



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St  
kammescommercial.com  
Wheaton, IL 60187

FOR LEASE

OFFICE BUILDING

# MONA KEA - EAST BUILDING

501-517 THORNHILL DRIVE | CAROL STREAM, IL 60188



PRESENTED BY:

**MICHAEL KAMMES**

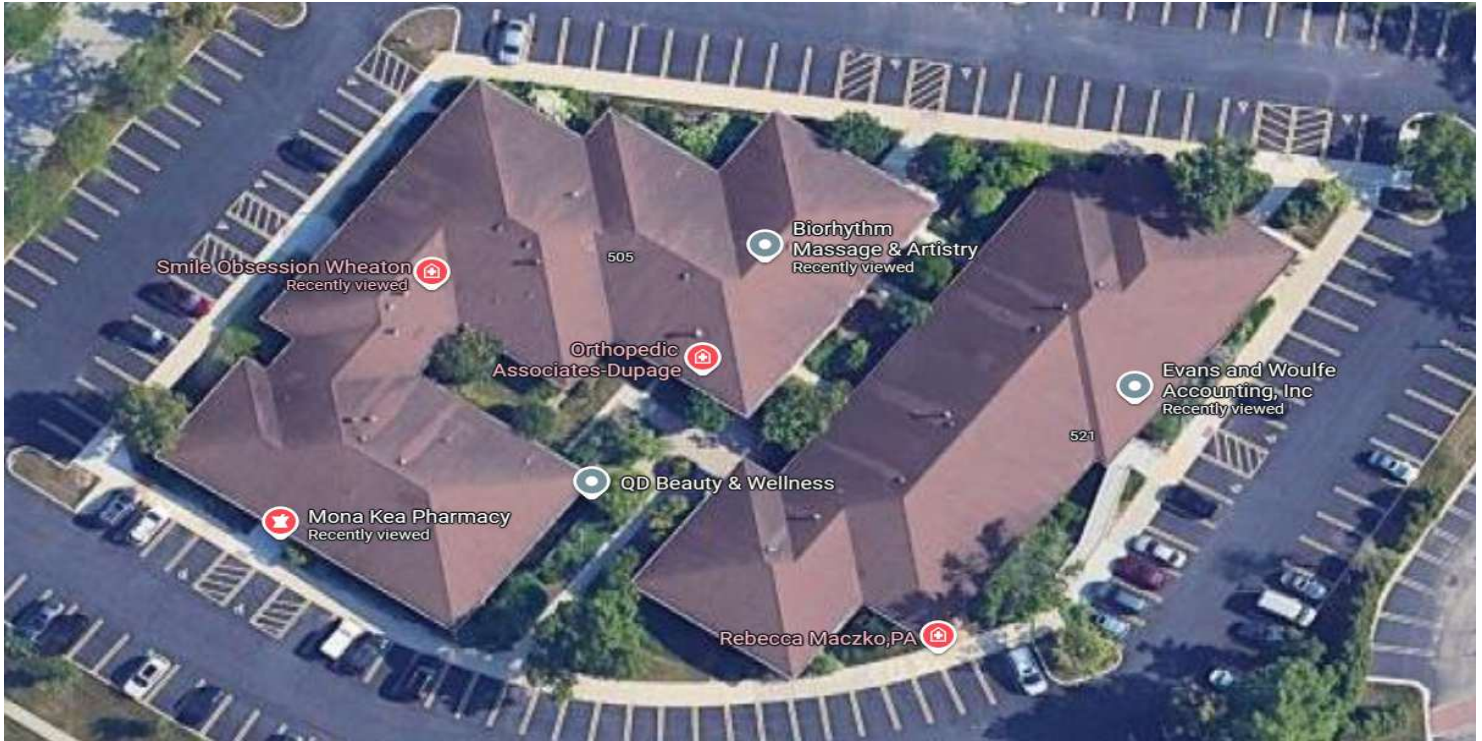
Senior Associate

630.793.0432

IL #475.193954

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## PROPERTY DESCRIPTION

Mona Kea Medical Park is a central location in Carol Stream, with both buildings being situated at the intersection of Schmale Rd and Thornhill Dr. Just North of the Home Depot and next door to the east of Chase Bank. 3 available Spaces in the East building and 4 available in the West

## PROPERTY HIGHLIGHTS

- Ideal location for medical industry tenants
- 25,000 cars per day Traffic Exposure
- 3.5 parking spots per 1,000 SF
- Lower rent in lower levels
- Zoning: B4

## OFFERING SUMMARY

Lease Rate:	\$8 - 12 /SF
Number of Units:	3
Available SF:	1,981 - 2,476 SF
Max Contiguous SF	2,476 SF
Building Size:	48,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,785	40,840	97,958
Total Population	12,255	115,807	269,140
Average HH Income	\$117,646	\$148,982	\$145,011



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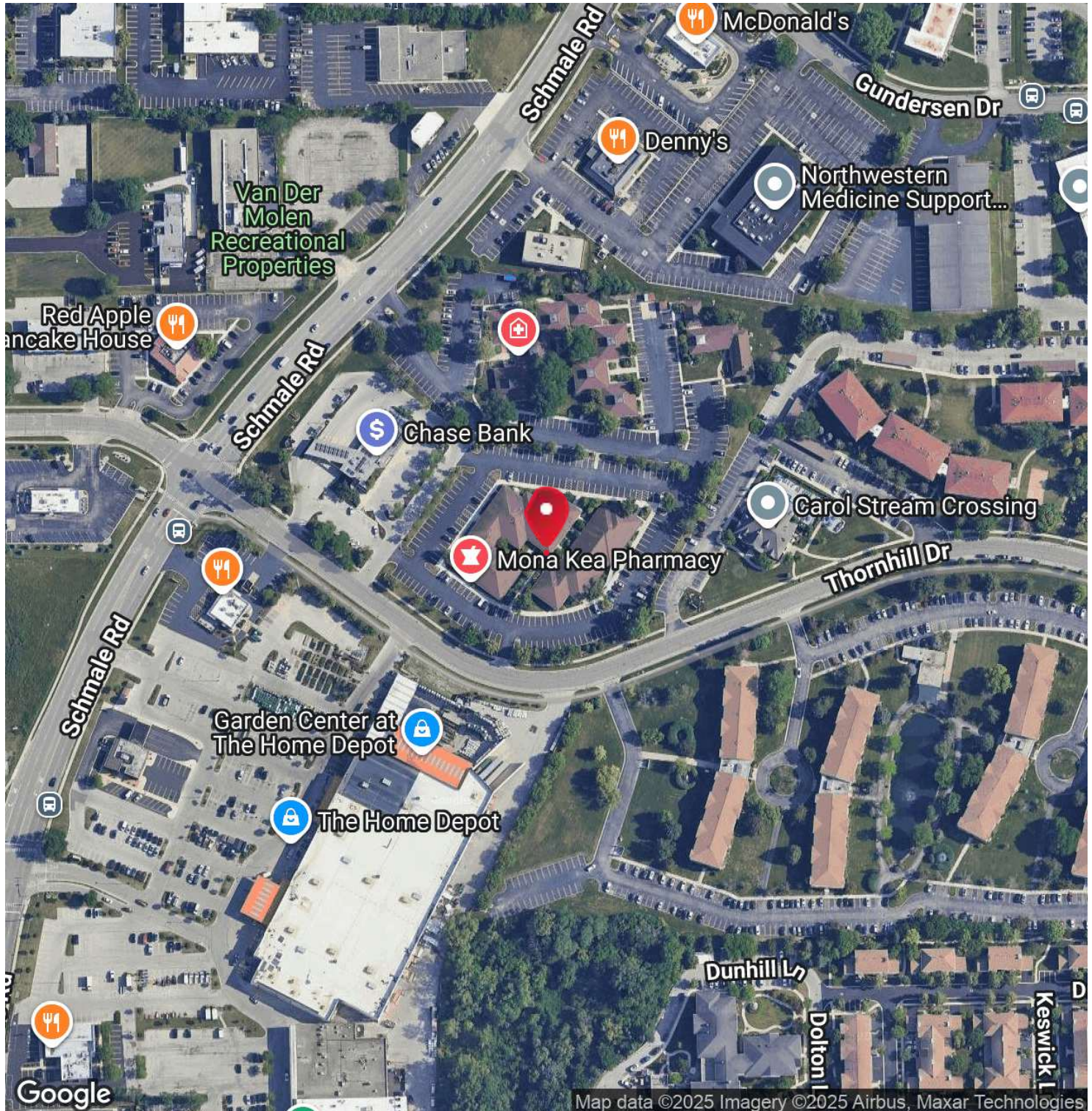
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LOCATION MAP

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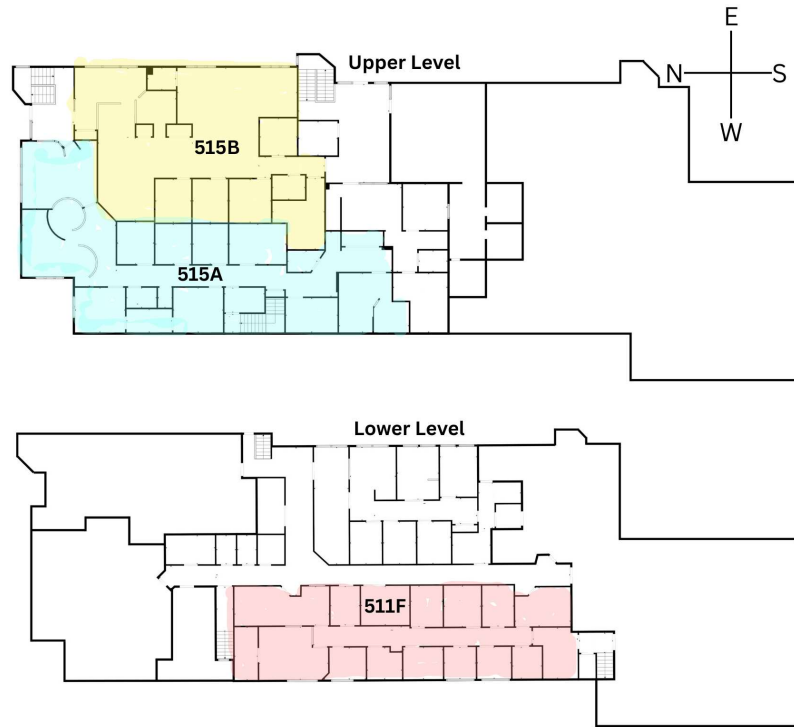
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,981 - 2,476 SF	Lease Rate:	\$8-12/SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
515A Thornhill Dr	Available	2,476 SF	NNN	\$12.00 SF/yr	Enter in the Northeast corner of the east building of Mona Kea at 515. Unit A to the right.
515B Thornhill Dr	Available	2,013 SF	NNN	\$12.00 SF/yr	Enter in the Northeast corner of the east building of Mona Kea at 515. Unit B to the left.
511F Thornhill Dr	Available	1,981 SF	NNN	\$8.00 SF/yr	Enter on the east side of the east building in Mona Kea at 511. Go downstairs and walk straight past the elevator, unit is directly ahead.



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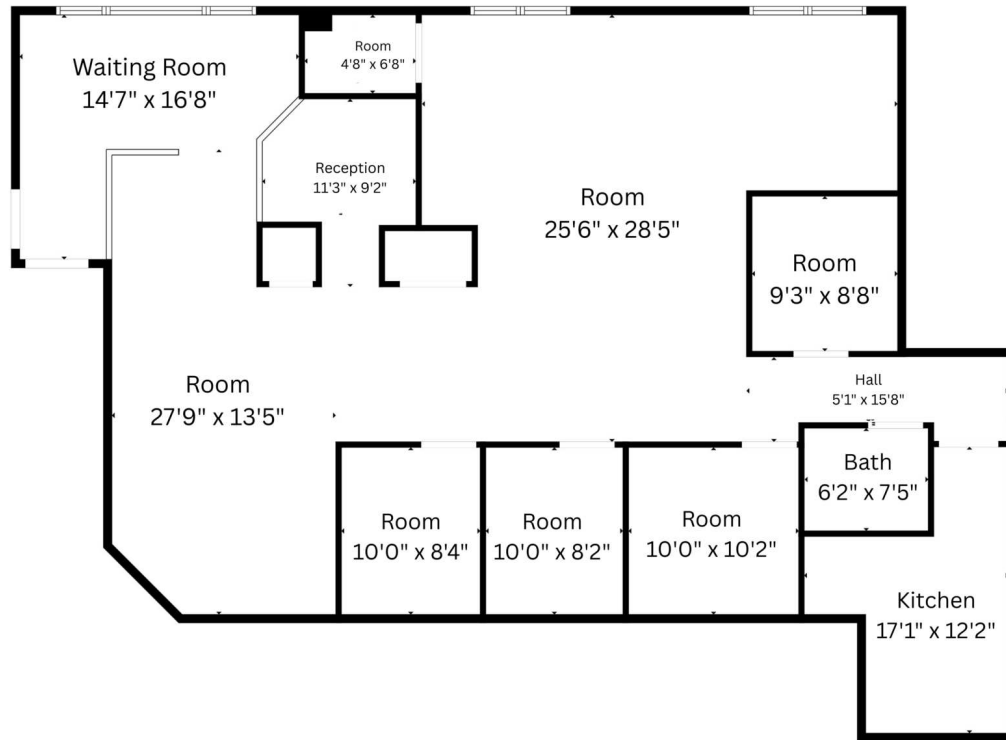
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## 515B THORNHILL DR, CAROL STREAM

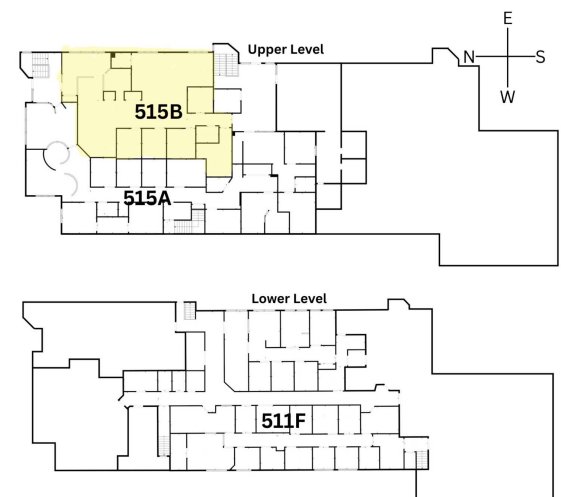
SF Available: 2,013 SF

Main Level

North Entrance

Exam rooms

Private Offices



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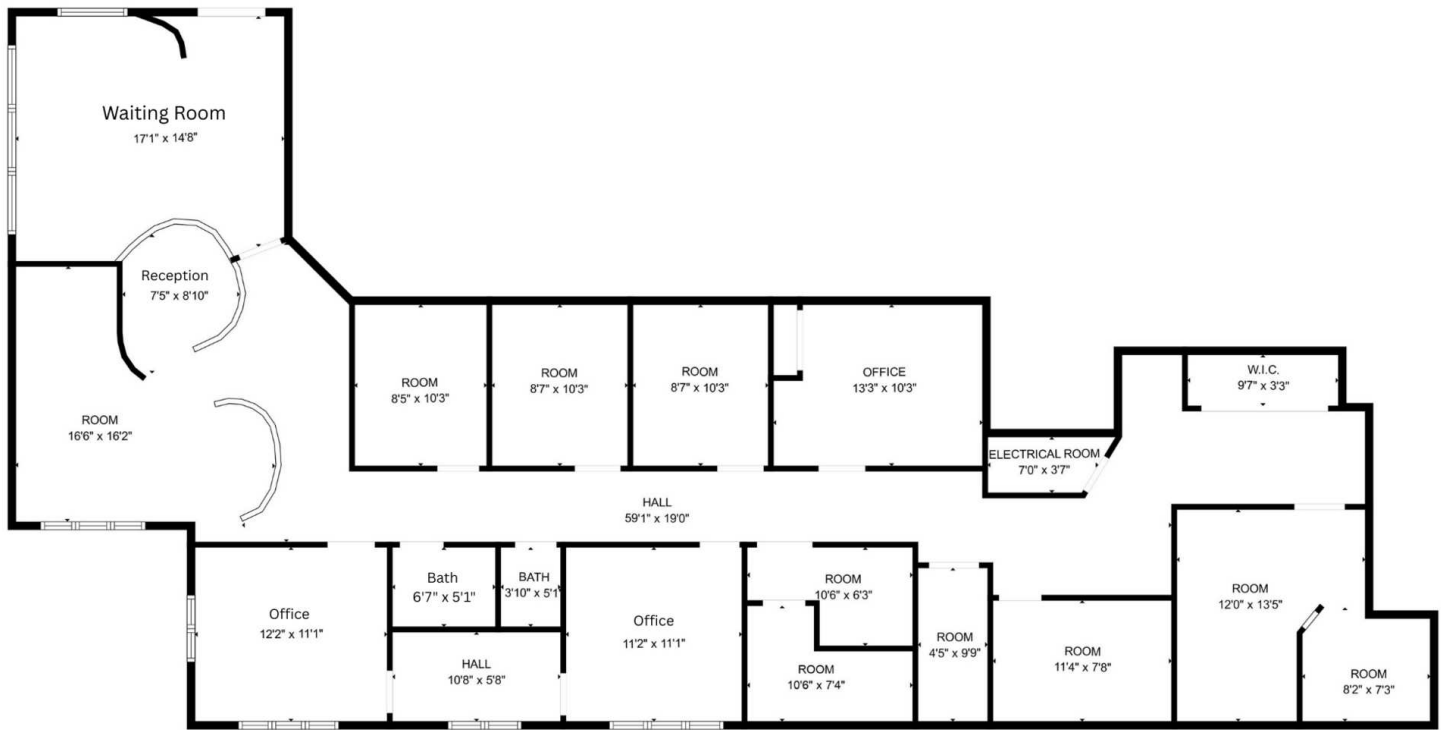
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## 515A THORNHILL DR, CAROL STREAM

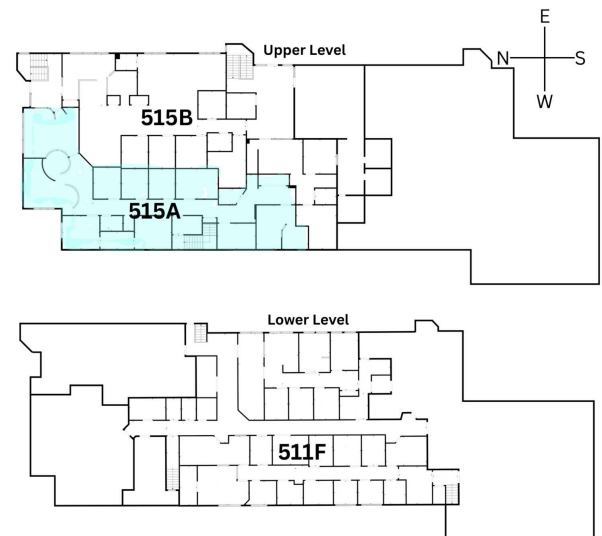
SF Available: 2,476 SF

Main Level

North Entrance

Multiple private offices

Multiple exam rooms



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## 511F THORNHILL DR, CAROL STREAM

SF Available: 1,981 SF

Lower level

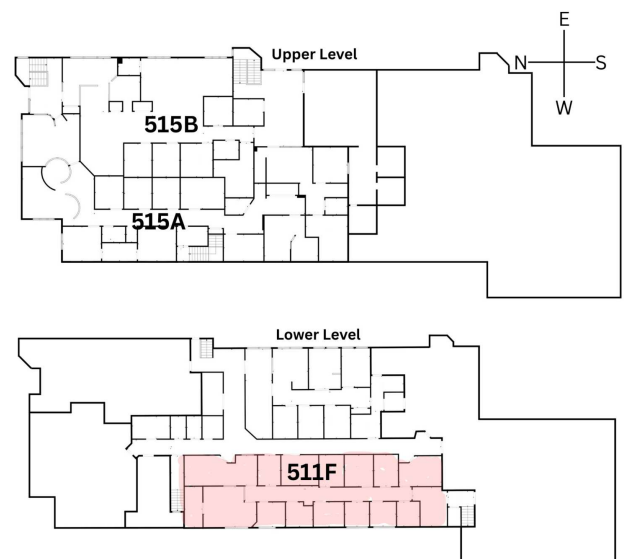
East entrance

Multiple private offices

Multiple private exam rooms

1 private bathroom

Common hallway bathrooms



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ADDITIONAL PHOTOS

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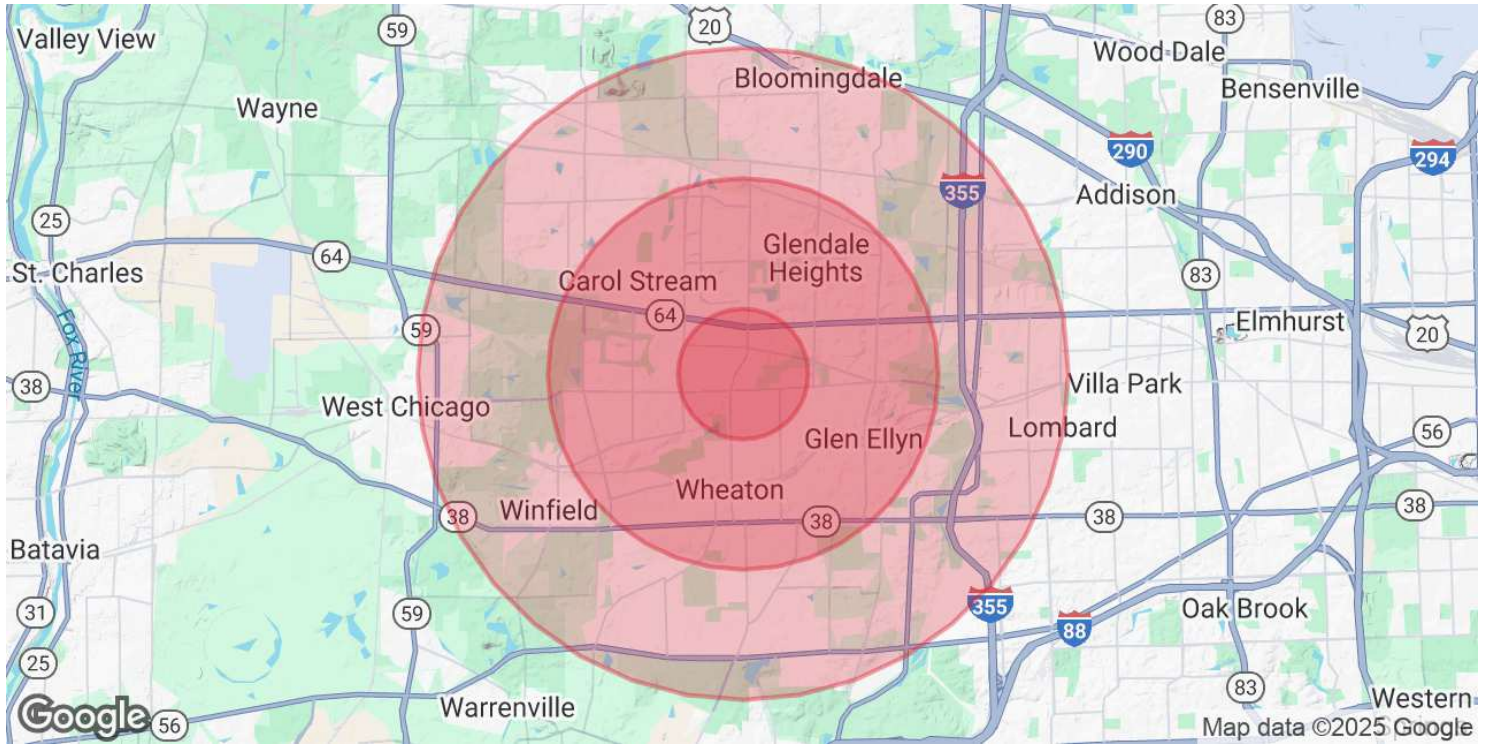
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,255	115,807	269,140
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,785	40,840	97,958
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$117,646	\$148,982	\$145,011
Average House Value	\$384,604	\$436,171	\$418,952

Demographics data derived from AlphaMap



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