

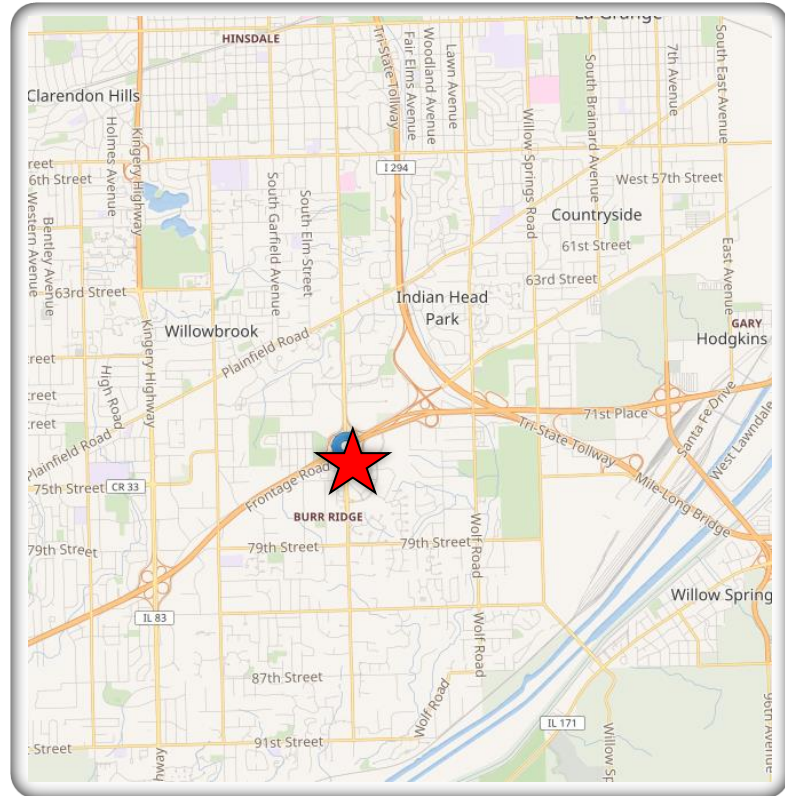
FOR LEASE

OFFICE/MEDICAL

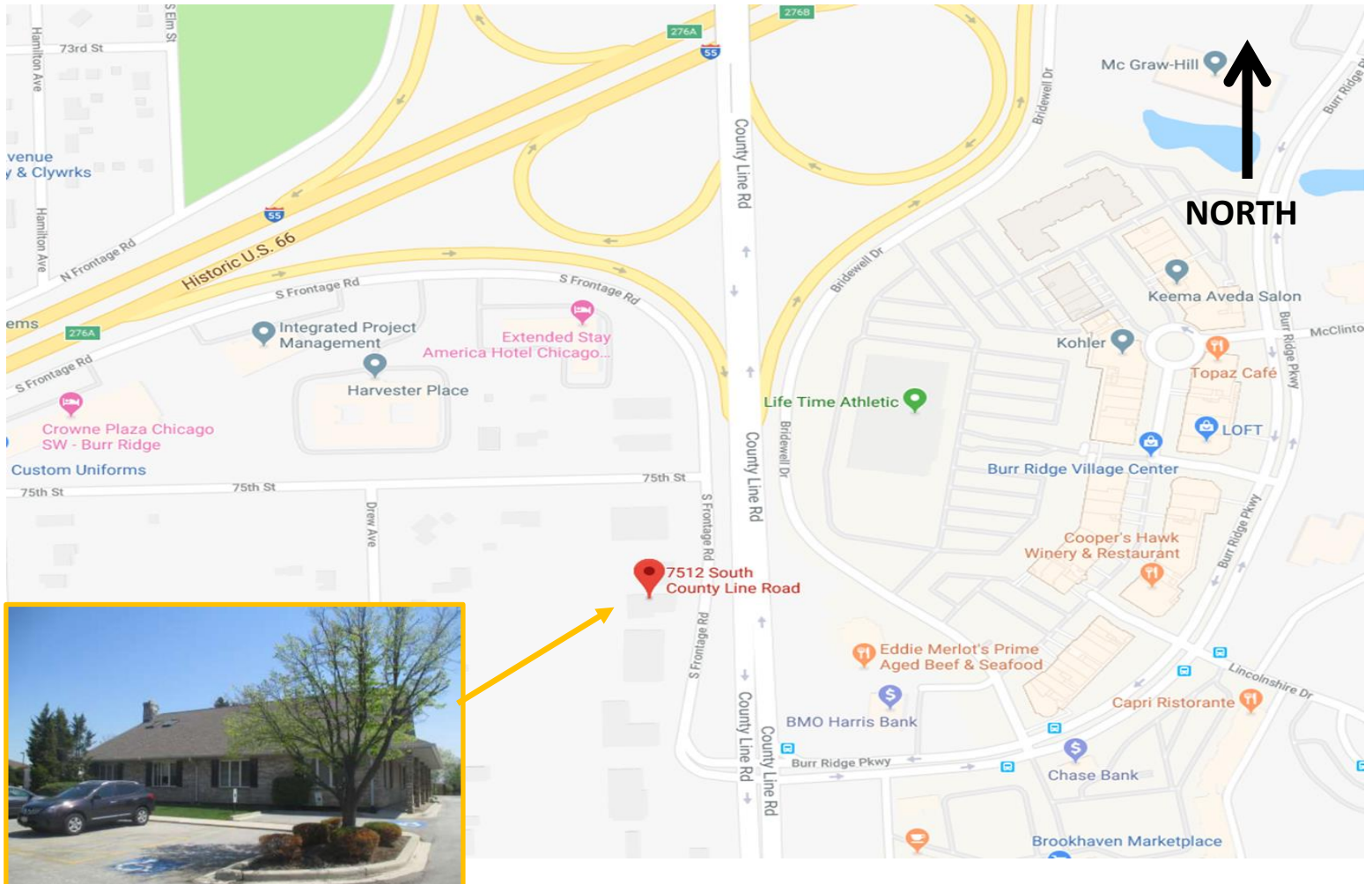
7512 County Line Rd., Burr Ridge, IL 60527



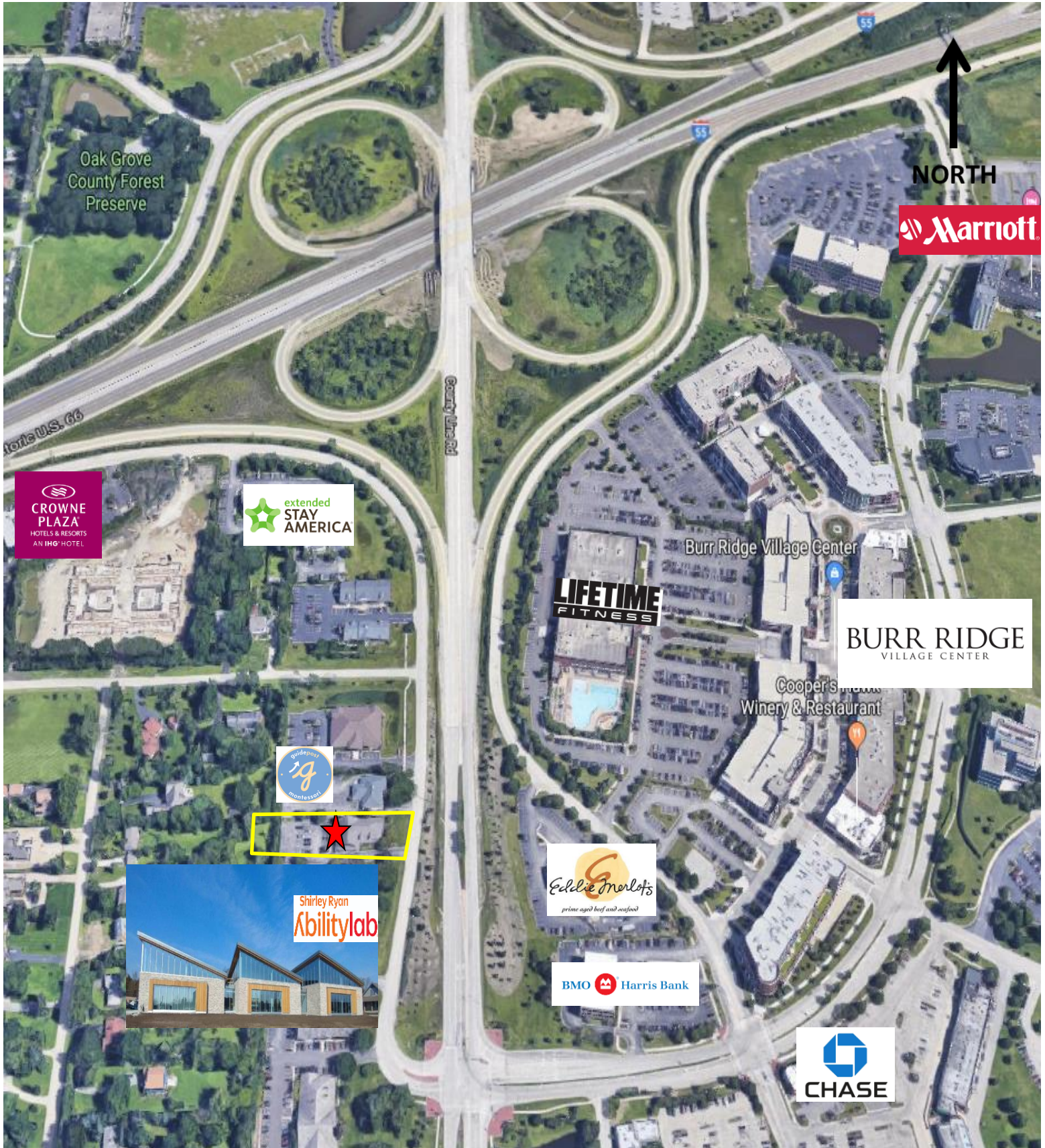
- Available within 30 days, or sooner
- Approx. 1,750 SF / 1st Floor & Mezz.
- Excellent Visibility / Exposure
- Next to newly built Ability Lab
- Parking behind the building
- \$19.50 PSF | NNN
- \$6.50 Pass Thru (Tax, Ins, CAM)
- Easy Access to I-55, I-294
- 3 Mile Demos:
 - \$126,000 Avg. HH Income
 - 61,754 Population



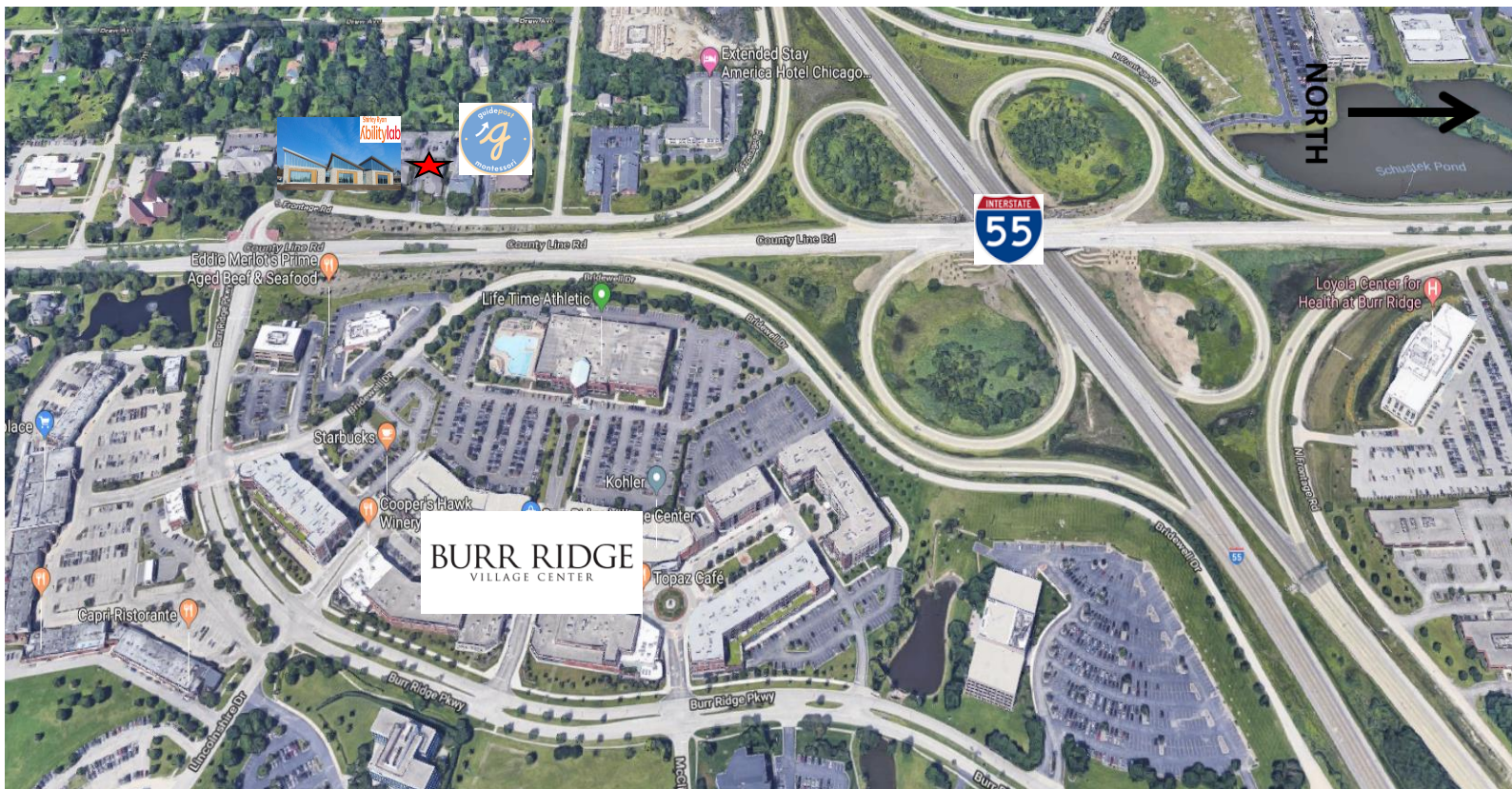
LOCATION MAP: 7512 S. County Line Burr Ridge, IL 60527



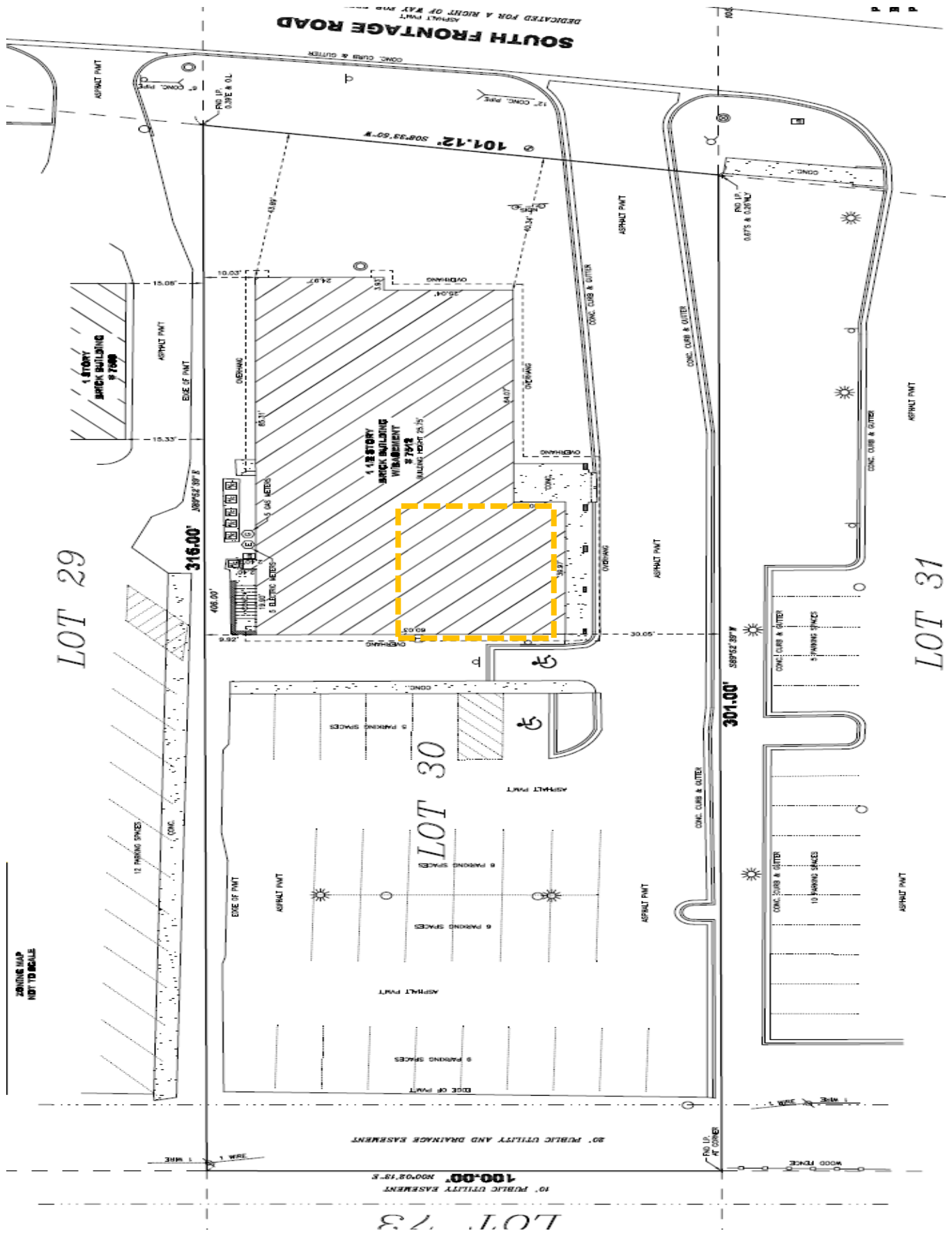
Aerial: Location of Premises



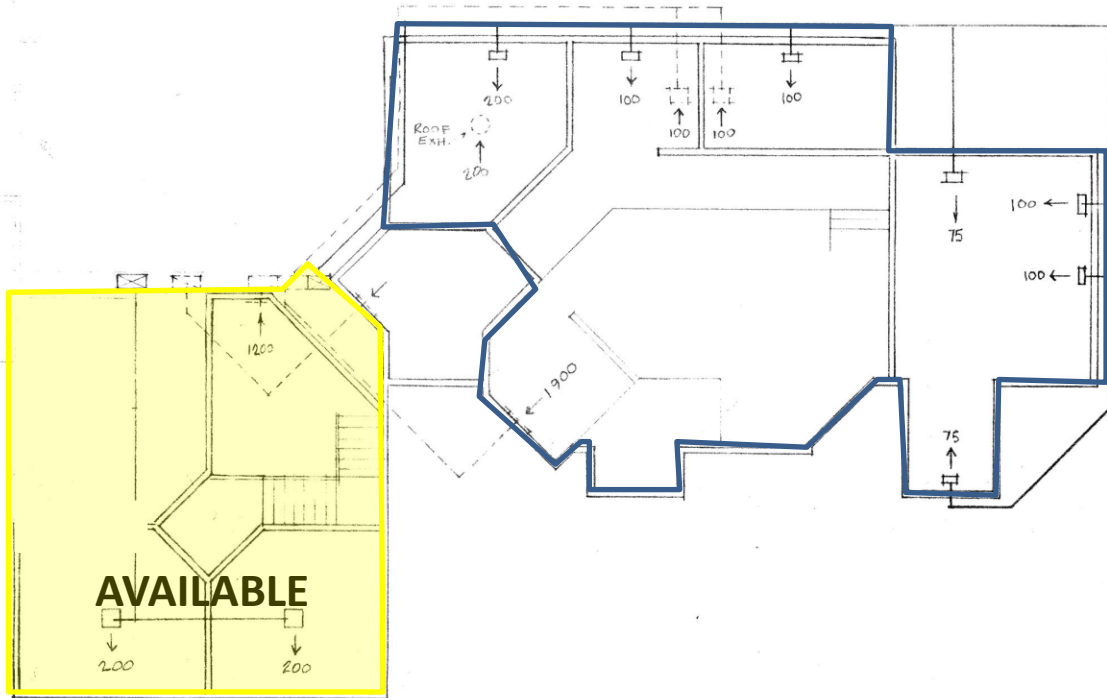
Aerial: Location of Premises



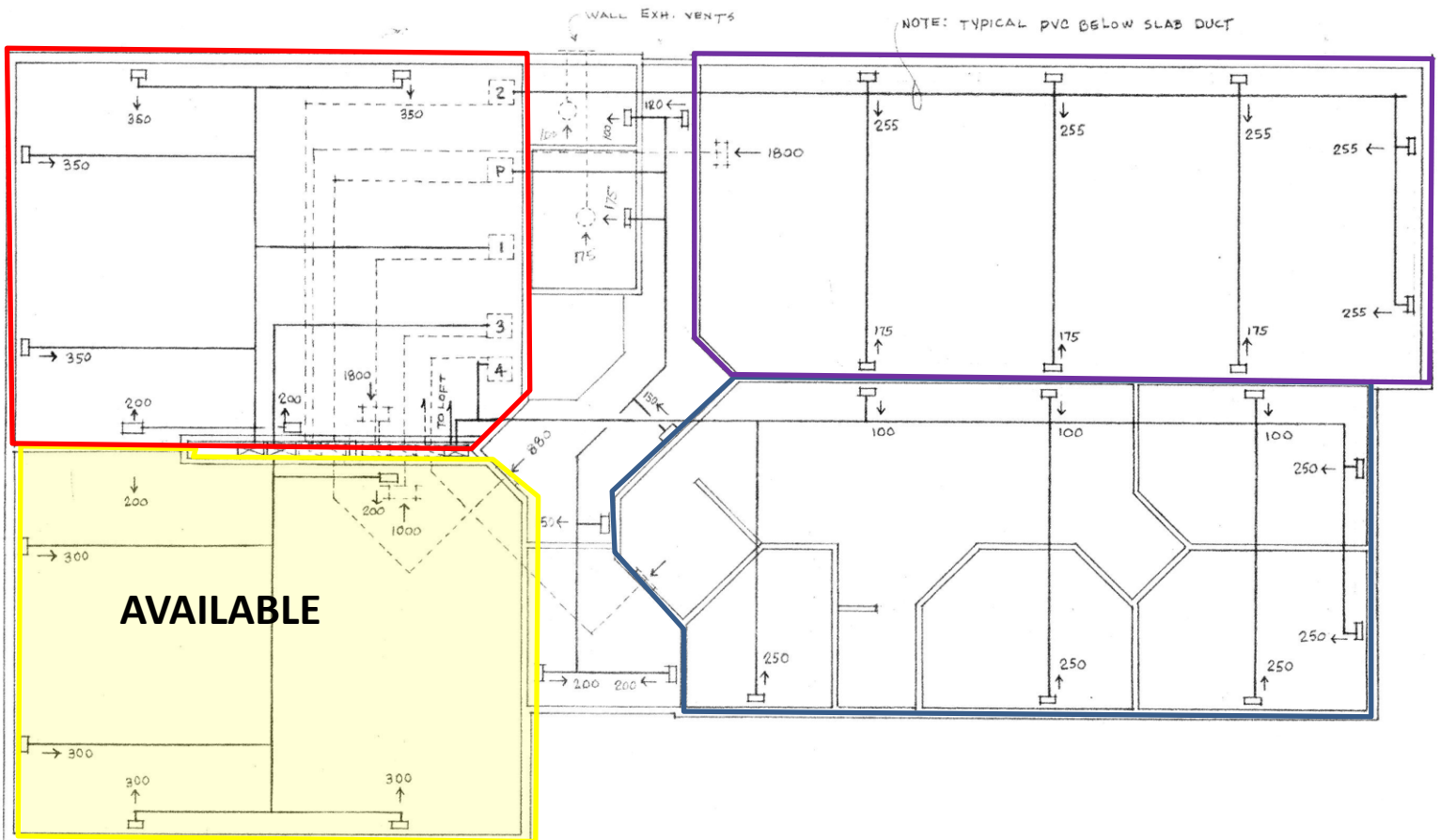
Survey & Location of Unit



Floor Plan: Main Level & Mezzanine

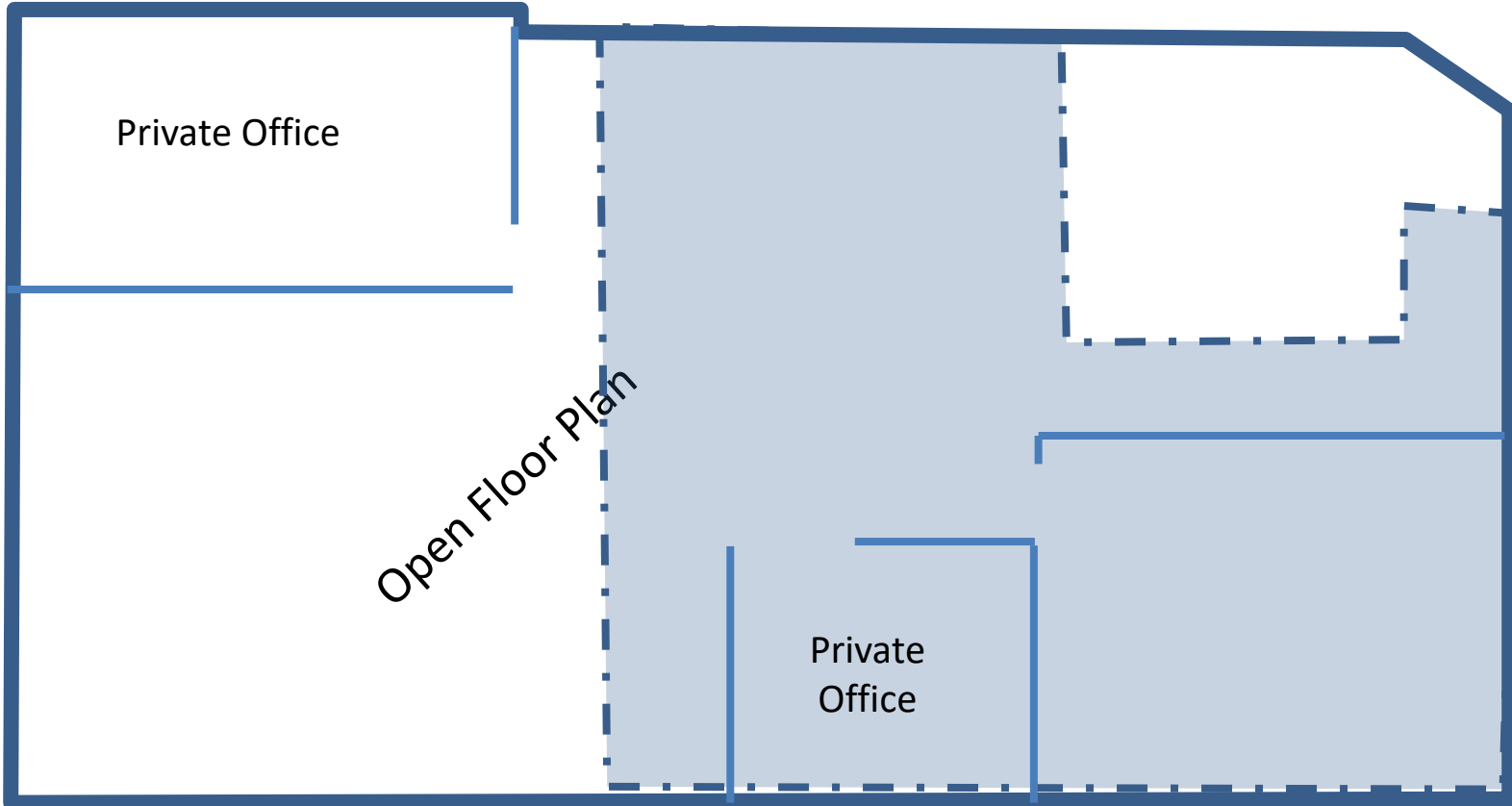


LOFT PLAN

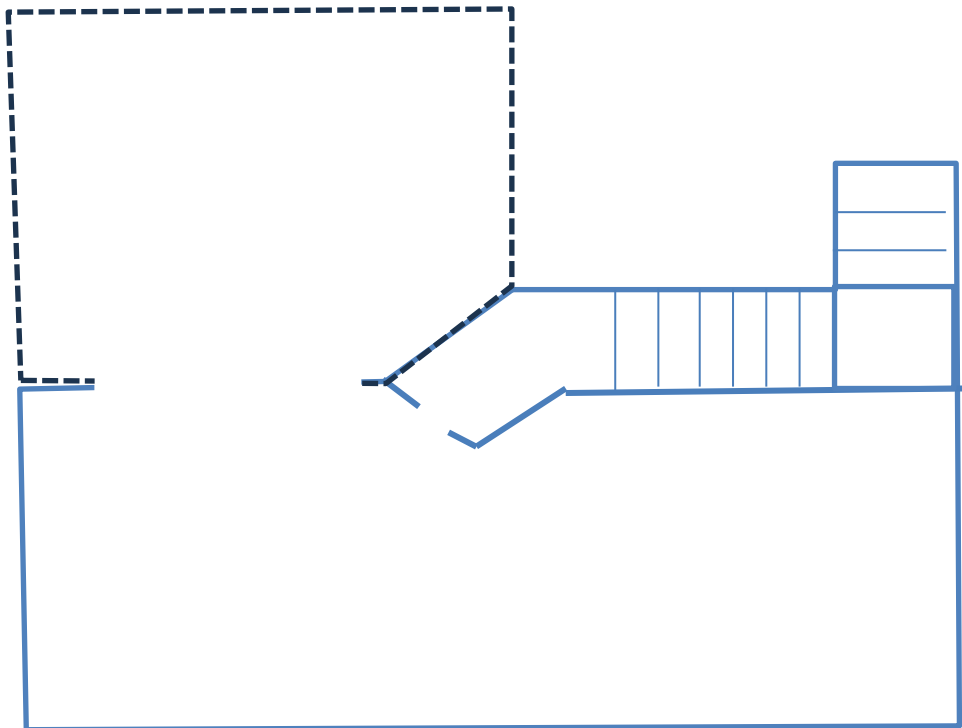


AVAILABLE

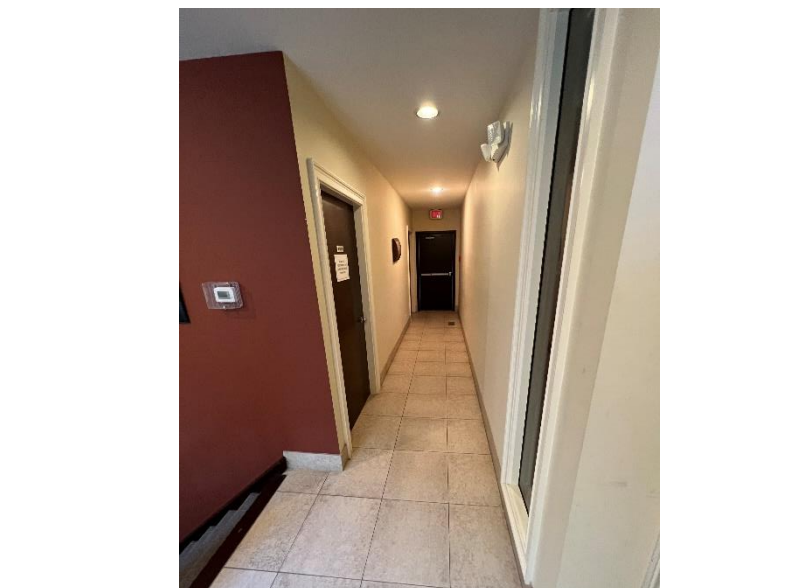
Main Floor



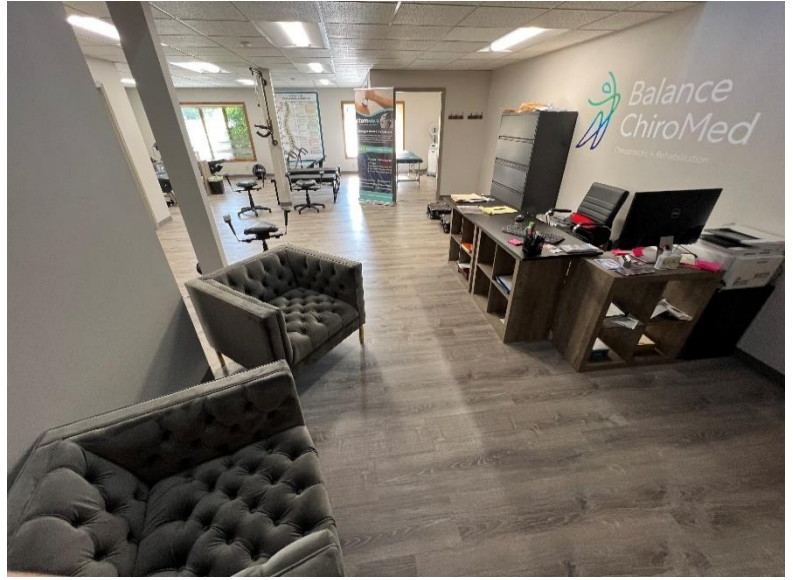
Mezzanine Level



**Building Photos: Common Areas
(Exterior & Entryway Corridor)**



Unit Photos: Main Floor
(Open Area & Exam Rooms)



**Unit Photos: Main Floor & Mezzanine
(2 Exam Room, Cryo, & Mezz Office)**

