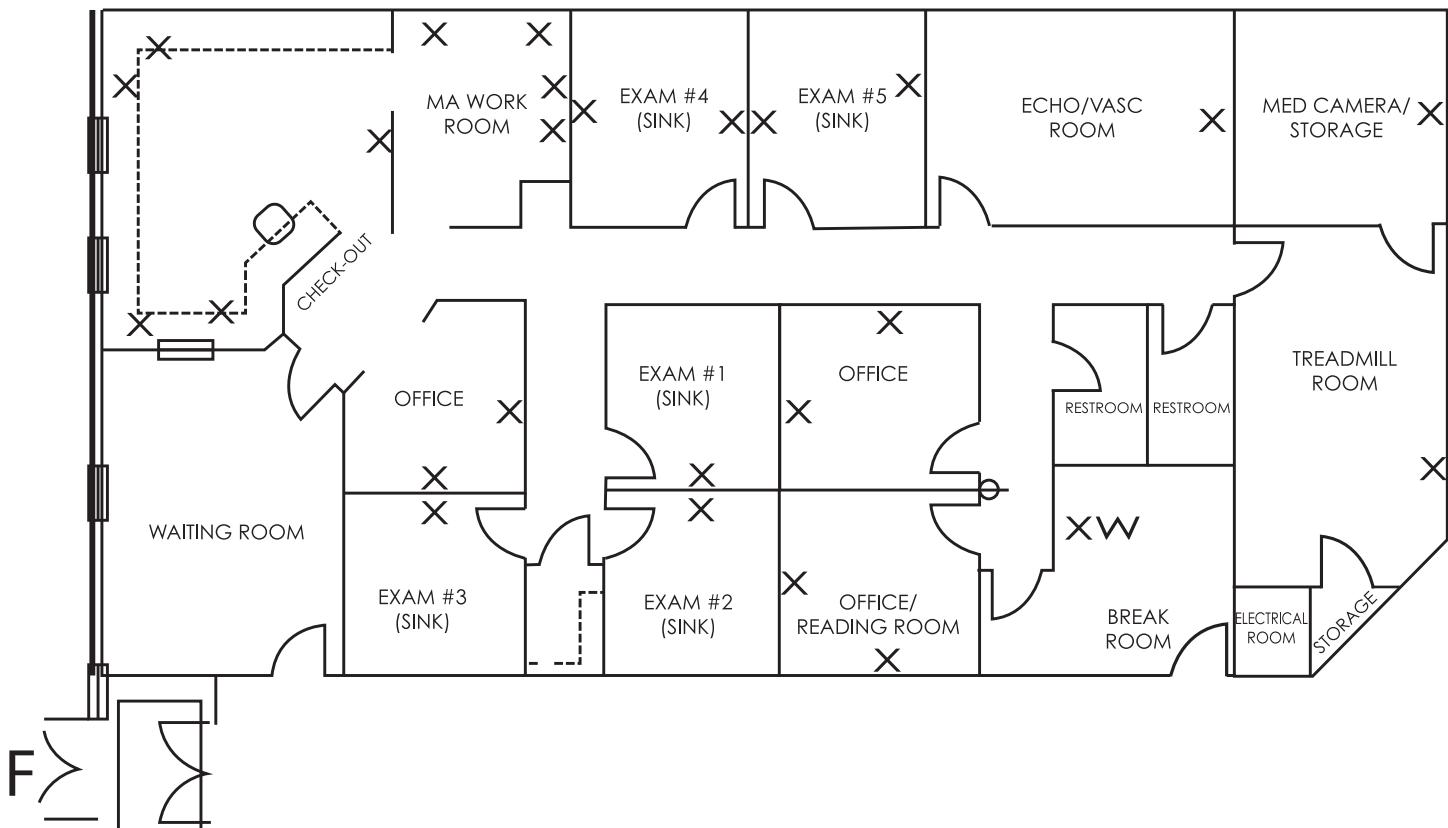
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X = Phone/Fax/Computer outlets



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