



SIZE:

Total Building Size: 24,795 SF
7 SUITES AVAILABLE FOR LEASE!

ADDRESS:

2 E Rollins Rd. Round Lake Beach, IL 60073 9

SUMMARY:

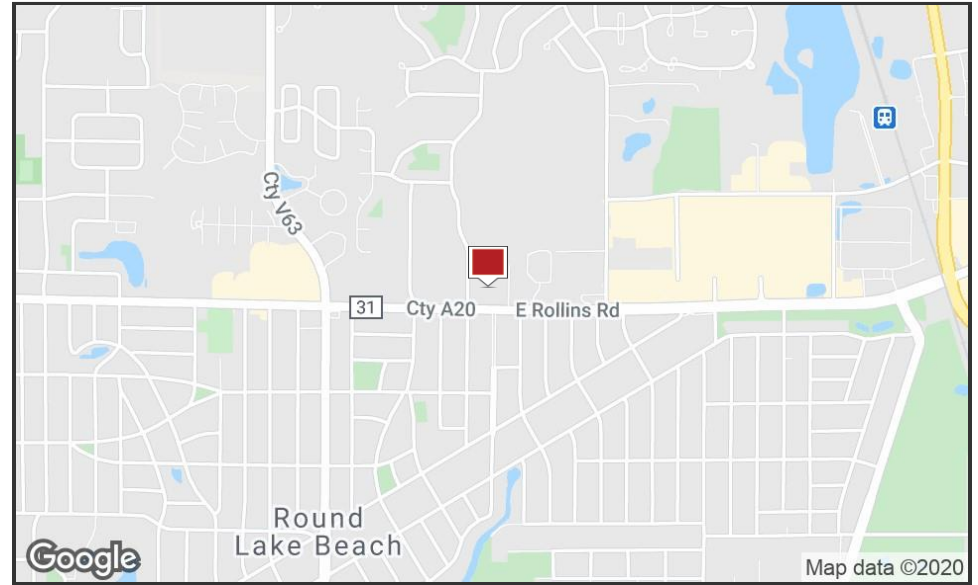
Professional Office/Medical Available For Lease



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

Executive Summary



OFFERING SUMMARY

Lease Rate: **\$14.00 SF/YR (NNN)**

Available SF:	1,187 – 4,967 SF
Suite 101:	1,267 SF
Suite 102:	1,509 SF
Suite 103:	1,522 SF
Suite 108:	2,680 SF
Suite 201:	1,654 SF
Suite 203:	1,653 SF
Suite 204:	1,660 SF

PROPERTY OVERVIEW

Offered For Lease - 9 individual Professional Office/ Medical Suites. The complex features abundant parking, one large elevator, and easy access to I-294. Please contact Listing Broker for additional information and individual detailed floor plans!

PROPERTY HIGHLIGHTS

- Exceptional professional office/medical suites
- Finish/remodel to suit options available to accommodate medical and professional offices.
- Excellent exposure to over 33,000 vehicles per day
- Great Location-Minutes from North Central Service Metra Station, Restaurants, And Shopping
- 5.7 miles to United Hospital, Grayslake; 1/2 mile west of Route 83 and 31.
- New Big Size Monument Signage
- Abundant Parking 112 surface Spaces 4.81 per 1,000 sf.
- Upgraded HVAC, LEDs and in suite restrooms and breakrooms, Individually metered electric for lights and outlets.
- Anchored by Advocate Condell Immediate Care with additional tenants, like a general dentistry, A Safe Place, and Jaelex Research.
- Frontage on Rollins Road Just West of Route 83!

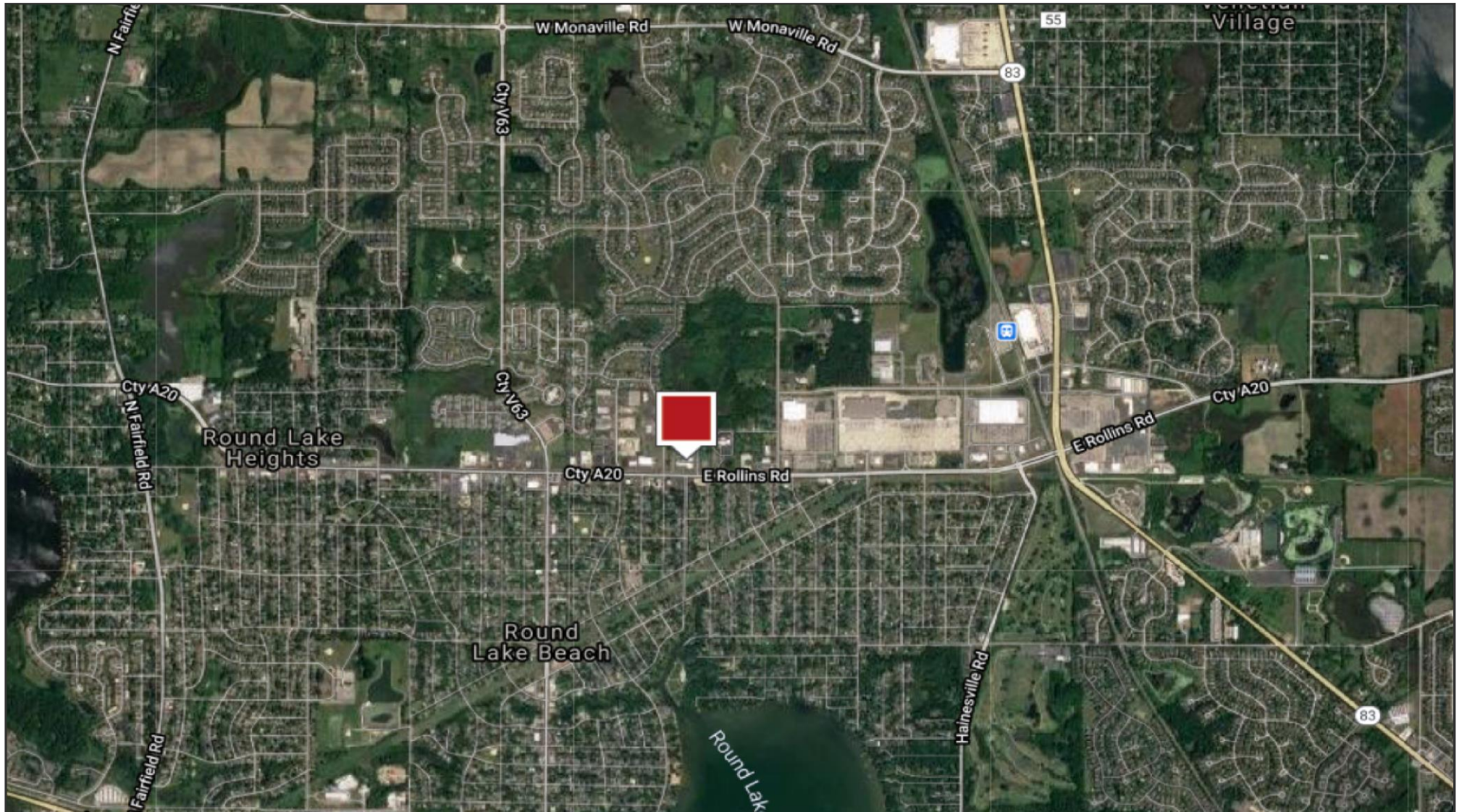
MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Map Location



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Aerial Photo



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Aerial Photo



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Property Overview



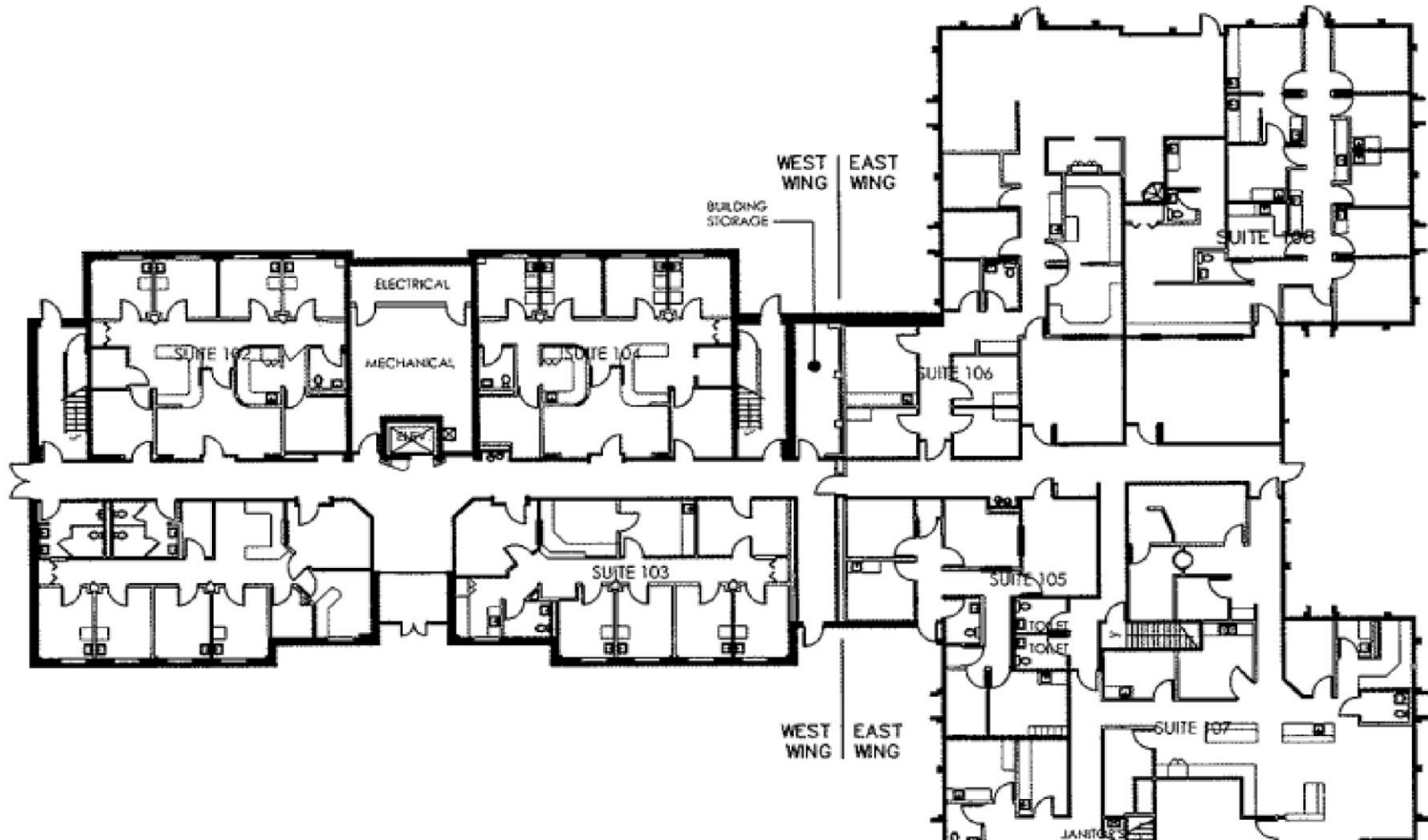
MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

First Floor



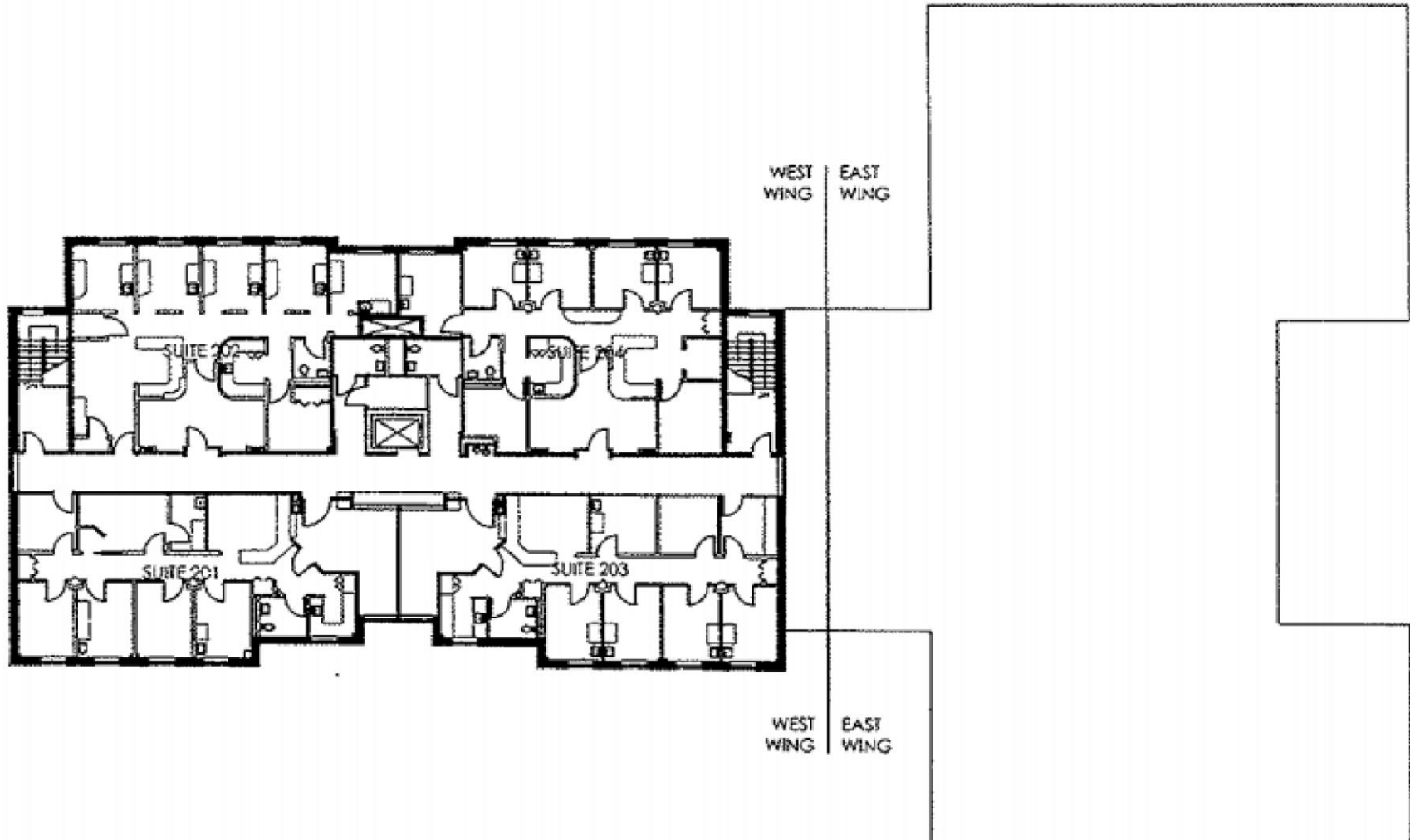
MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Second Floor



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Building Photos



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

First and Second Floor Lobby

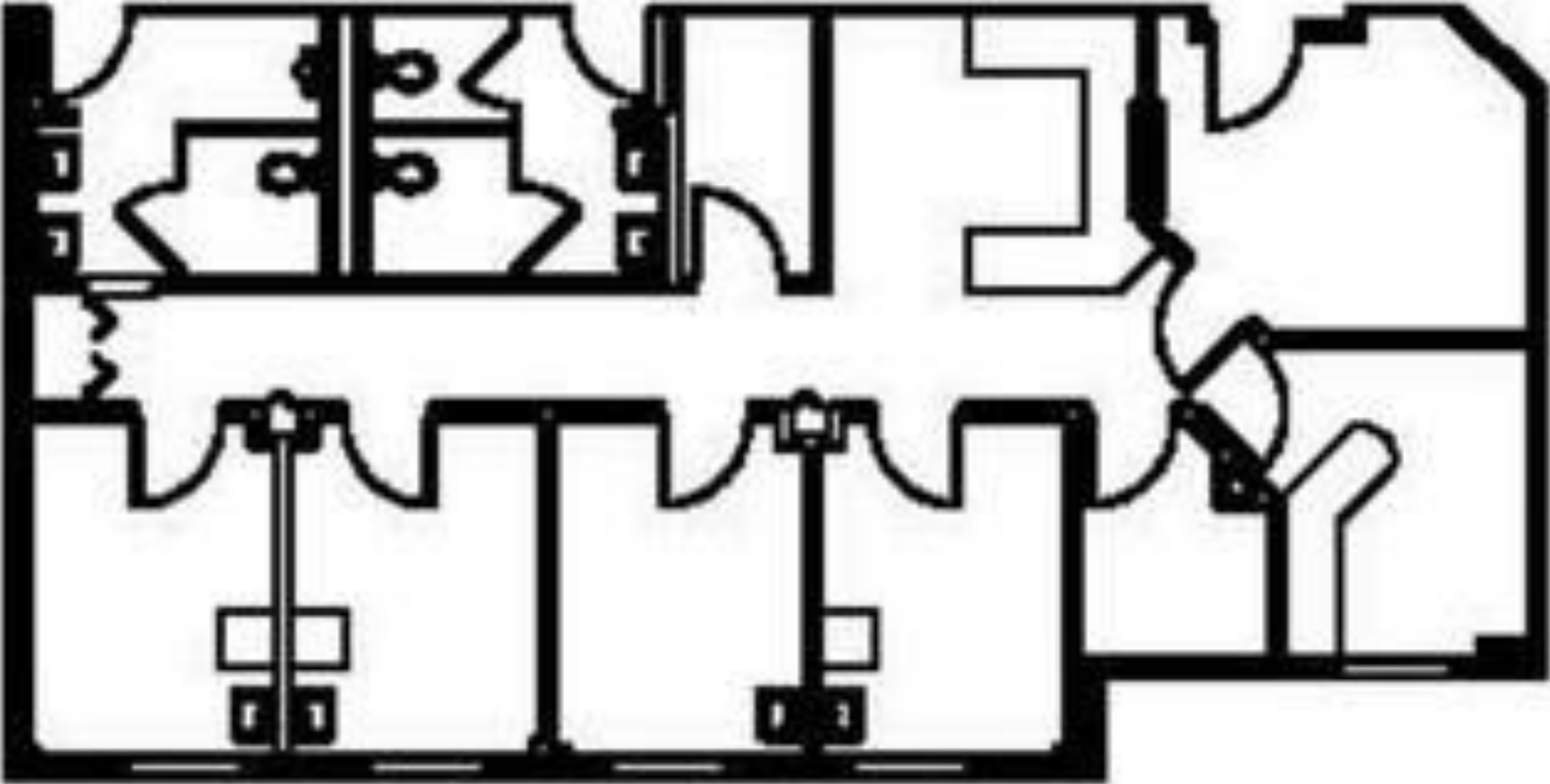


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 101 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 101 Photos

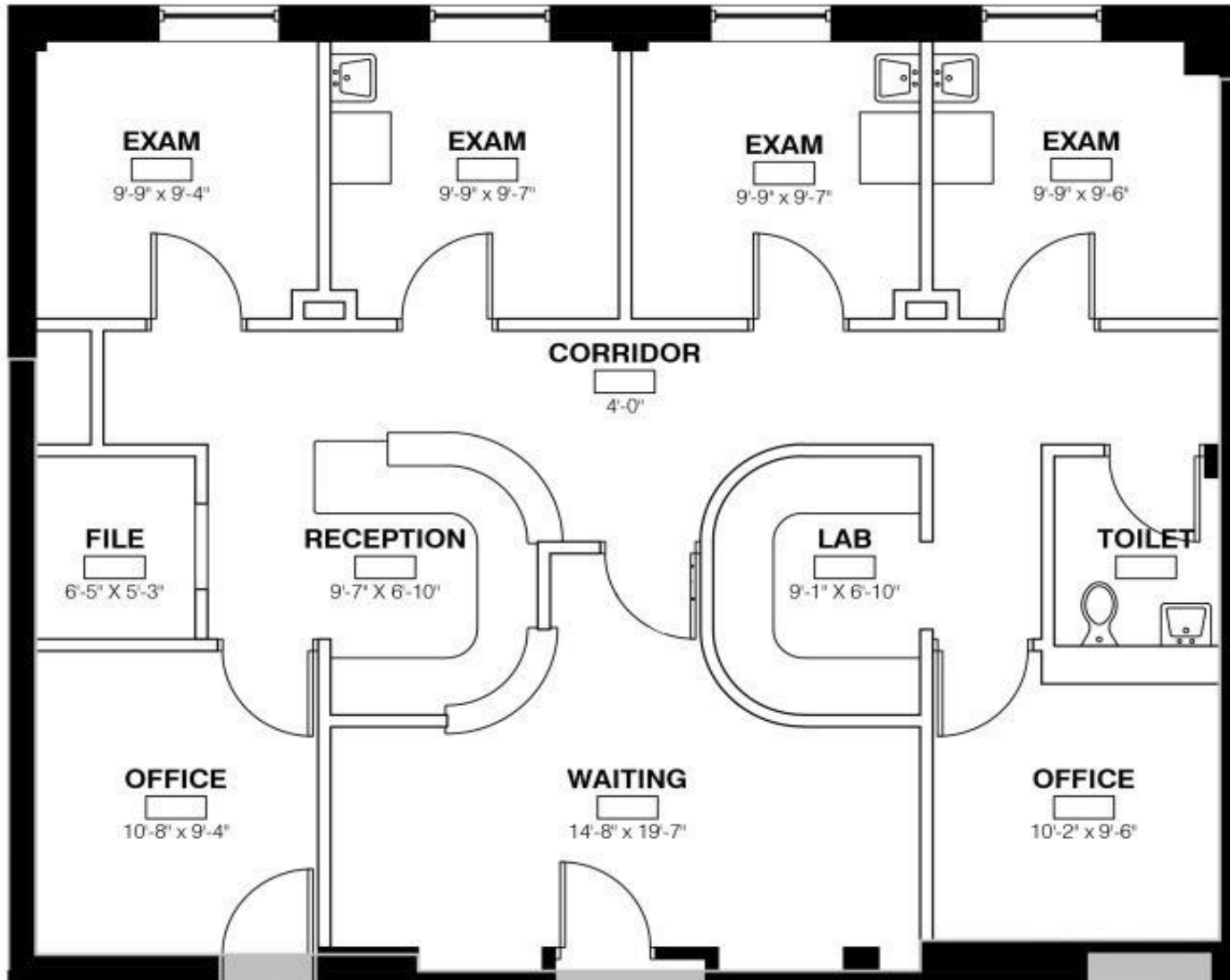


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 102 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 102 Photos

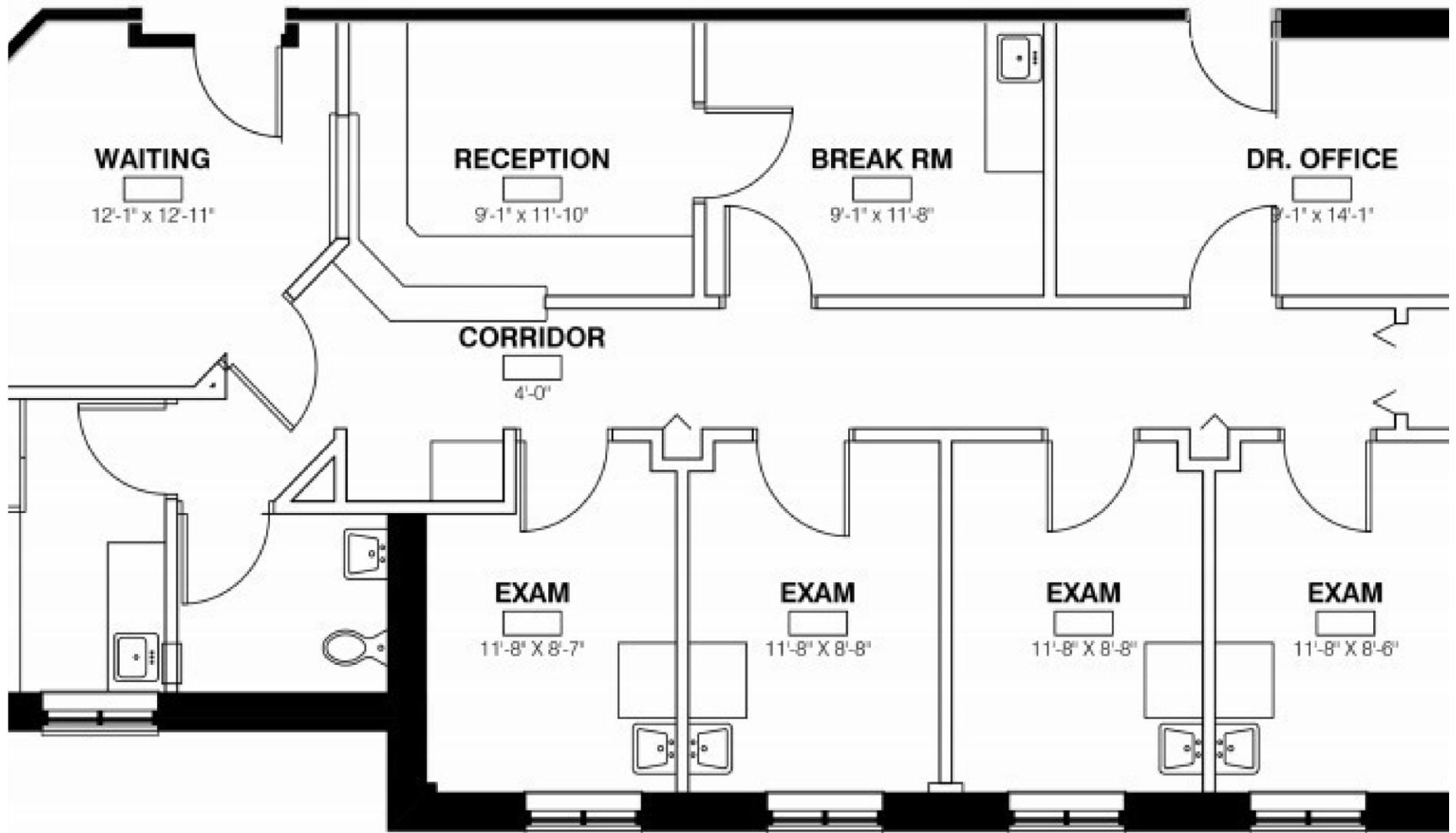


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 103 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 103 Photos

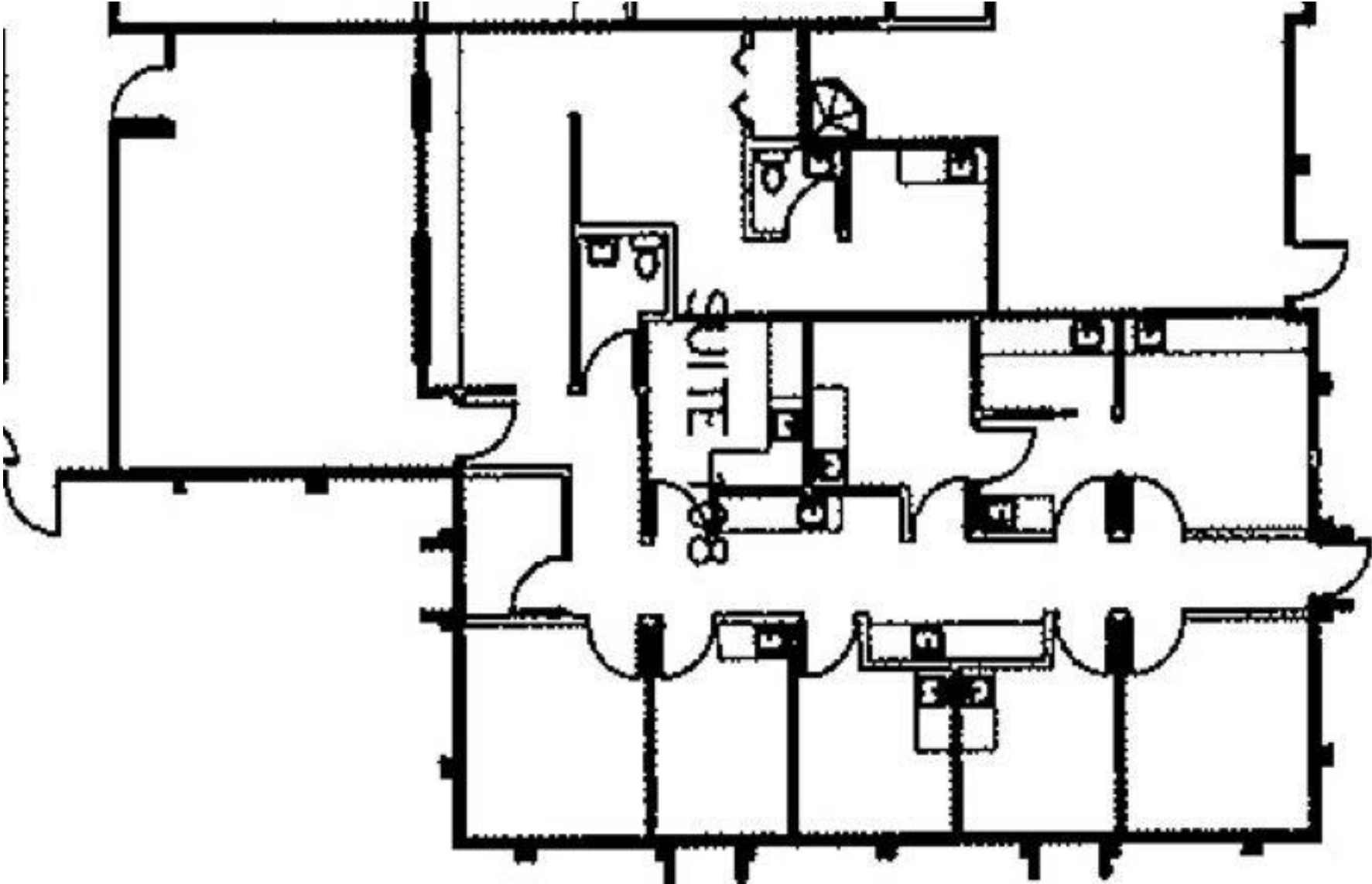


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 108 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 108 Photos

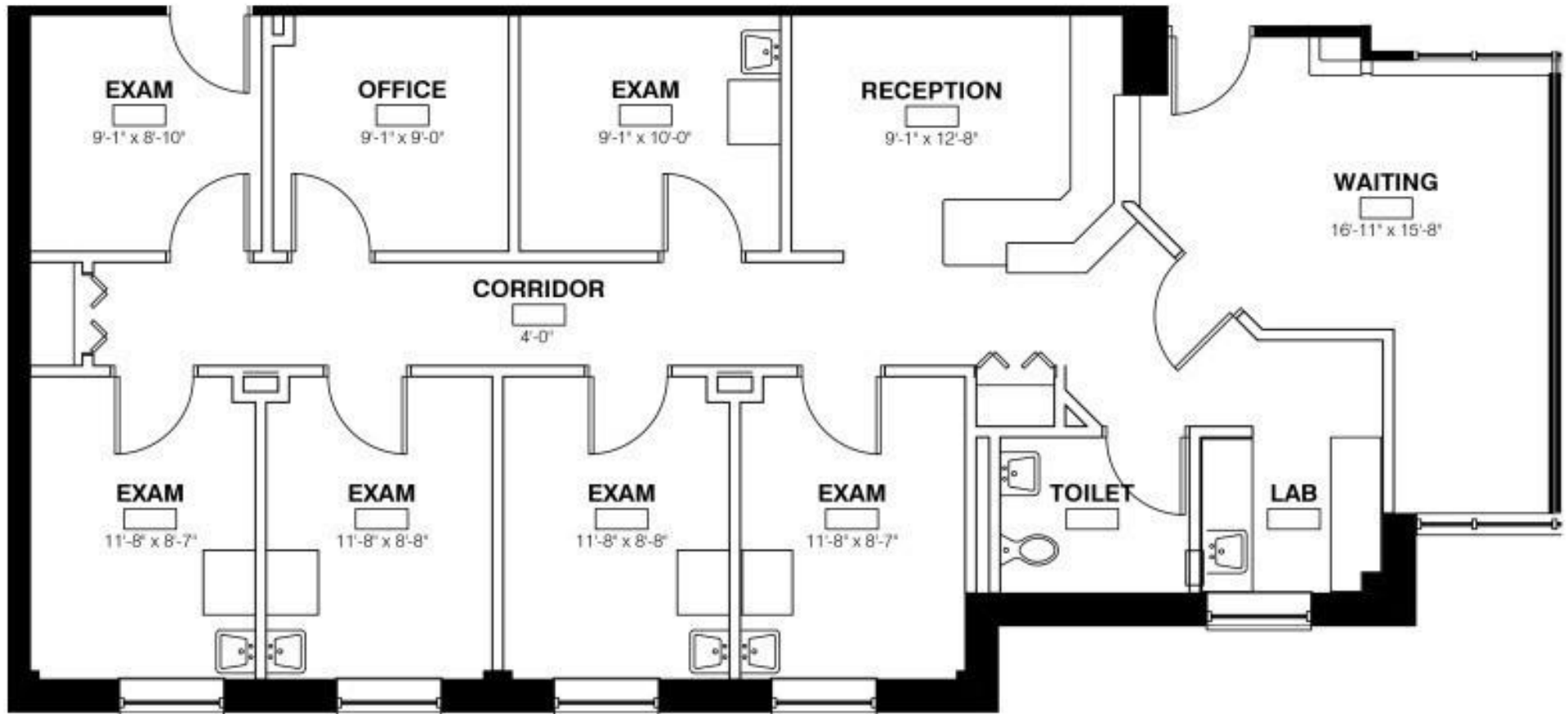


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 201 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 201 Photos

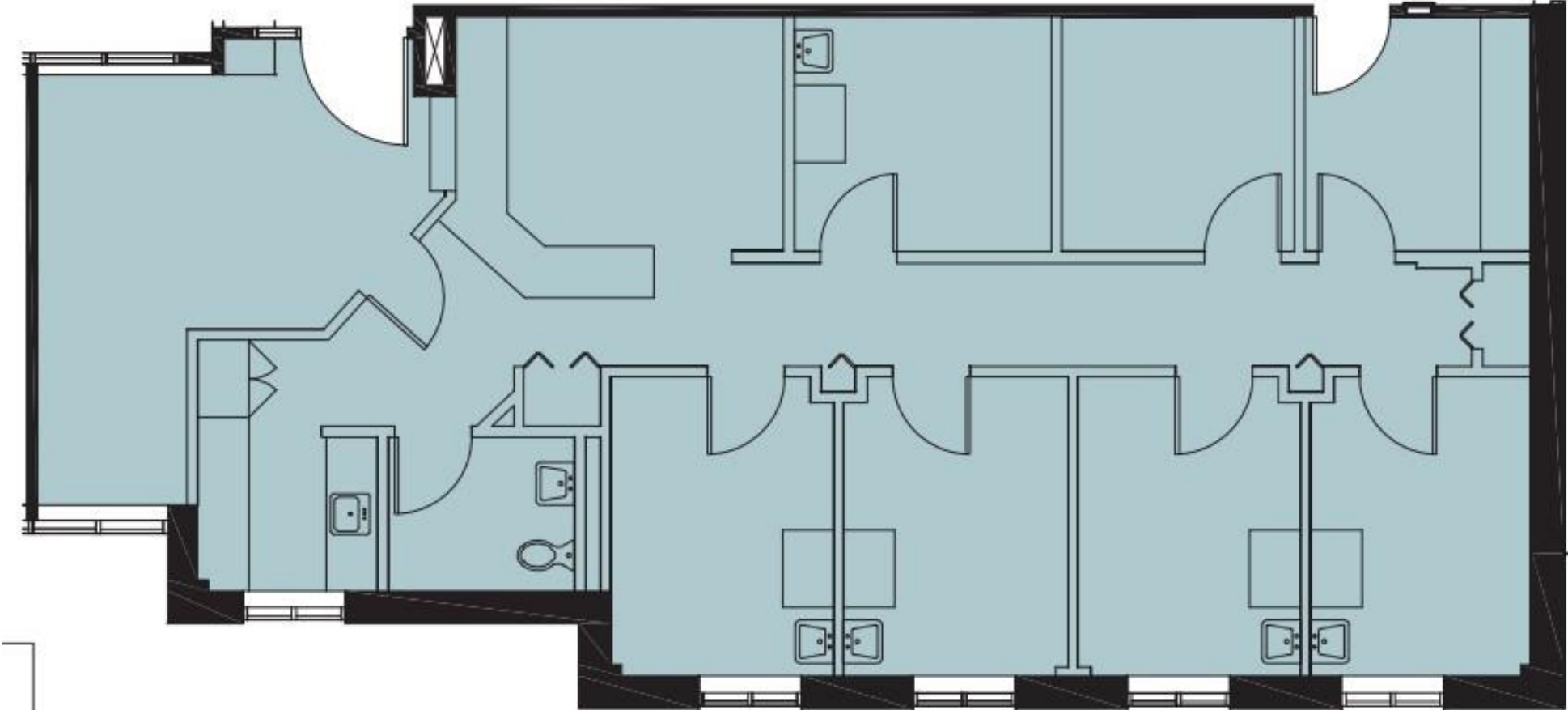


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 203 Floorplan



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 203 Photos

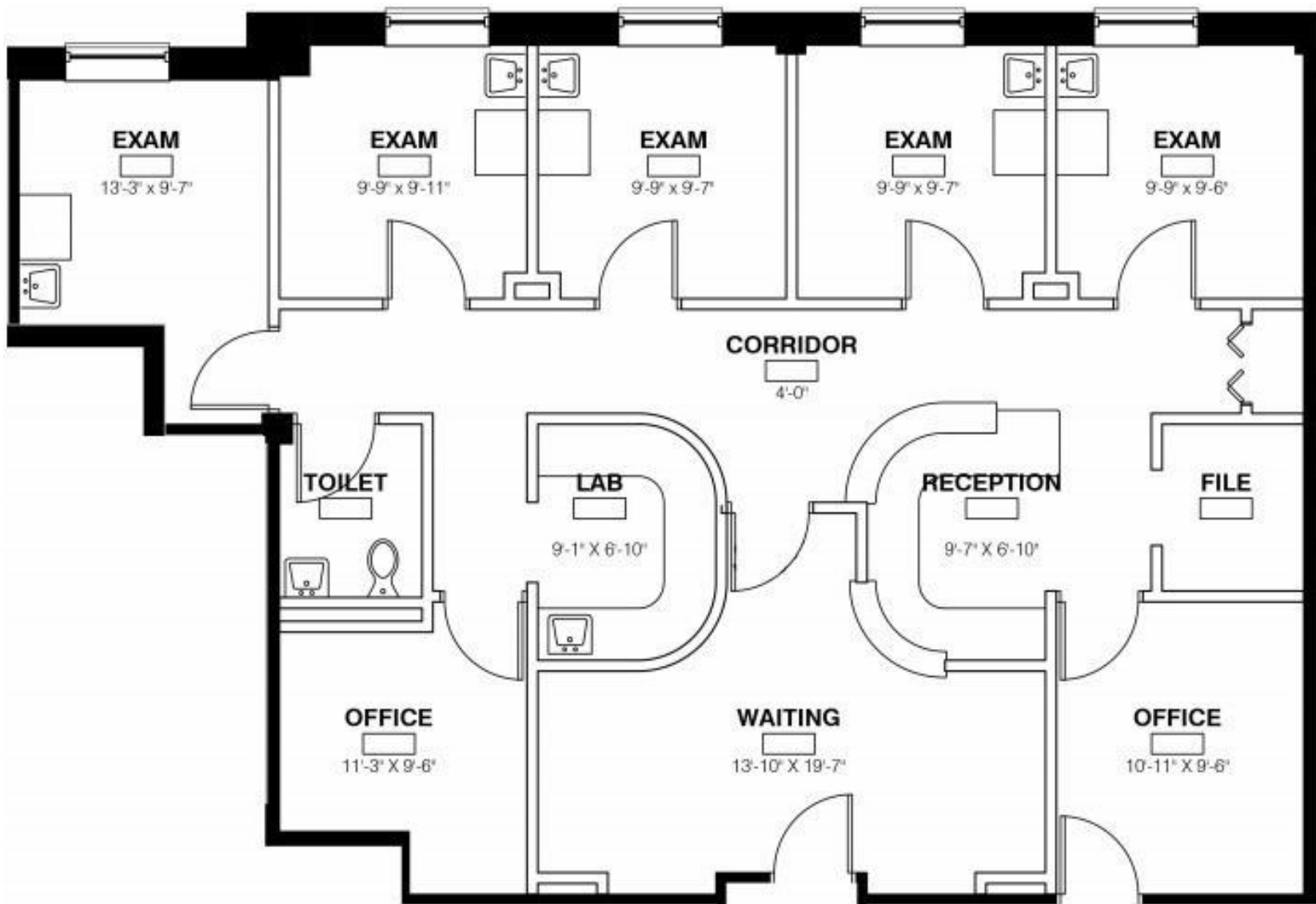


MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 204 Floorplan



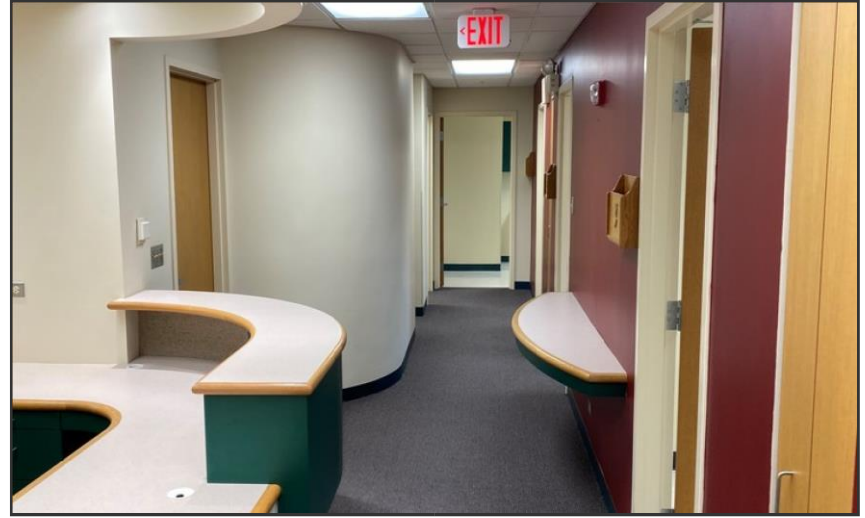
MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Suite 204 Photos



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

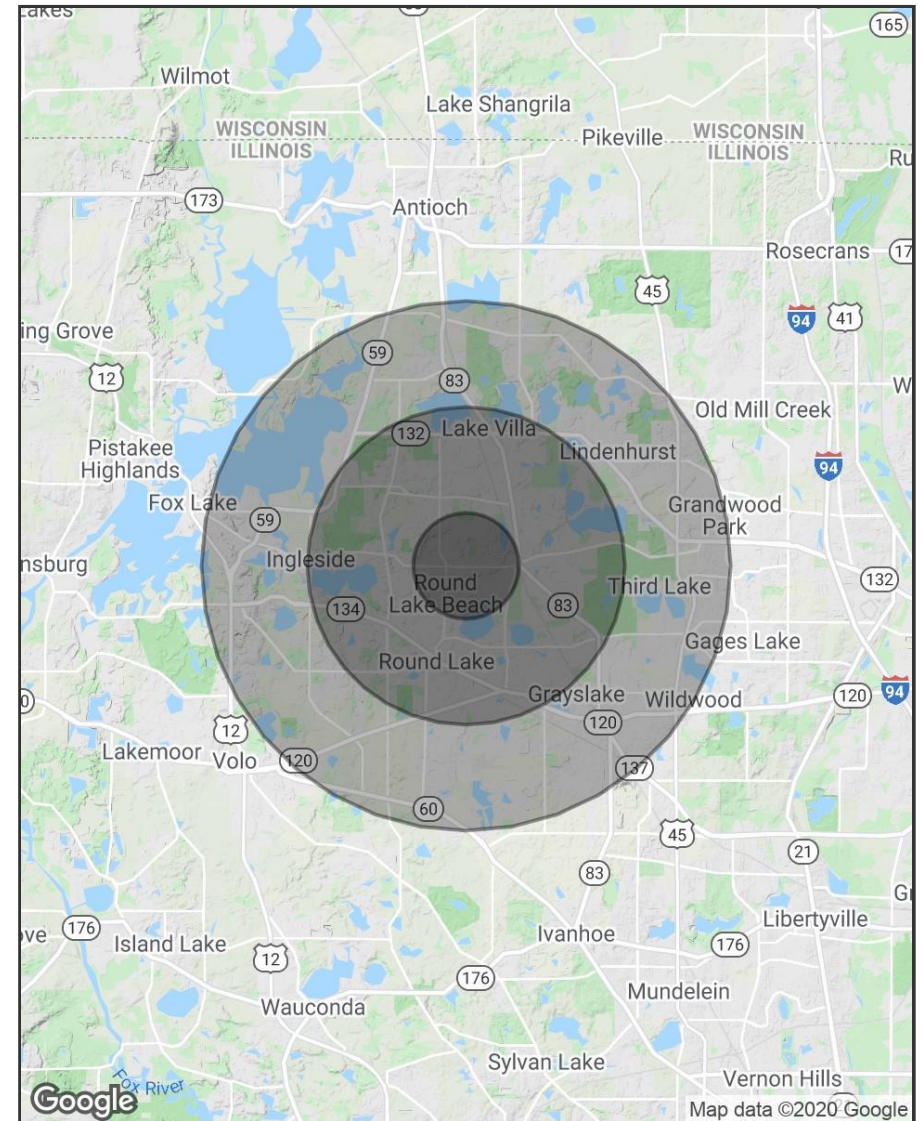
Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,369	74,665	136,462
Average age	29.1	31.3	33.4
Average age (Male)	29.7	31.1	32.8
Average age (Female)	27.0	31.0	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,749	23,611	45,770
# of persons per HH	3.6	3.2	3.0
Average HH income	\$65,375	\$77,788	\$86,145
Average house value	\$181,759	\$243,668	\$259,672

* Demographic data derived from 2010 US Census



MIDWEST PROPERTIES DEVELOPMENT & MANAGEMENT LLC

Address: 106 Calendar Ave, STE 247, La Grange, IL 60525, USA, Website: midwestpropertiesllc.com, Contact: 7083286404, Email: info@midwestpropertiesllc.com



All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.