

# 101 S Washington Ave | Park Ridge, IL 60068

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Medical Office Space For Lease in the heart of Park Ridge. This property is located on Washington Avenue between Northwest Hwy (14,000+ Vehicles Per Day) and Touhy Ave (31,000+ Vehicles Per Day), and is directly next door to Whole Foods on one side, and Kiddie Academy on the other side. Property is currently 80% occupied with a great mix of medical tenants, and offers great signage opportunity along with direct-access to the suite from the parking lot. Building recently underwent almost \$1 Million in upgrades, including new HVAC, roof, parking lot, monument signage, and more.

Suite 105 is a former Orthodontist's Office. Current configuration includes: Reception/Waiting Area, Five (5) Exam Rooms, Two (2) Doctor's Offices, Two (2) Consultation Rooms, One (1) Large Treatment Room, and Tons of Storage. Landlord is seeking a long-term healthcare tenant for the space, and is offering above-market concessions to qualified prospects.

Suite 124 is a former Dental Office with Three (3) Ops, One (1) Doctor's Office, and a Small Reception/Waiting Area.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,161 - 4,339 SF
Lot Size:	0.96 Acres
Building Size:	13,925 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,892	67,106	169,132
Total Population	20,748	172,078	441,455
Average HH Income	\$119,567	\$86,343	\$79,953



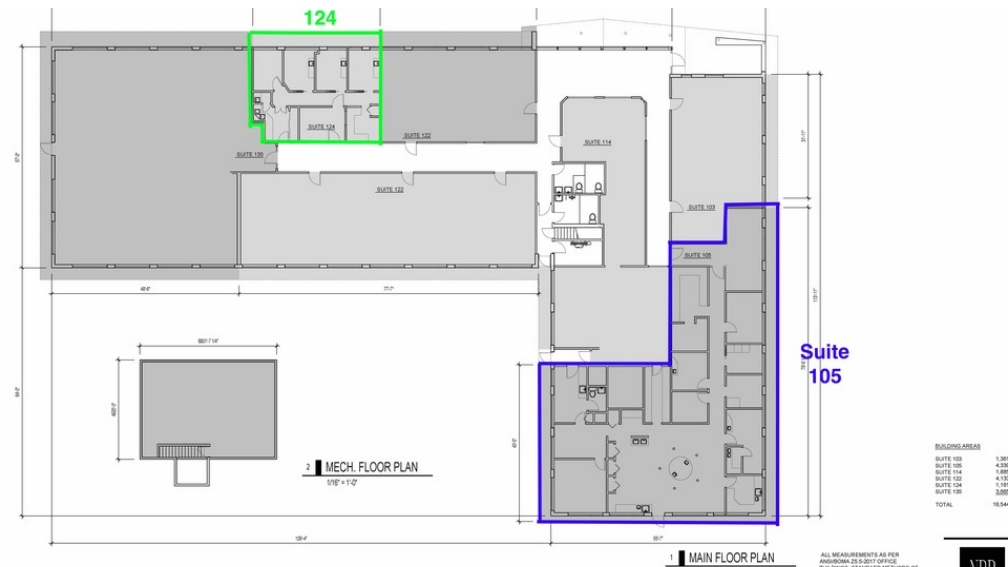
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## LEASE SPACES



## LEASE INFORMATION

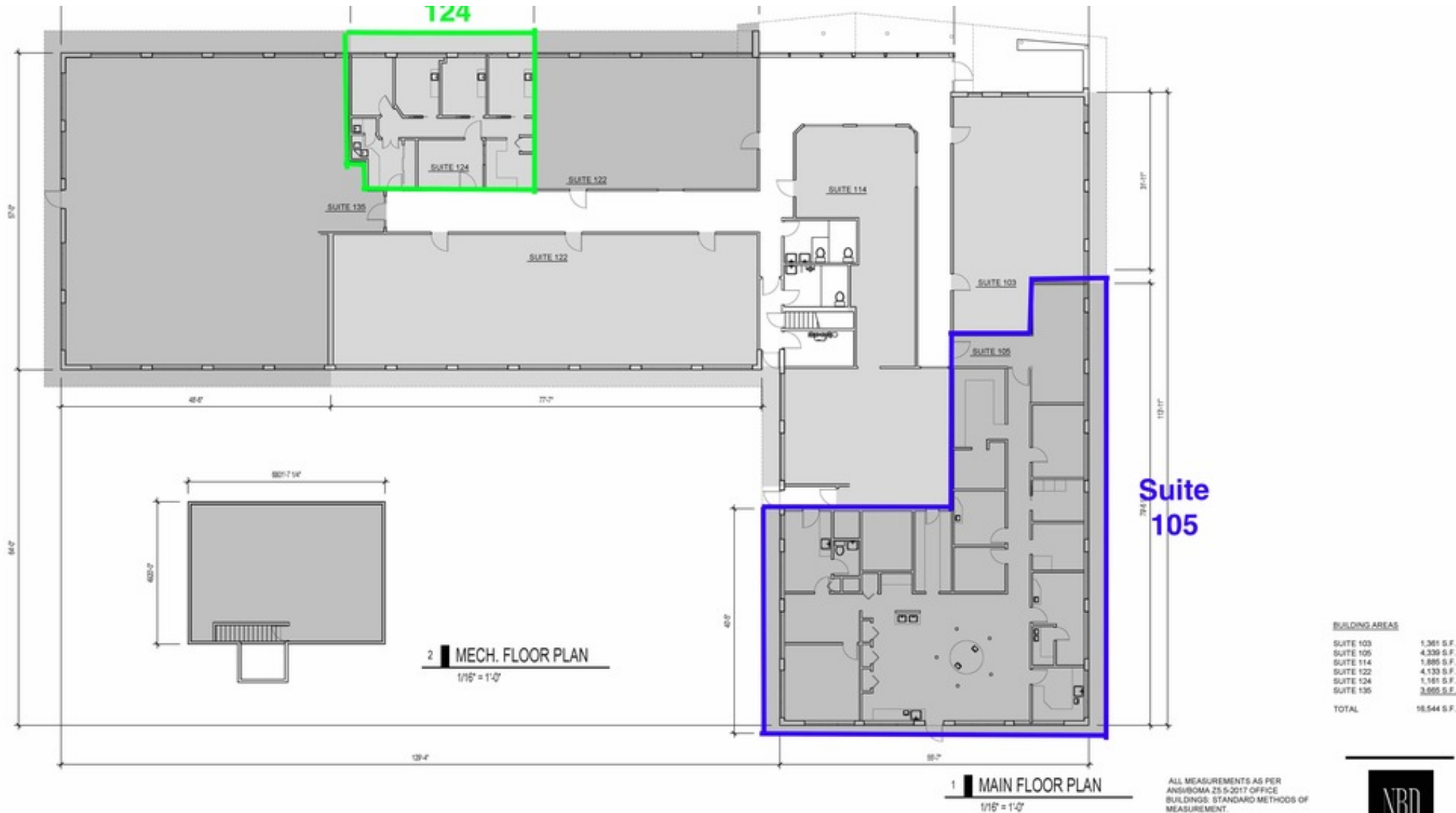
Lease Type:	NN; NNN	Lease Term:	Negotiable
Total Space:	1,161 - 4,339 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 105	Available	4,339 SF	Modified Net	Negotiable	Former Orthodontist's Office. Current configuration includes: Reception/Waiting Area, Five (5) Exam Rooms, Two (2) Doctor's Offices, Two (2) Consultation Rooms, One (1) Large Treatment Room, and Tons of Storage.
Suite 124	Available	1,161 SF	NNN	Negotiable	Former Dental Office w Some Existing Conditions. Great Low-Cost Startup Option, Requiring New Paint, Flooring, and Equipment!

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## ADDITIONAL PHOTOS





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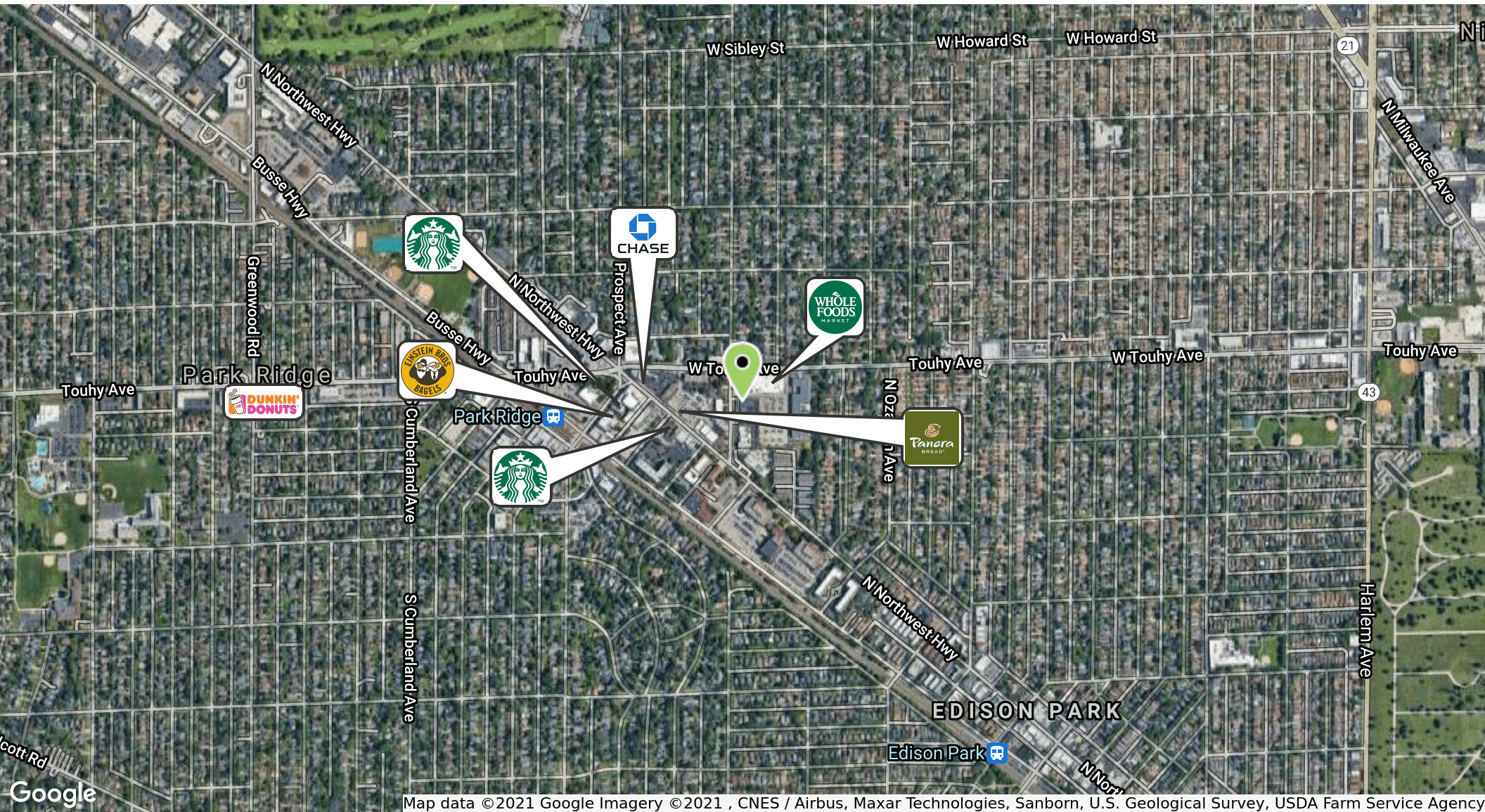
ADDITIONAL PHOTOS





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RETAILER MAP





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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,748	172,078	441,455
Average Age	42.8	43.4	42.2
Average Age (Male)	42.0	41.2	39.9
Average Age (Female)	43.4	44.9	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,892	67,106	169,132
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$119,567	\$86,343	\$79,953
Average House Value	\$500,165	\$380,400	\$363,805

*\* Demographic data derived from 2010 US Census*

