

Six Corners Medical Center
4211 N. Cicero Ave.
Chicago IL 60641

Email: rent@cicerocc.com

Call: 312-266-2211

Text: 312-244-0080

Virtual Tour & 3D Link:

Website:

www.cicerocc.com



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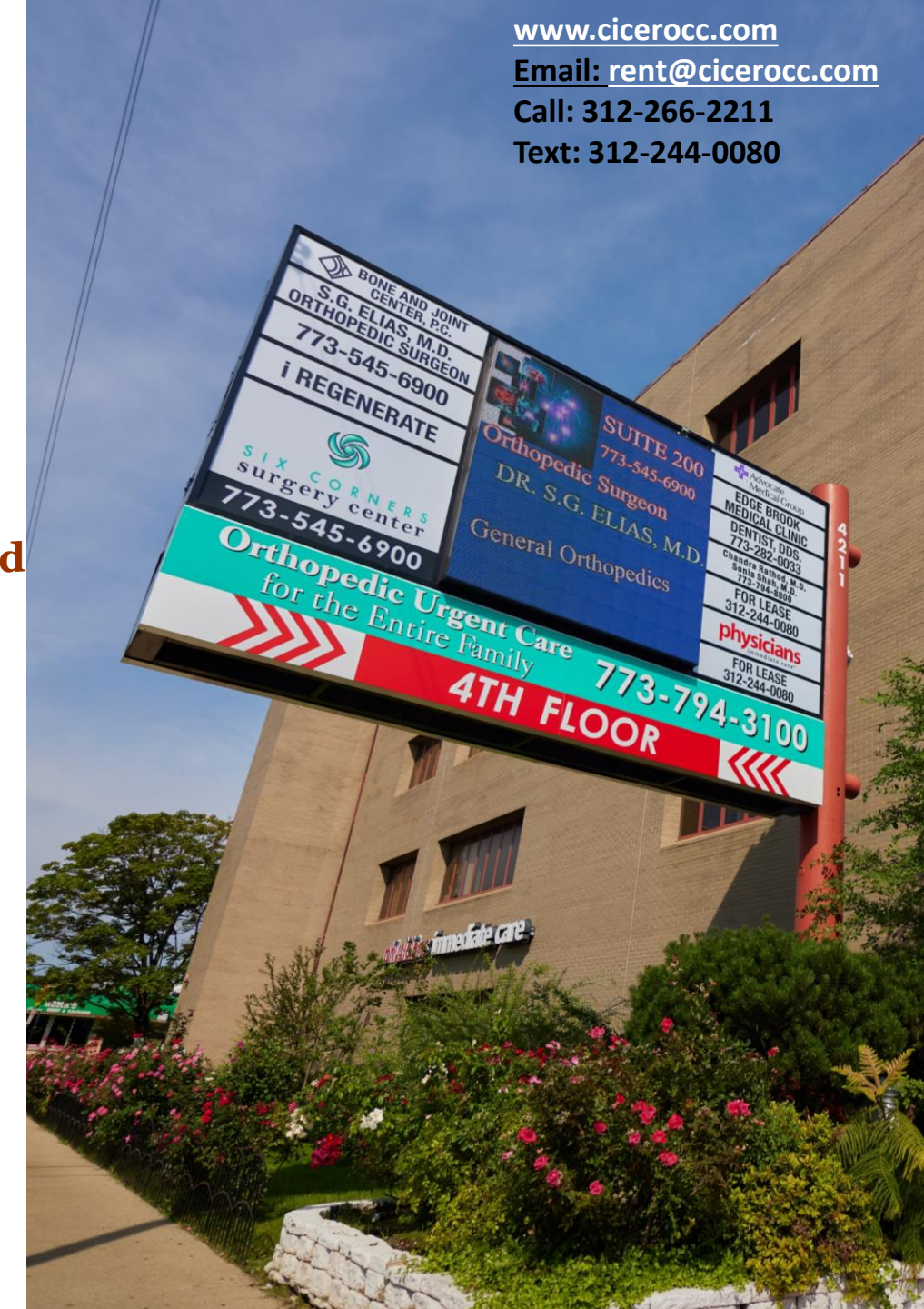
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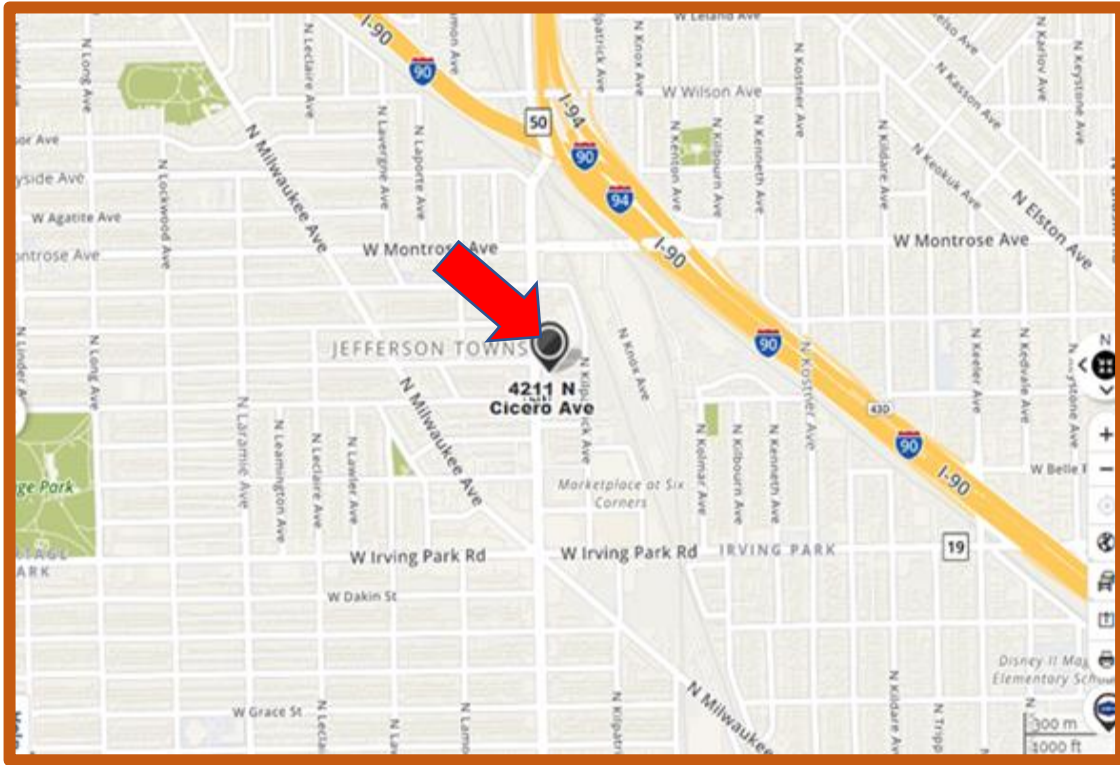
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- Turnkey Medical, Dental & Physical Therapy Suites ready for immediate occupancy.
- Large, onsite parking for patients & staff.
- Gas/heat & Cooling included in rent.
- New, huge, dual Samsung LED billboard with opportunity to advertise.
- The latest Fire Safety Systems & Life Safety Codes with backup Generators.
- Brand new, custom, fire service elevators.
- Beautiful, newly remodeled Medical Suites in recently upgraded building landscaped by enchanting rose gardens.
- Easy Commute: quick access to I-94 (2 min) & I-90, Blue Line, Mayfair, multiple busses.
- Great location: a block away from 400 new residential apartments & upscale senior center with 258 units.
- Located in the heart of a Chicago Medical Corridor containing Amita, Advocate, Northwestern, North Shore, etc.
- Walking distance to Jewel, Marshalls, Walgreens. ALDI, CVS, Benny's, I Hop, McDonalds, Starbucks, CTA
- Licensed & CON Multispecialty Outpatient, 5 Operating Rooms Surgical Center
- Building Hours: 6 AM – 8.30 PM





Location

- **Great street-side presence on busy Cicero Avenue. (90,000 cars daily).**
- **Just one block from Six Corners Intersection: (Milwaukee Ave, Irving Park Rd, Cicero Ave).**
- **4-minute walk (1 min drive) from/to the MD-N Milwaukee North at the Mayfair stop**
- **13-minute walk (3 min drive) to Montrose Station, Blue Line,**
- **16-minute walk (4 min drive) to Grayland Station Commuter Rail (Milwaukee District North Line)**
- **Buses on Cicero Ave., Montrose Ave., Irving Park Rd., Milwaukee Ave.**
- **Quick access to I-94(2 min) & I-90 expressways**
- **7 Miles from downtown Chicago**
- **10 miles from O'Hare Airport**

High walkability of 79 out of 100.

High traffic volumes in excess of 80,000 – 100,000 vehicles per day.

Quick access to I-94(2 min) & I-90 expressways





- Suite 301 – Newley Rehabbed
- Fully Built Out as Standard Medical Space
 - Approx. 3,300 RSF
 - 10 exam rooms

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- Suite 308 – Currently Being Rehabbed & Upgraded
 - Will be Fully Built Out as Standard Multi Use Custom Medical Space
 - Approx 5,200 RSF
 - 24 exam rooms



- Suite 210 - Physical Therapy Suite
- Fully equipped with PT equipment.
- Approx. 2,300 RSF
- Large open floor plan layout +
- 4 consultative PT offices.



- Suite 102 – Pharmacy or Lab
- Newly remodeled
- Approx. 400 RSF



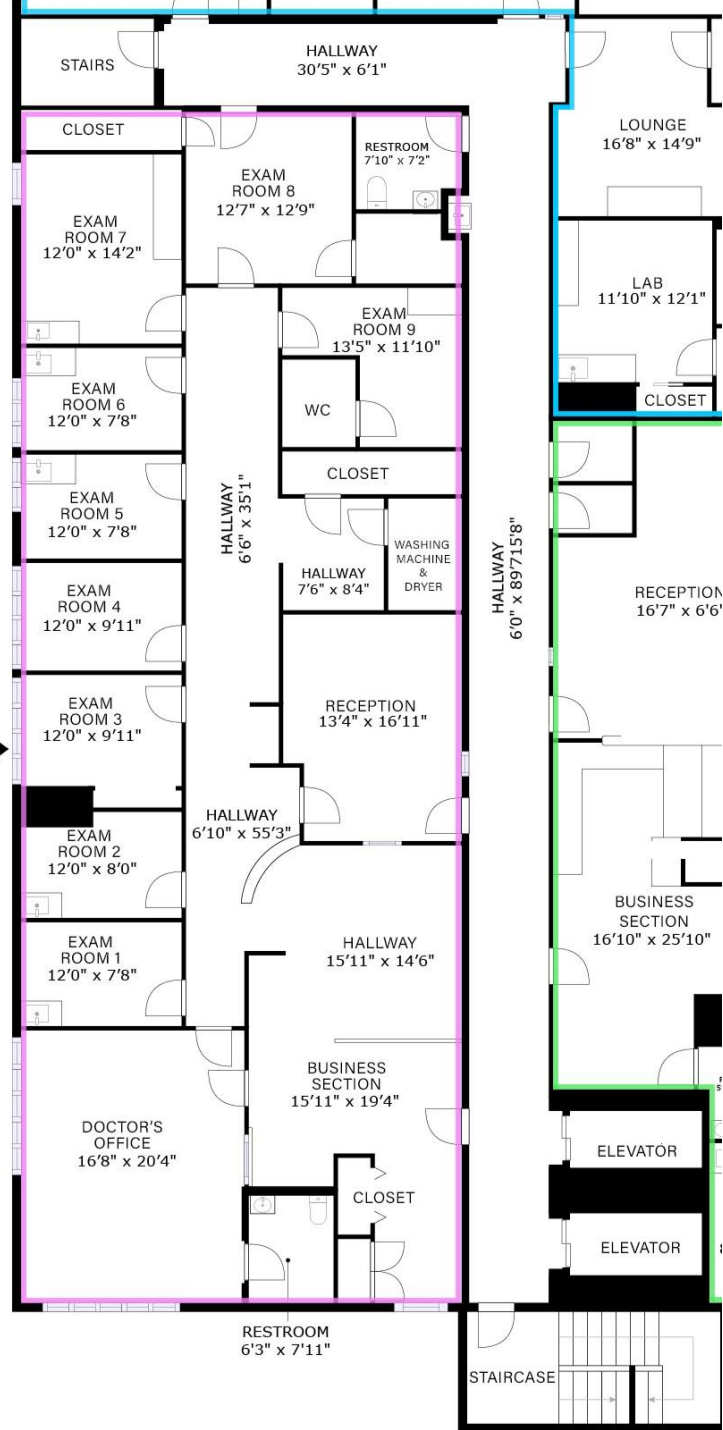
- Suite 201 – Dental
- Newly Remodeled
- Fully Built Out as Dental Suite
- Approx. 1,100 RSF
- 3 dental treatment rooms

Suite 301 – Newly Completed Rehab Fully Built Out as Standard Medical Space

- Approx. 3,300 RSF
- 10 exam rooms
- 2 in-suite restrooms + 2 public restrooms
- Large Doctors Office
- Large business office
- Large reception room
- Cast/Prosthetic room
- Scrub Sinks
- Specialty plumbing - NEW
- Washer & dryer room
- More than ample closet space
- LED lights –NEW
- Custom flooring
- Patient call buttons



SUITE
301

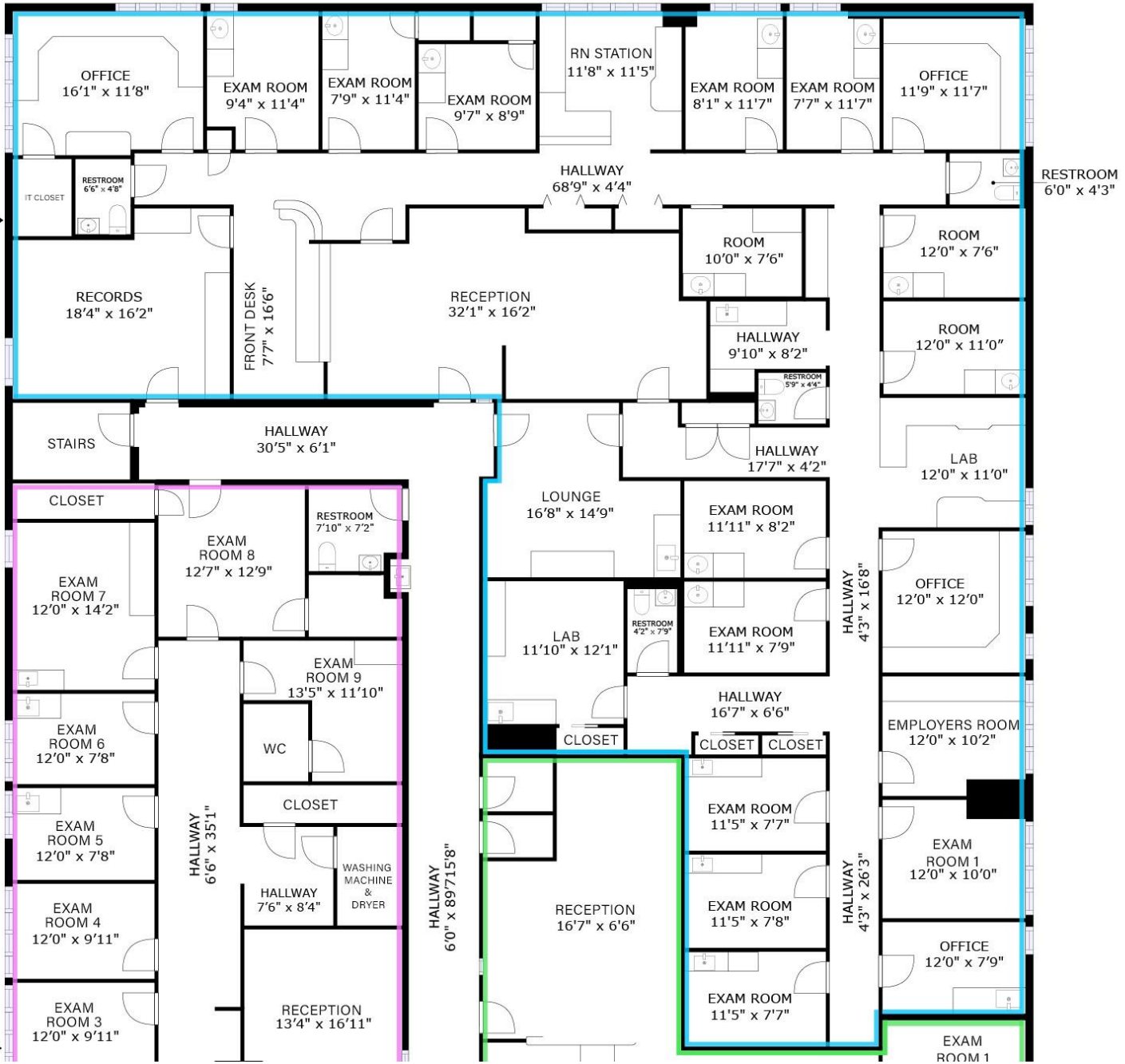
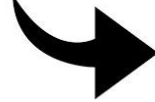


Suite 308 – Currently Being Rehab
Will be fully Built as Customized Medical Space

- **Approx. 5,200 RSF**
- **24 exam rooms**
- **4 in-suite restrooms + 2 public restrooms**
- **Large business offices**
- **Large reception room**
- **Lab section**
- **Employee lounge & Lockers**
- **Triage Section**
- **EKG & ECHO Room**
- **More than ample closet space**
- **Custom LED lighting**
- **Efficient layout**



SUITE 308

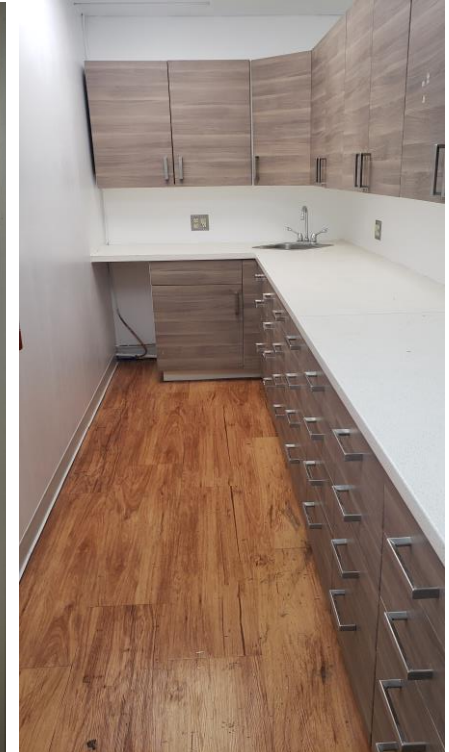


SUITE 301

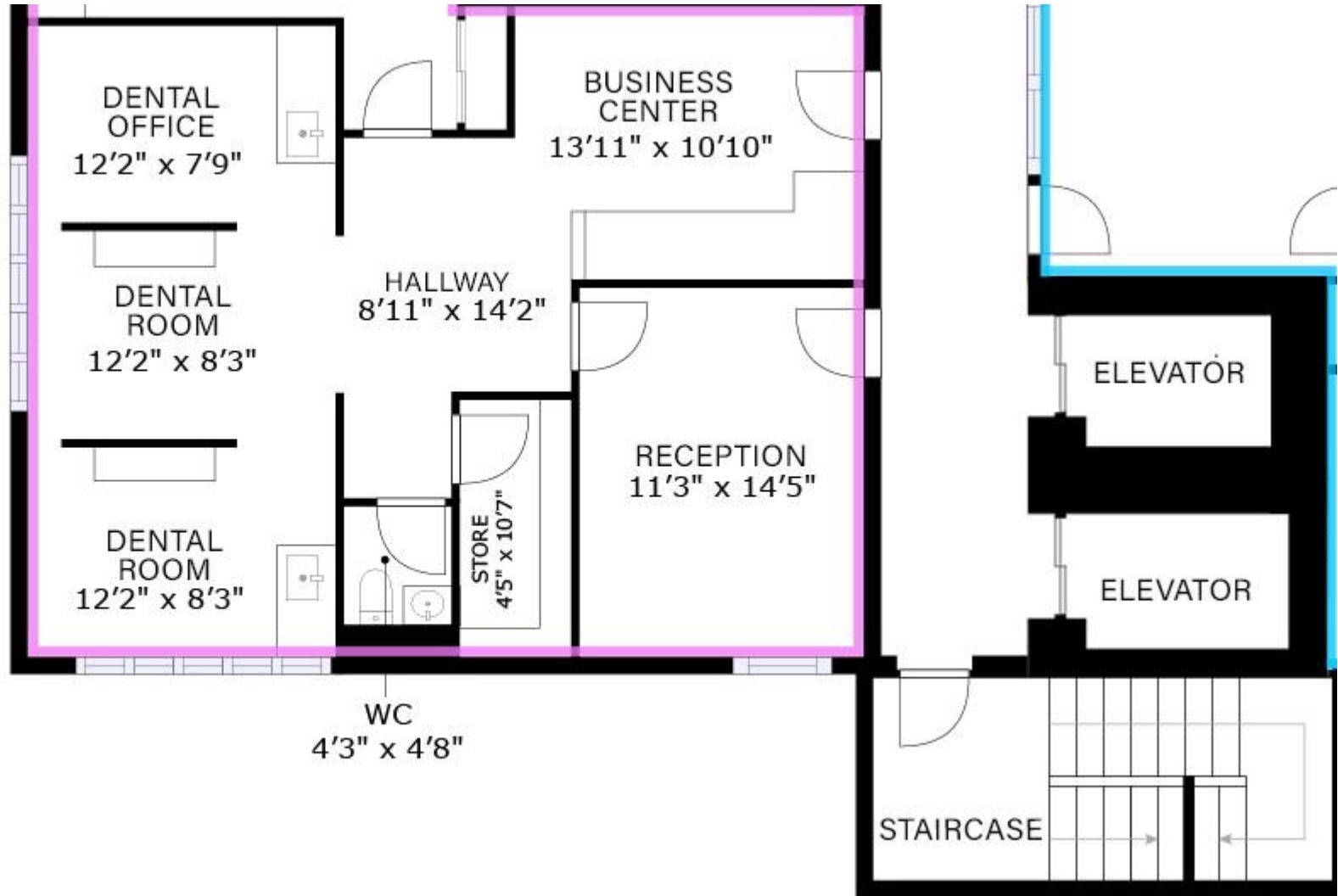
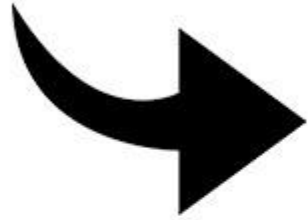


Suite 201 – Dental
Immediately available

- **New custom remodeling, as Dental Suite**
- **Approx. 1,100 RSF**
- **3 dental rooms, fully supported**
- **In-suite restroom + 2 public restrooms**
- **Waiting room**
- **LED lights - NEW**
- **Customized ceiling**



SUITE 201

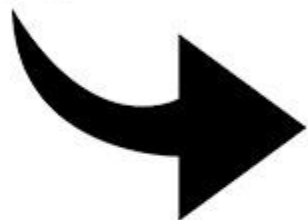


Suite 210 – Physical Therapy Suite Fully Supported With Spectrum Of PT Equipment

- Approx. 2,300 RSF
- Recent custom remodeling
- New floors
- Large open floor plan layout
- 4 consultation offices with view of the gardens
- LED lights – NEW
- Space is in excellent condition



SUITE 210



REST ROOM
5'1" x 4'2"

OFFICE 2
9'9" x 11'8"

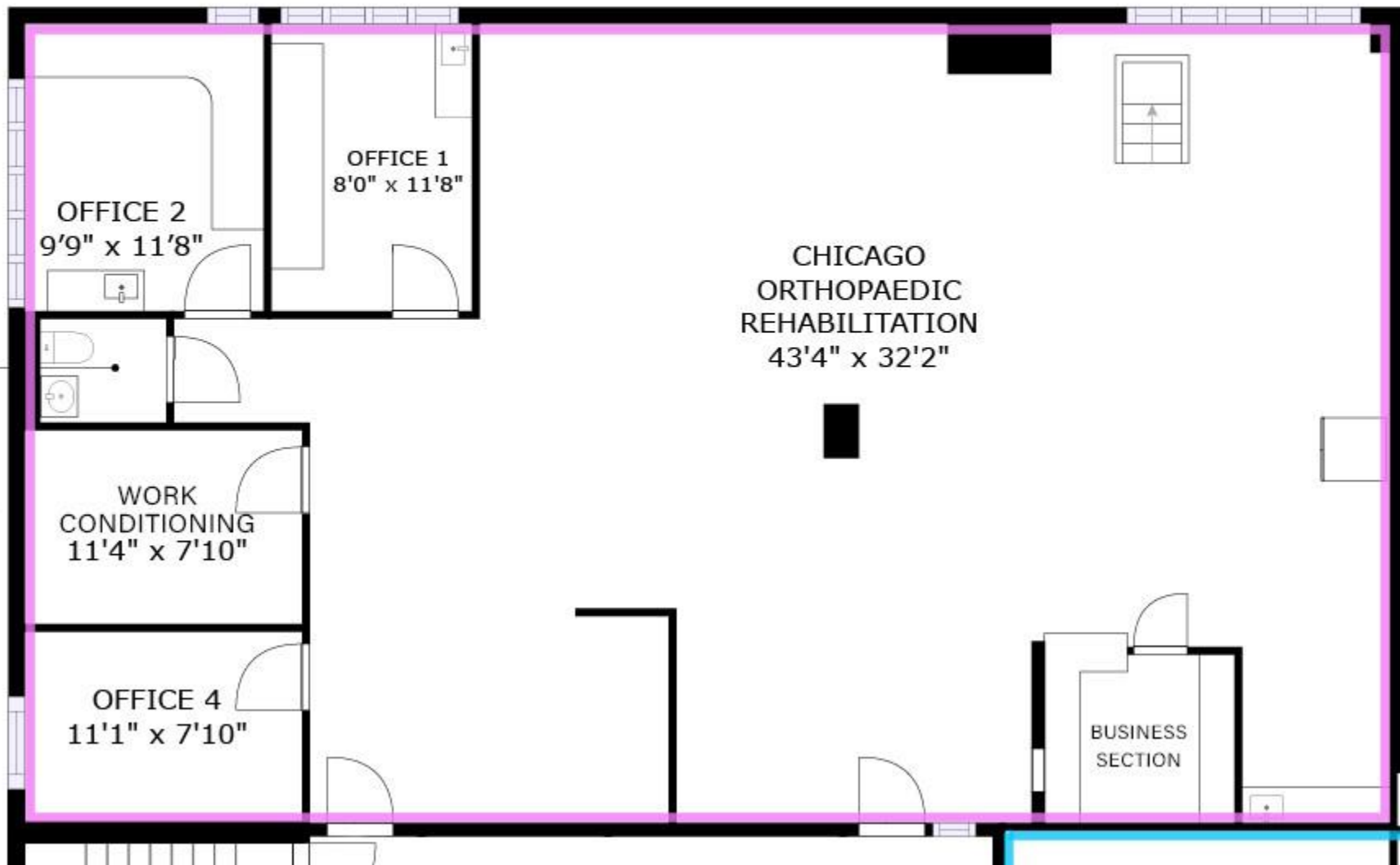
OFFICE 1
8'0" x 11'8"

CHICAGO
ORTHOPAEDIC
REHABILITATION
43'4" x 32'2"

WORK
CONDITIONING
11'4" x 7'10"

OFFICE 4
11'1" x 7'10"

BUSINESS
SECTION



Suite 102 – Pharmacy or Lab Newly Remodeled

- **Approx. 400 RSF**
- **Freshly painted**
- **New floors**
- **LED Lights – NEW**
- **Efficient layout**
- **Prime location**
- **2 public restrooms**



SUITE
102
PHARMACY

