

AVAILABLE  
TURN-KEY MEDICAL BUILDING  
16621 S. 107<sup>TH</sup> AVENUE  
ORLAND PARK, IL 60462



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	11,400 SF
<b>CONSTRUCTION:</b>	Brick / Masonry
<b>SPRINKLER:</b>	Wet
<b>PARKING:</b>	Ample / Common Shared
<b>HEATING:</b>	Gas Forced
<b>TAXES:</b>	\$6.85 PSF (2023) Pin: 27-20-411-055-0000
<b>CAM:</b>	\$0.89 PSF
<b>INSURANCE:</b>	\$0.82 PSF
<b>LEASE RATE:</b>	\$23.50 PSF NNN As-Is
<b>SALE PRICE:</b>	Subject to Offer
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>› Excellent condition, turn-key build out</li><li>› Finished with 23 exam rooms, treatment &amp; triage room, 3 nurse stations, 5 physician offices and Radiology/imaging area</li><li>› Located within the well-established Winterset Medical Park</li><li>› Situated between NM (Palos) Hospital &amp; Silver Cross Hospital</li></ul>



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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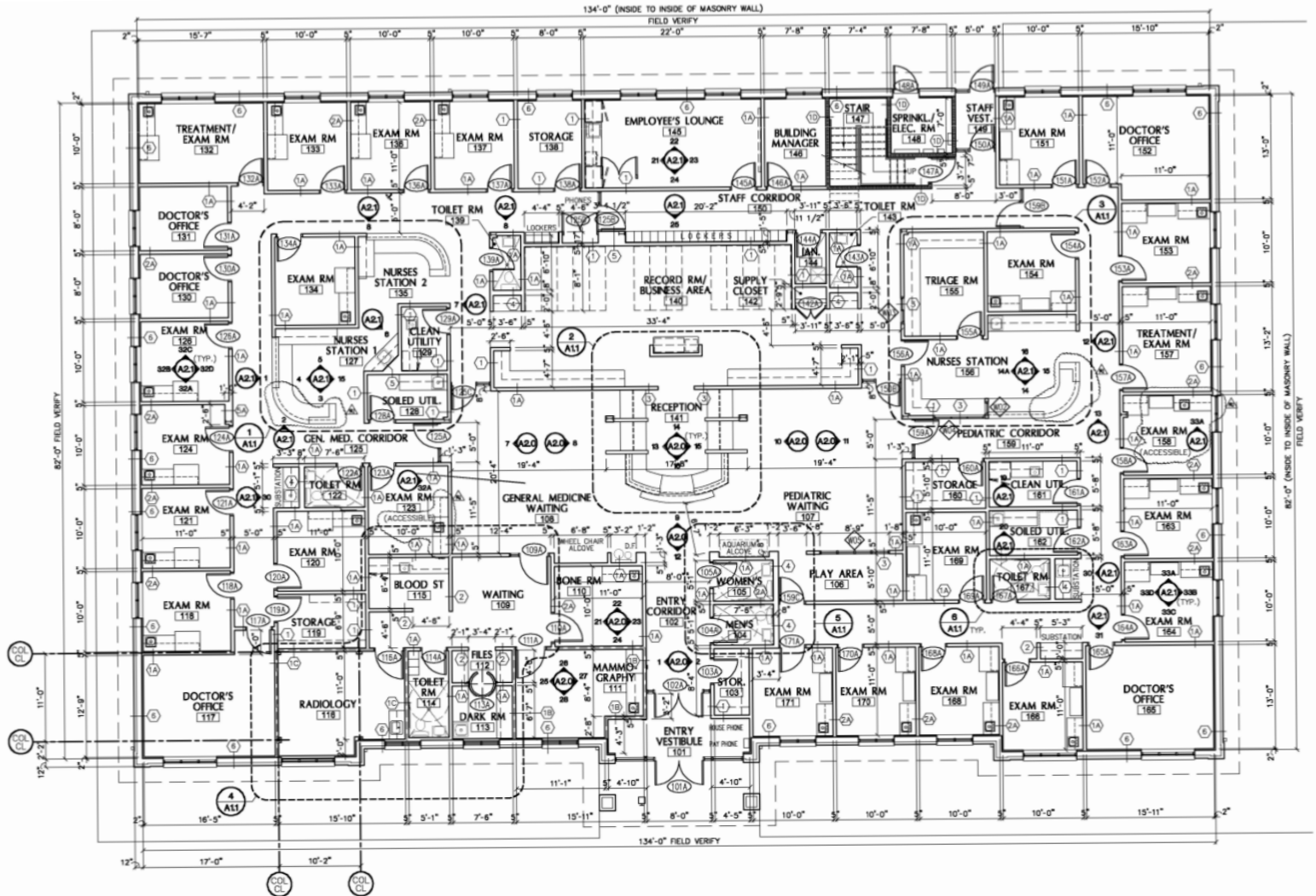


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