

Woodlake Hospital MOB

1111 Superior St Melrose
Park, IL

MEDICAL OFFICE BUILDING FOR LEASE

Turnkey medical office space available for lease within the newly renovated Woodlake Specialty Hospital in Melrose Park. The connected Occupational Health Clinic focuses exclusively on workplace injury care, offering a safe, sick-patient-free environment. Suites range from 600–12,904 SF and include medical build-outs such as exam rooms, x-ray rooms, reception areas, and lab space. Ideal for providers seeking modern, ready-to-use medical space within an established specialty hospital setting.



Lease Rate:

\$19.00 - 20.00 SF/yr (MG)

Space Availability:

600-12,904 SF

Parking Spaces:

800

Building Size:

65,483 SF

Lease Term:

Flexible

SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@JROSSIANDASSOCIATES.COM
SAM TAMIMI | 630.353.1190 | SAM@JROSSIANDASSOCIATES.COM



REAL ESTATE &
PRACTICE ADVISORY

1111 Superior St

Melrose Park, IL

AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Lower Level	Available	14,853 SF	Modified Gross	\$20.00 SF/yr	Lower Level space ideal for a Fitness/Gym Use. Existing conditions include a Track, Aerobic Studio, Therapy Pool, 5 Treatment Rooms, Men's and Women's Locker Rooms, and a Fitness Center.
Suite 104	Available	1,914 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, 3 Private Offices, and 1 Restroom.
Suite 201	Available	1,555 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 5 Exam Rooms, and Storage Area. The entire 2nd floor can be combined for a total of 12,932 square feet.
Suite 202	Available	664 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, and 1 Private Office. The entire 2nd floor can be combined for a total of 12,932 square feet.
Suite 204	Available	6,510 SF	Modified Gross	\$20.00 SF/yr	Former Dialysis Center with a Reception/Waiting Area, 1 Large Patient Room, 2 Exam Rooms, 4 Private Offices, 2 Storage Areas, 1 Locker Room/Changing Area, 1 Equipment Room and a Staff Lounge. The entire 2nd floor can be combined for a total of 12,932 SF.
Suite 205	Available	823 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, and 1 Private Office. Can be combined with Suites 206 & 207 for total of 4,203 SF. The entire 2nd floor can be combined for a total of 12,932 SF.
Suite 206	Available	1,100 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, and 1 Private Office. Can be combined with Suites 205 & 207 for total of 4,203 Square Feet. The entire 2nd floor can be combined for a total of 12,932 square feet.
Suite 207	Available	2,280 SF	Modified Gross	\$20.00 SF/yr	Existing medical buildout with waiting/reception area, 5 exam rooms, 1 restroom, 1 lab room, a staff lounge, and 2 private offices. Can be combined with Suites 205 & 206 for a total of 4,203 sf. The entire 2nd floor can be combined for a total of 12,932 sf.
Suite 301	Available	583 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout.
Suite 302	Available	1,749 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 4 Exam Rooms, 1 Restroom, 1 Storage Room, and 2 Private Offices. Can be combined with Suites 303 and 304 for a total of 5,146 SF.

1111 Superior St

Melrose Park, IL

AVAILABLE SPACES

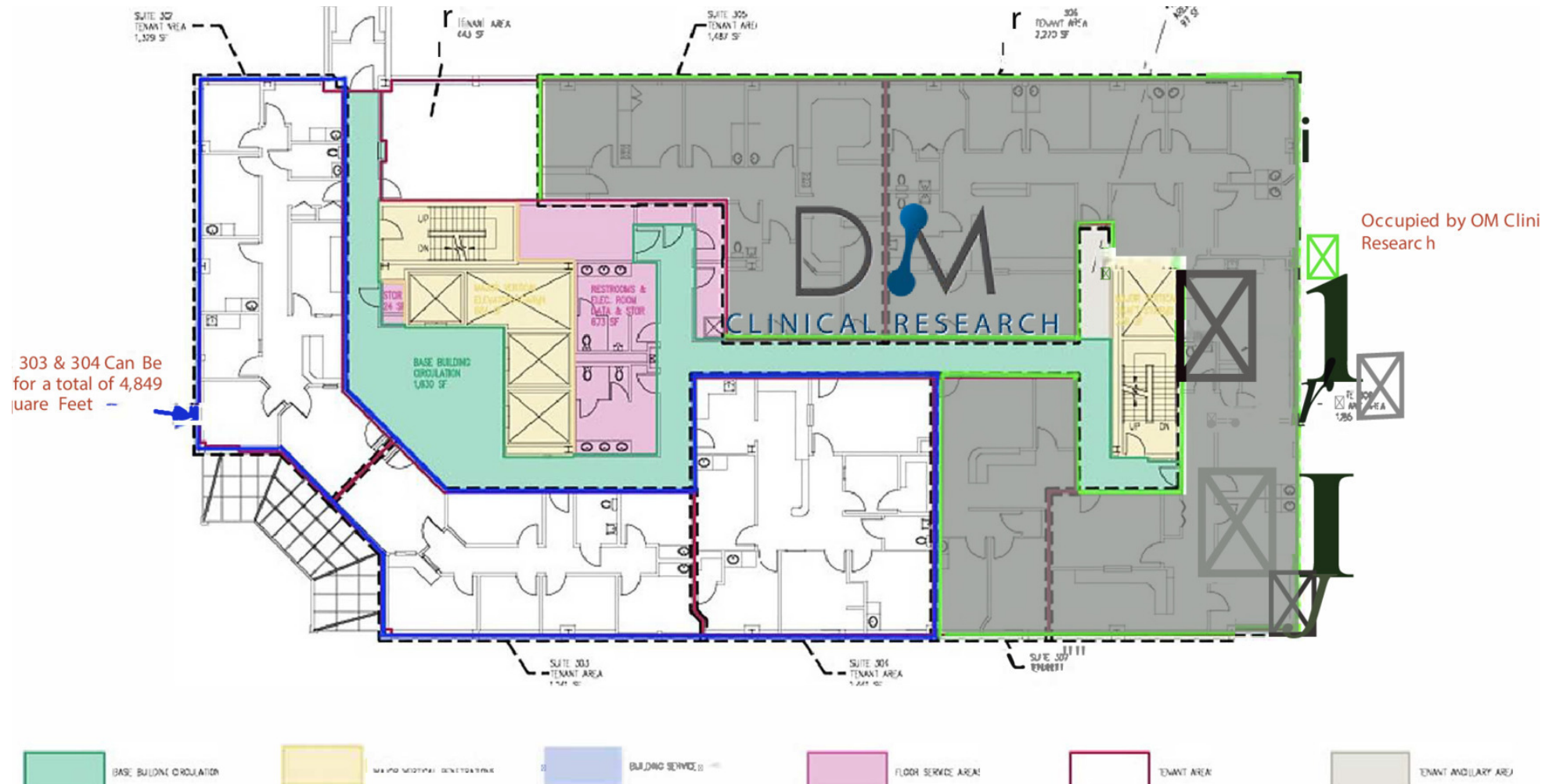
Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Suite 303	Available	1,501 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, 1 Restroom, and 2 Private Offices. Can be combined with Suites 302 and 304 for a total of 5,146 Square Feet.
Suite 304	Available	1,896 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout. Can be combined with Suites 302 and 303 for a total of 5,146 SF.
Suite 401	Available	2,081 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, 1 Lab Area, 1 Business Office, Storage Space, and 1 Private Office. Can be combined with Suites 411 & 412 for a total of 6,265 SF
Suite 403	Available	1,063 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 1 Restroom, and 1 Private Office.
Suite 406	Available	810 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 1 Exam Room, 1 Restroom, and 1 Private Office.
Suite 408	Available	2,504 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 5 Exam Rooms, 2 Restrooms, Staff Lounge, and 2 Private Offices. Can be combined with Suite 406 for a total of 3,315 SF.
Suite 409	Available	817 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 1, Exam Room, 2 Private Offices and 1 Restroom.
Suite 410	Available	768 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, and 2 Exam Rooms.
Suite 411	Available	1,318 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 5 Exam Rooms, and 1 Private Office. Can be combined with Suites 401 & 412 for a total of 6,265 SF.
Suite 412	Available	1,799 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 4 Exam Rooms, 1 Lab Room, 1 Restroom, and 1 Private Office. Can be combined with Suites 401 & 411 for a total of 6,265 SF.
Suite 500	Available	1,836 SF	Modified Gross	\$20.00 SF/yr	Board room. Up to 9,353 Contiguous SF on 5th Floor.
Suite 501	Available	1,571 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 1 Restroom, Business Office, 2 Private Offices, and a Kitchenette. Up to 9,353 Contiguous SF on 5th Floor.

1111 Superior St

Melrose Park, IL

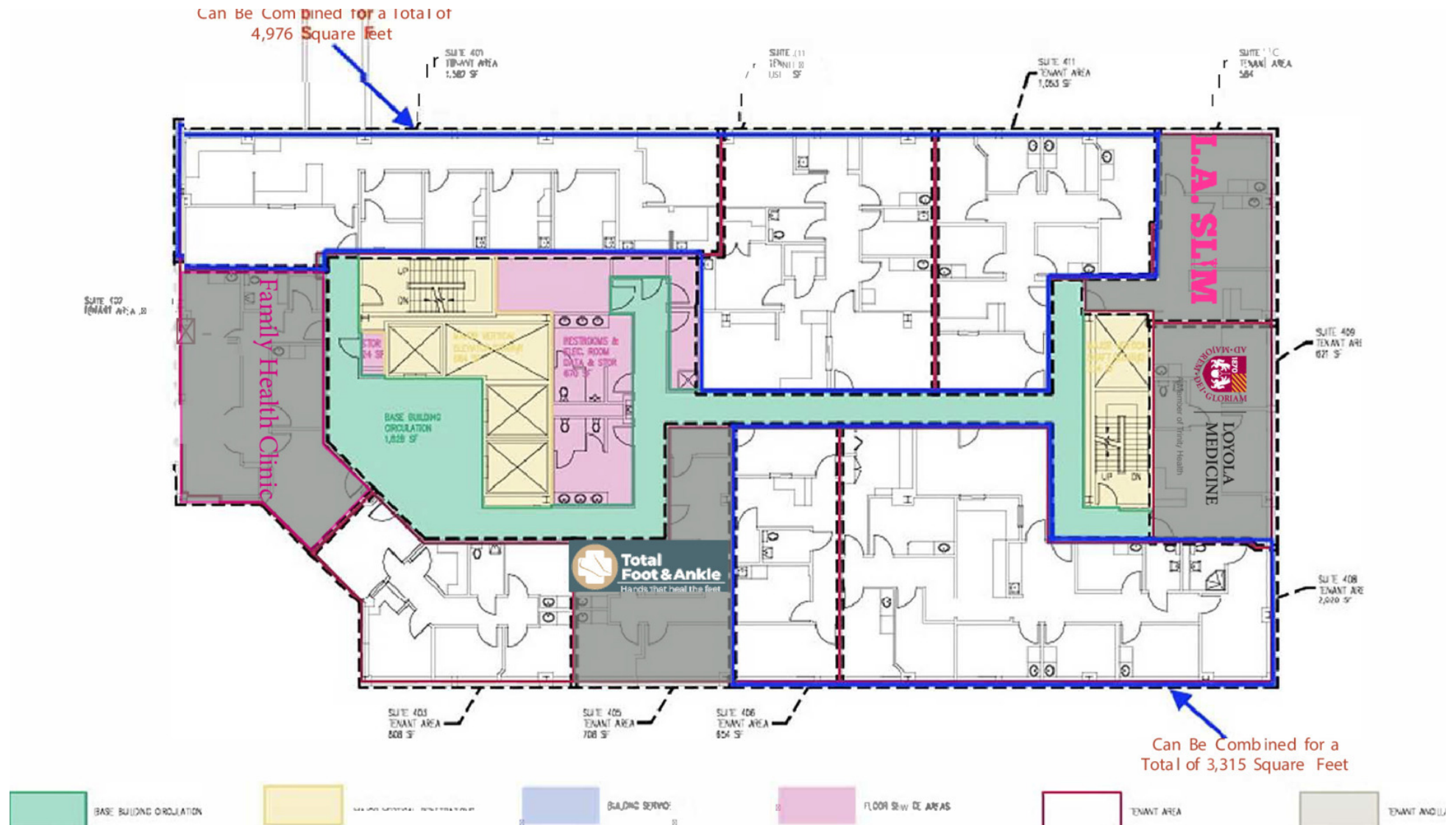
AVAILABLE SPACES

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Suite 502	Available	1,039 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 3 Exam Rooms, 1 Restroom, and 1 Storage Area. Up to 9,353 Contiguous SF on 5th Floor.
Suite 503	Available	3,705 SF	Modified Gross	\$20.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, Procedure Room, 2 X-Ray Rooms, 1 Restroom, 1 Private Office, and 2 Locker Rooms/Changing Areas. Up to 9,353 Contiguous SF on 5th Floor.
Suite 507	Available	1,202 SF	Modified Gross	\$19.00 SF/yr	Existing Medical Buildout with Waiting/Reception Area, 2 Exam Rooms, 1 Restroom, and 2 Private Offices. Up to 9,353 Contiguous SF on 5th Floor.



WOODLAKE SPECIALTY HOSPITAL: Medical Office Building - Third Floor
Summary of Areas per Inter-Building Area Method B, ANSI/BOMA 265.1-2017

22 FEBRUARY





WOODLAKE SPECIALTY HOSPITAL: Medical Office Building - 5th Floor

Summary of Areas per Inter-Building Area Method B, ANSI/BOMA 265.1-2017

1111 Superior St

Melrose Park, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

27,637

TOTAL POPULATION

77,581	177,762
2 MILES	3 MILES

37

AVERAGE AGE

40	41
2 MILES	3 MILES

Households and Income

1 MILE

9,005

TOTAL HOUSEHOLDS

27,298	67,542
2 MILES	3 MILES

3.1

OF PERSONS PER HH

2.8	2.6
2 MILES	3 MILES

1 Mile

37

AVERAGE AGE (MALE)

38	40
2 MILES	3 MILES

38

AVERAGE AGE (FEMALE)

41	42
2 MILES	3 MILES

1 Mile

\$92,557

AVERAGE HH INCOME

\$105,288	\$110,283
2 MILES	3 MILES

\$286,197

AVERAGE HOUSE VALUE

\$340,322	\$346,218
2 MILES	3 MILES

