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NEW MEDICAL DEVELOPMENT
FOR LEASE | +/- 4,000 - 8,000 SF AVAILABLE
ADJACENT TO CHRIST MEDICAL CENTER
4457 SOUTHWEST HIGHWAY, OAK LAWN, IL

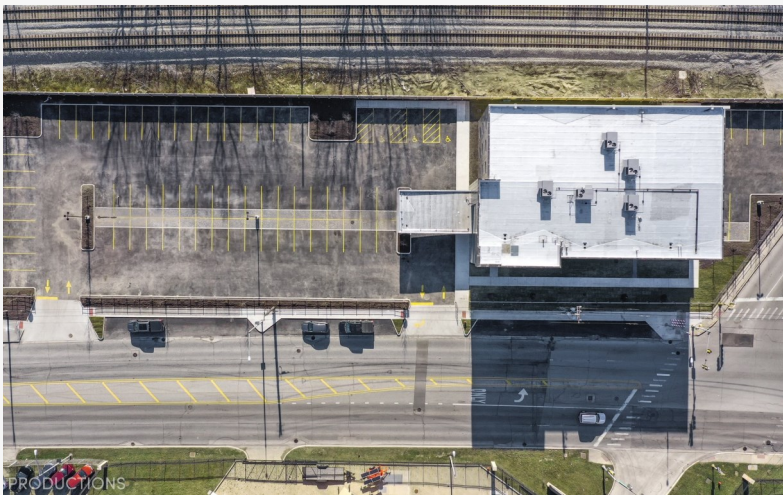


FIRST IN
REALTY
— INCORPORATED —

HIGHLIGHTS:

- New construction medical office opportunity for healthcare providers seeking a modern and convenient state-of-the-art medical suites.
- One block to Christ Medical Center Campus in Oak Lawn, a renowned healthcare institution serving the region. Benefit from the high visibility and accessibility that comes with being in such a prominent medical hub.
- Prime location within thriving healthcare community in this sought-after area.
- Available third floor within three-story elevator equipped building.
- +/- 4,000 - 8,000 SF offers ample room for medical practices of various space requirements.
- Customizable floor plans to suit your specific needs.
- Contemporary architecture and cutting-edge infrastructure incorporating the latest advancements in healthcare technology.
- Ample on-site parking with covered overhang.
- Excellent visibility and easy access to major transportation routes and public transit.

EXTERIOR PHOTOS

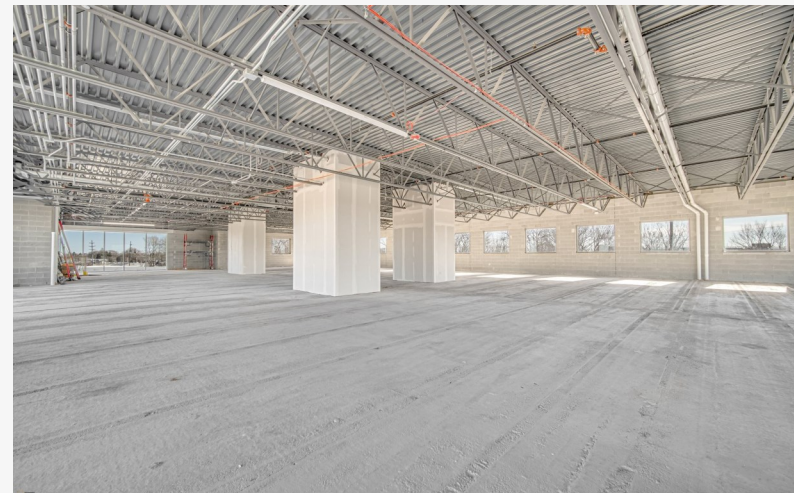
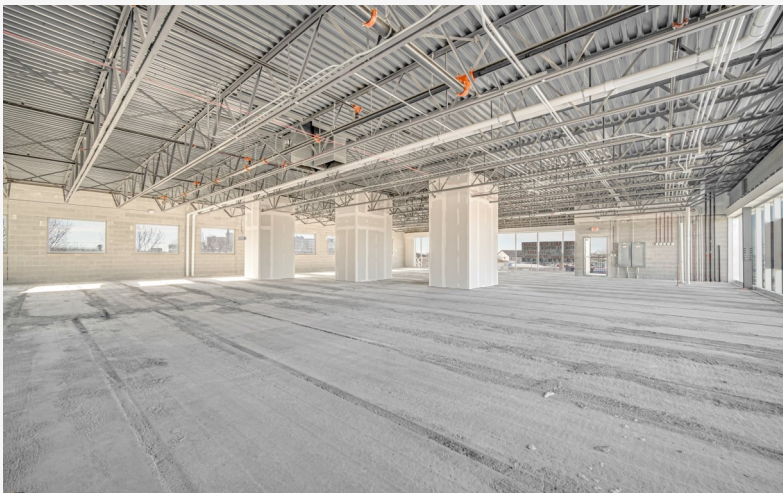


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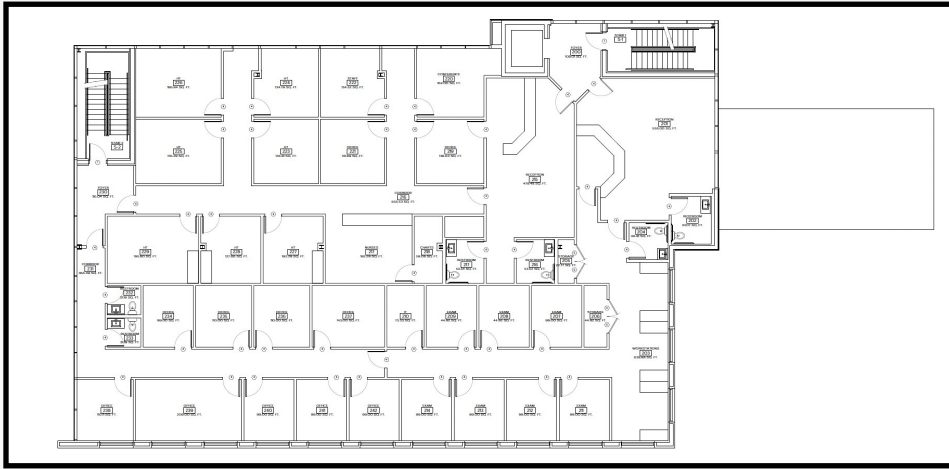
INTERIOR PHOTOS



INTERIOR PHOTOS

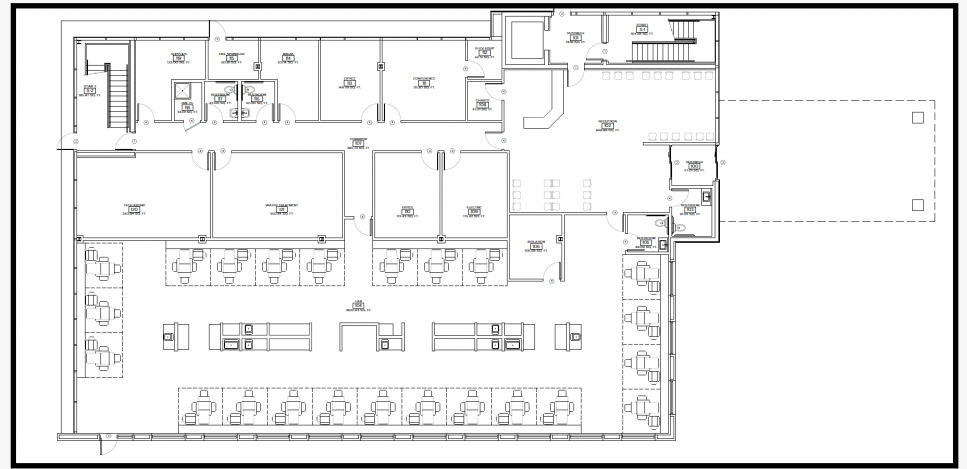


Floor Plans



1ST FLOOR:

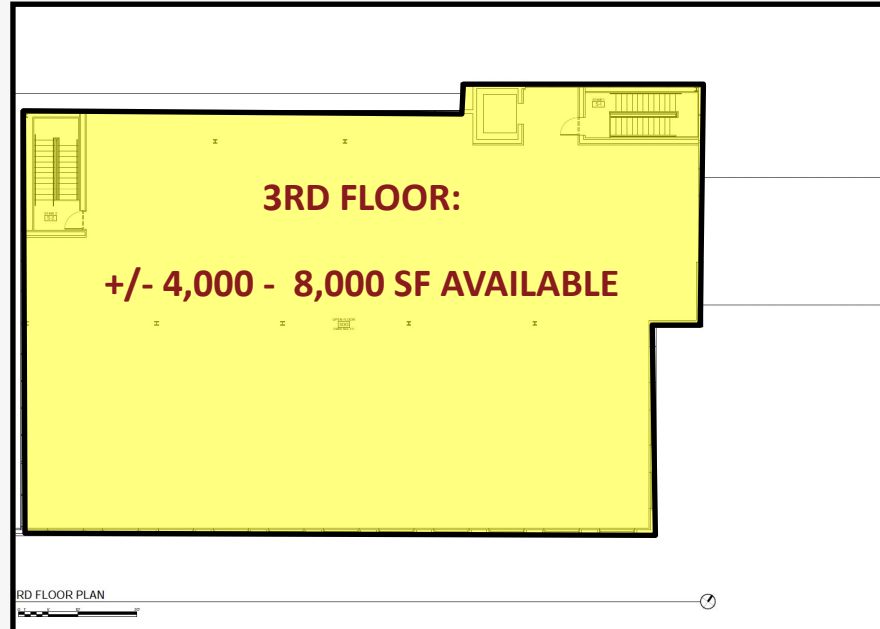
DIALYSIS CARE CENTER



2ND FLOOR:

KIDNEY CARE CENTER (70%)

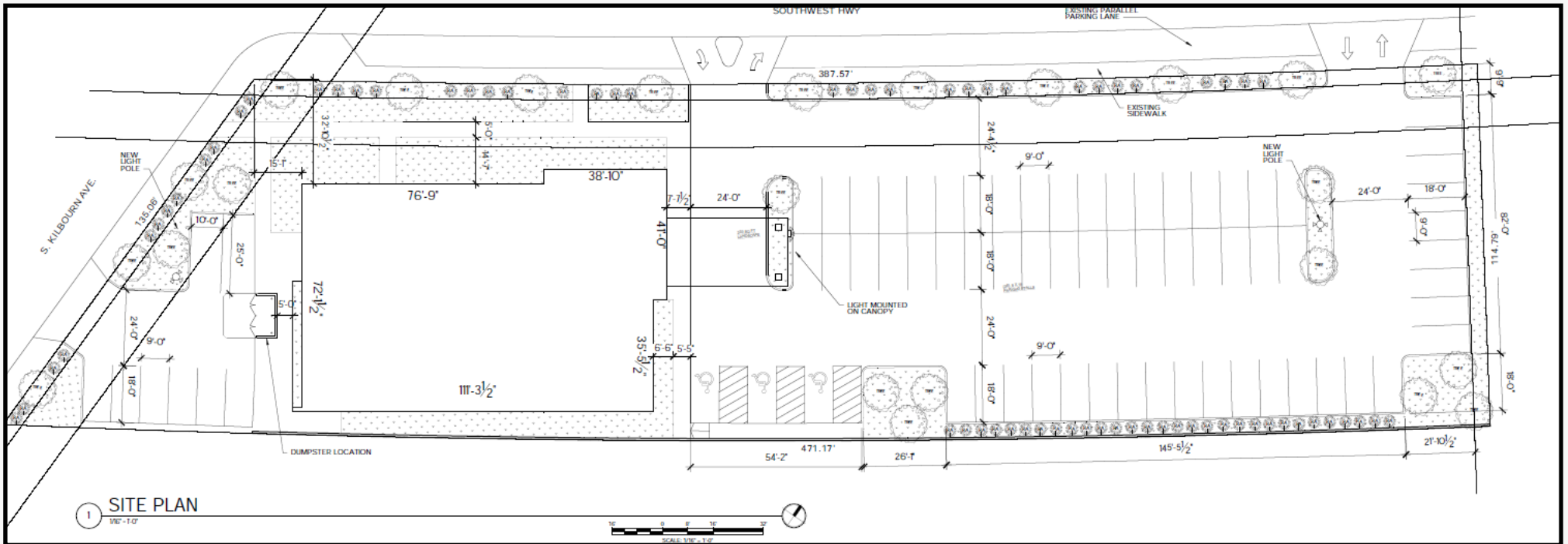
HOME DIALYSIS SERVICES (30%)

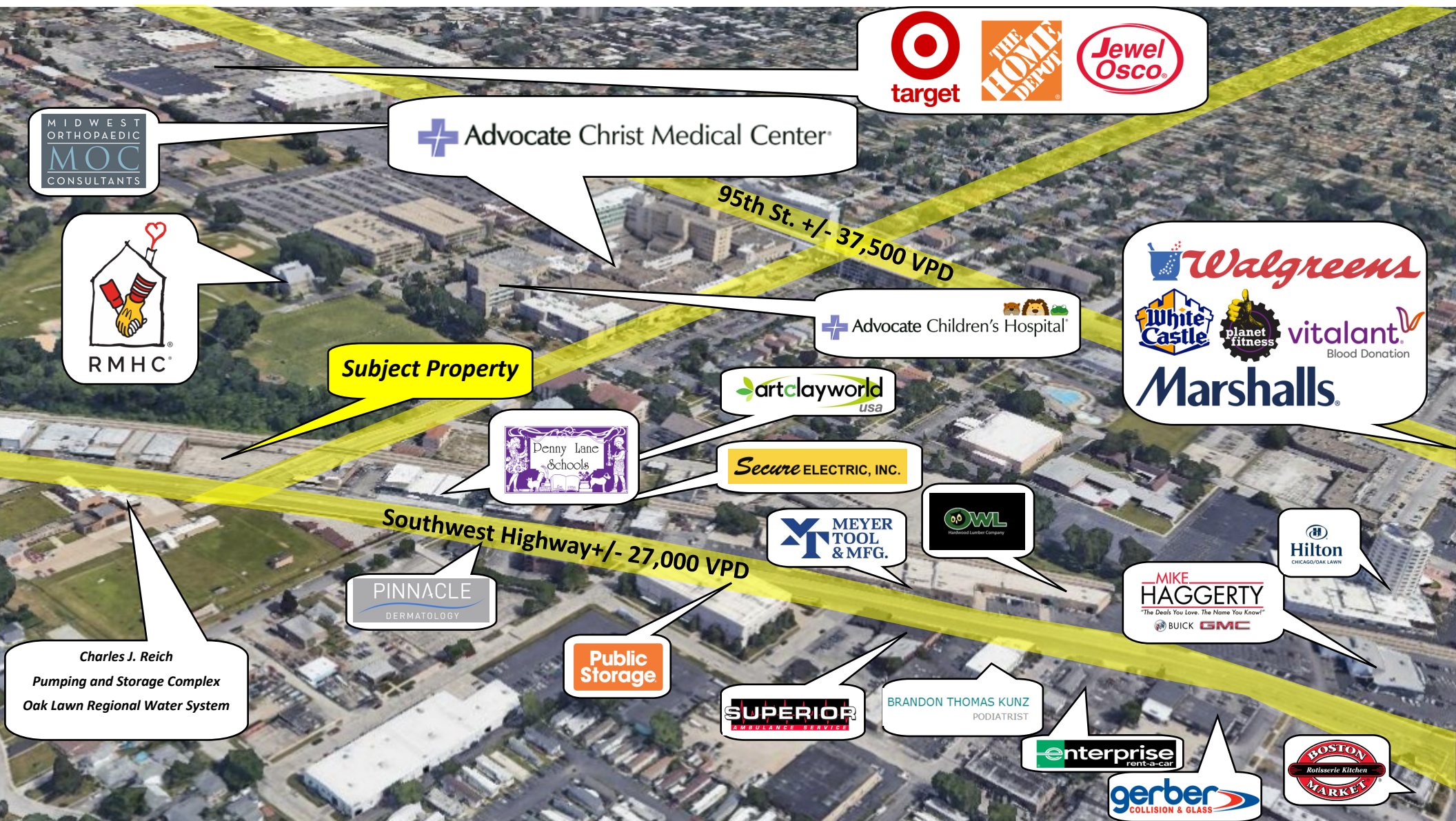


3RD FLOOR:

+/- 4,000 - 8,000 SF AVAILABLE

Site Plan





 Advocate Christ Medical Center

MIDWEST ORTHOPAEDIC
MOC
CONSULTANTS


RMHC

Subject Property

 Advocate Children's Hospital


  
Marshalls

 artclayworld
usa

 Denny Lane
Schools

Secure ELECTRIC, INC.

 MEYER
TOOL
& MFG.

 OWL
Hardwood Lumber Company

 Hilton
CHICAGO/OAK LAWN

PINNACLE
DERMATOLOGY

Southwest Highway +/- 27,000 VPD

MIKE HAGGERTY
"The Deals You Love. The Name You Know!"
BUICK GMC

Charles J. Reich
Pumping and Storage Complex
Oak Lawn Regional Water System

Public Storage

SUPERIOR
AMBULANCE SERVICE

BRANDON THOMAS KUNZ
PODIATRIST

 enterprise
rent-a-car

 gerber
COLLISION & GLASS

 BOSTON
MARKET
Rotisserie Kitchen

OAK LAWN OVERVIEW:



Oak Lawn is a Chicago suburb located on the southwest side of the city with approximately 58,000 residents. Approximately 13 miles southwest of the Loop, Oak Lawn is home to Advocate Christ Hospital which treats over 105,000 emergency patients annually and is one of the leading Trauma 1 medical centers in the state. Aside from being a medical hotspot, Oak Lawn hosts numerous national retailers and restaurants such as Home Depot, Target, Amazon Fresh, Marianos, TJ Maxx, Home Goods, and so much more! Oak Lawn has its own Metra rail station, public library, children's museum, and over 300 acres of parks, recreational facilities and open land.



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NEARBY HOSPITAL NETWORKS :



Christ Hospital- (788 Beds) - 0.5 miles from site

Advocate Christ Medical Center is part of Advocate Health Care, one of the nation's leading health care networks. A nonprofit, 788-bed, premier teaching institution with more than 1,200 affiliated physicians, Christ Medical Center is one of the major referral hospitals in the midwest for a number of specialties, including cancer care, cardiovascular services, heart, kidney and lung transplantation, neurosciences, orthopedics, and womens health. The hospital provides emergency care for over 100,000 patient visits annually and has one of the busiest Level I trauma centers in Illinois.



OSF Little Company Of Mary Hospital (298 Beds) - 3 miles from site

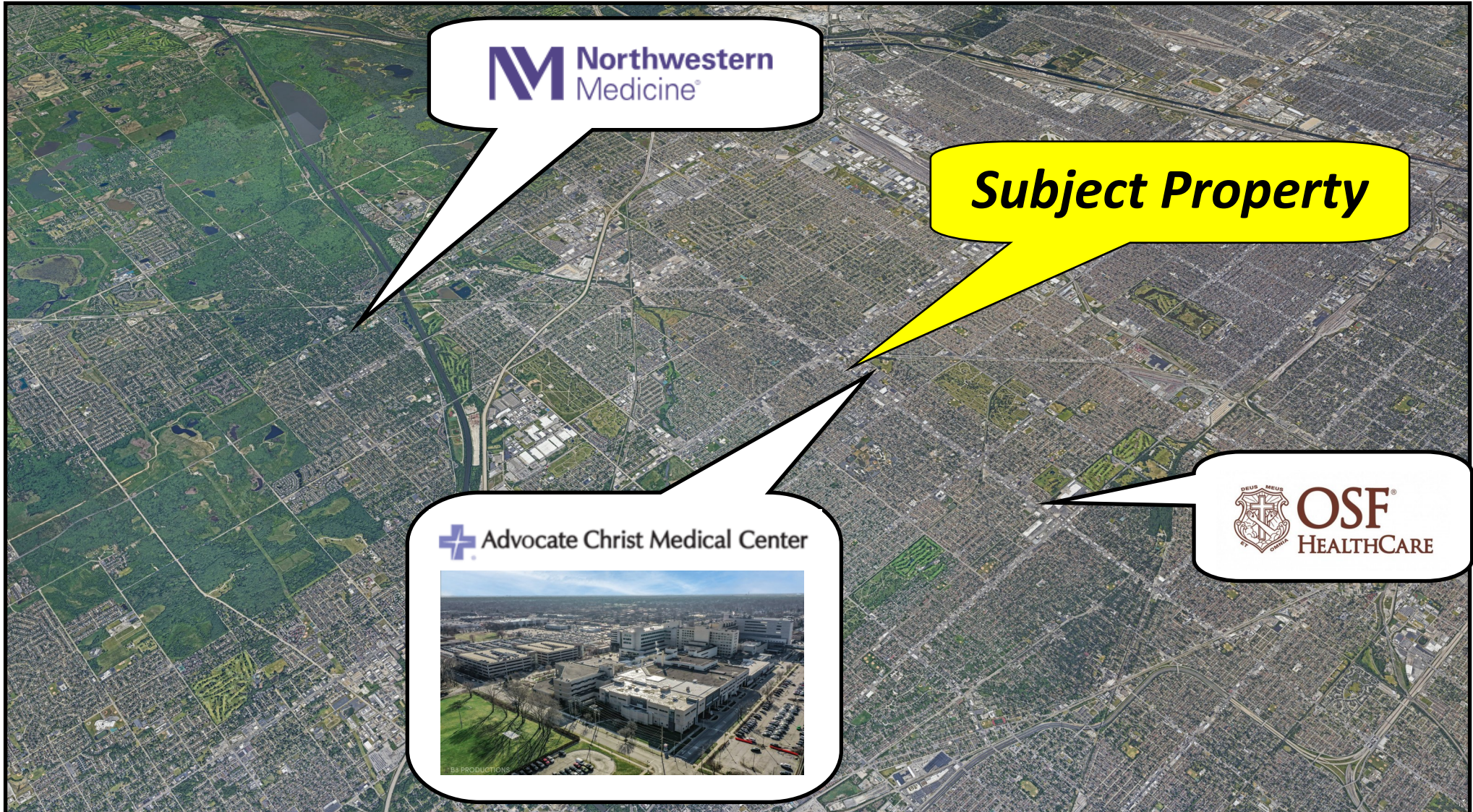
OSF Health Care Little Company of Mary Hospital is a 298-bed health care facility established in 1930. This state-of-the-art hospital provides care and vital resources for more than 11,600 inpatient visits, over 253,000 outpatient visits and nearly 50,000 emergency department patients. At OSF Little Company of Mary, has created a community of support that extends to more than 110 zip codes in 6 counties, over 600 volunteers and 2,100 Mission Partners. <https://www.osfhealthcarefoundation.org/osf-little-company-of-mary-medical-center/>



Northwestern Palos Hospital- (425 Beds) - 7 miles from site.

With 425 licensed beds and more than 600 affiliated physicians, Palos Hospital — located in Palos Heights, Illinois, 22 miles from downtown Chicago, serves the city's south and southwest suburbs. Northwestern Palos Hospital offers advanced technology in a scenic, healing environment. Accredited by The Joint Commission, Palos Hospital is continually recognized as a premier healthcare provider by health care rating systems.

NEARBY HOSPITAL NETWORKS :

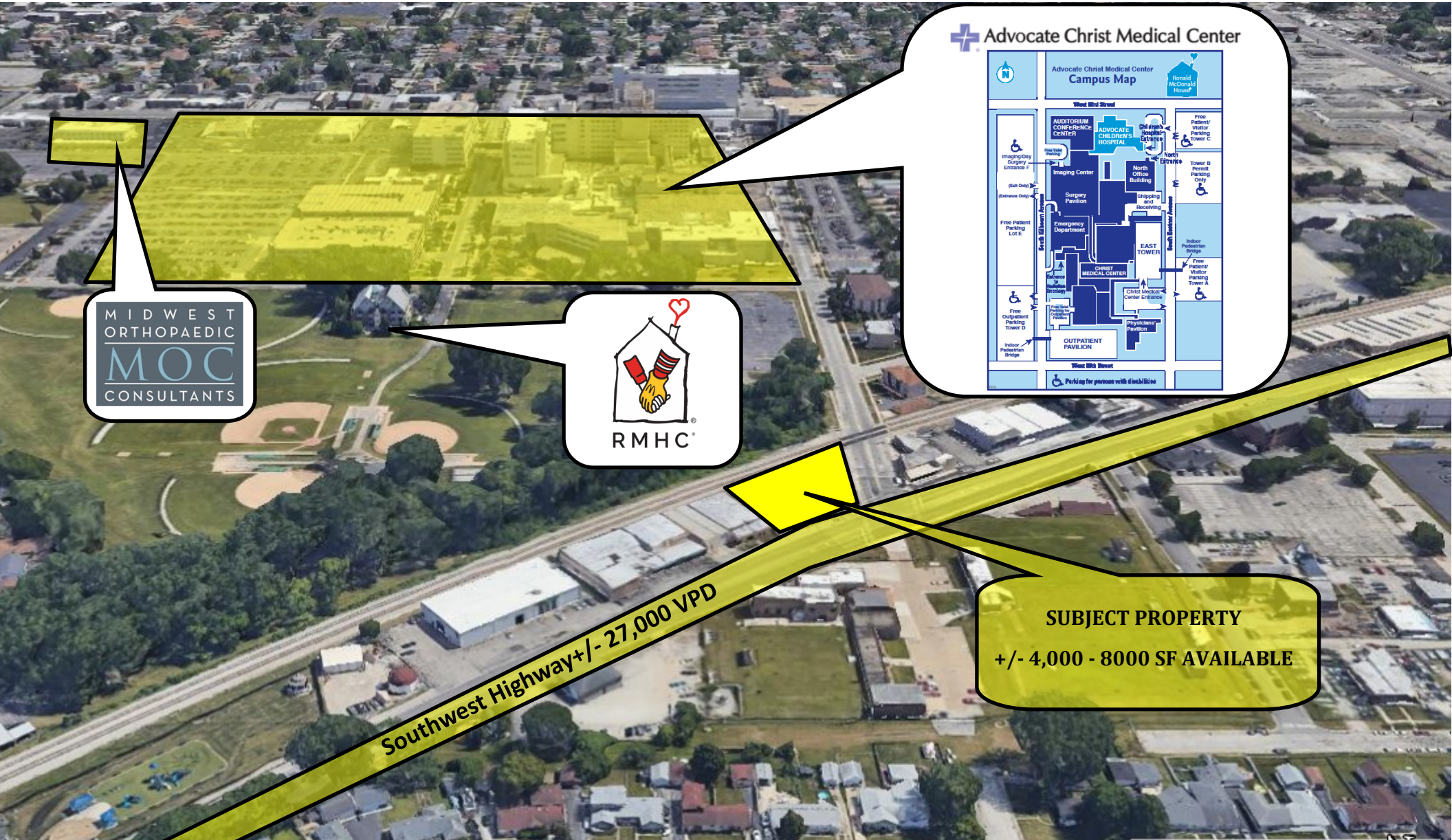


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MIDWEST
ORTHOPAEDIC
MOC
CONSULTANTS



Southwest Highway +/- 27,000 VPD

SUBJECT PROPERTY
+/- 4,000 - 8000 SF AVAILABLE

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Demographics (2023 Est.)

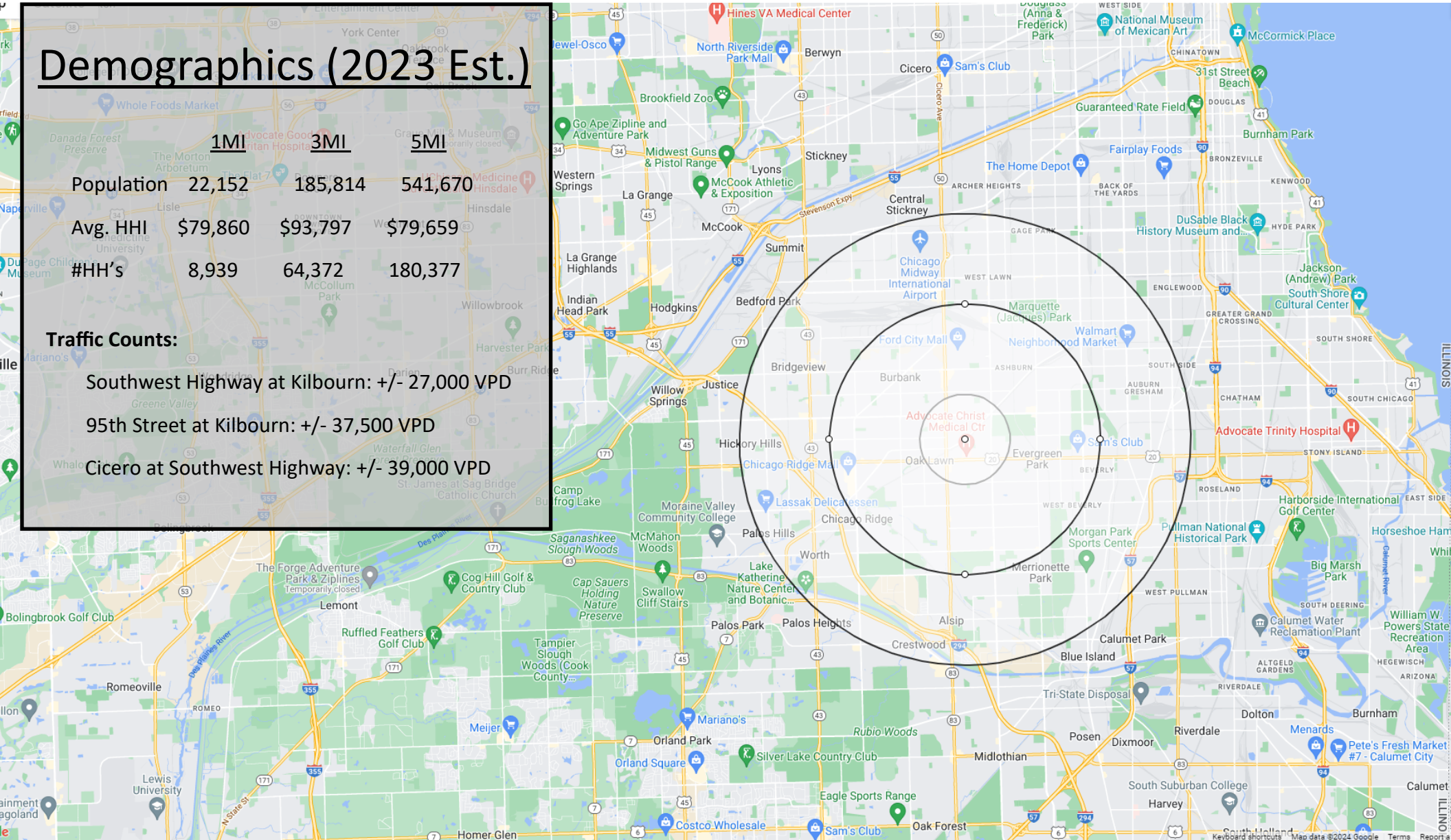
	1MI	3MI	5MI
Population	22,152	185,814	541,670
Avg. HHI	\$79,860	\$93,797	\$79,659
#HH's	8,939	64,372	180,377

Traffic Counts:

Southwest Highway at Kilbourn: +/- 27,000 VPD

95th Street at Kilbourn: +/- 37,500 VPD

Cicero at Southwest Highway: +/- 39,000 VPD



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Exclusively Listed By:



DESIGNATED MANAGING BROKER

MARK MIELNICKI

773.779.3473 X101

773.297.7718

mark@firstinrealty.com

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