

FOR LEASE

Office / Medical Office Space



806 Central Ave, Highland Park, IL 60035



Two Office/Medical Suites Available — 1,700 RSF & 1,400 RSF

PROPERTY DETAILS



SUITE DETAILS

- Suite 104 — 1,700 RSF — \$4,800 / month, modified gross
- Suite 203 — 1,400 RSF — \$3,650 / month, modified gross
- First floor: floor-to-ceiling windows
- Second floor: private outdoor balcony

SPACE FEATURES

- Existing finishes in place in Suite 203 for quick occupancy
- Surface and underground parking available
- 24-hour building access with on-site property management

YOUR MEDICAL NEIGHBORS

- Chicago Cornea Consultants & Laser Center of the North Shore — ophthalmology and LASIK specialists
- GI Alliance of Illinois — gastroenterology, part of the nation's largest GI physician network
- The Smile Group (dentistry) and Living Well Medical Associates, a concierge internal medicine practice

LOCATION HIGHLIGHTS

01

Hospital & Referral Network

Minutes from Endeavor Health's Highland Park Hospital and its full-service medical campus

02

Affluent Trade Area

Median household income tops \$150,000 within 3 miles — an affluent, specialty-ready patient base

03

Walkable & Transit-Connected

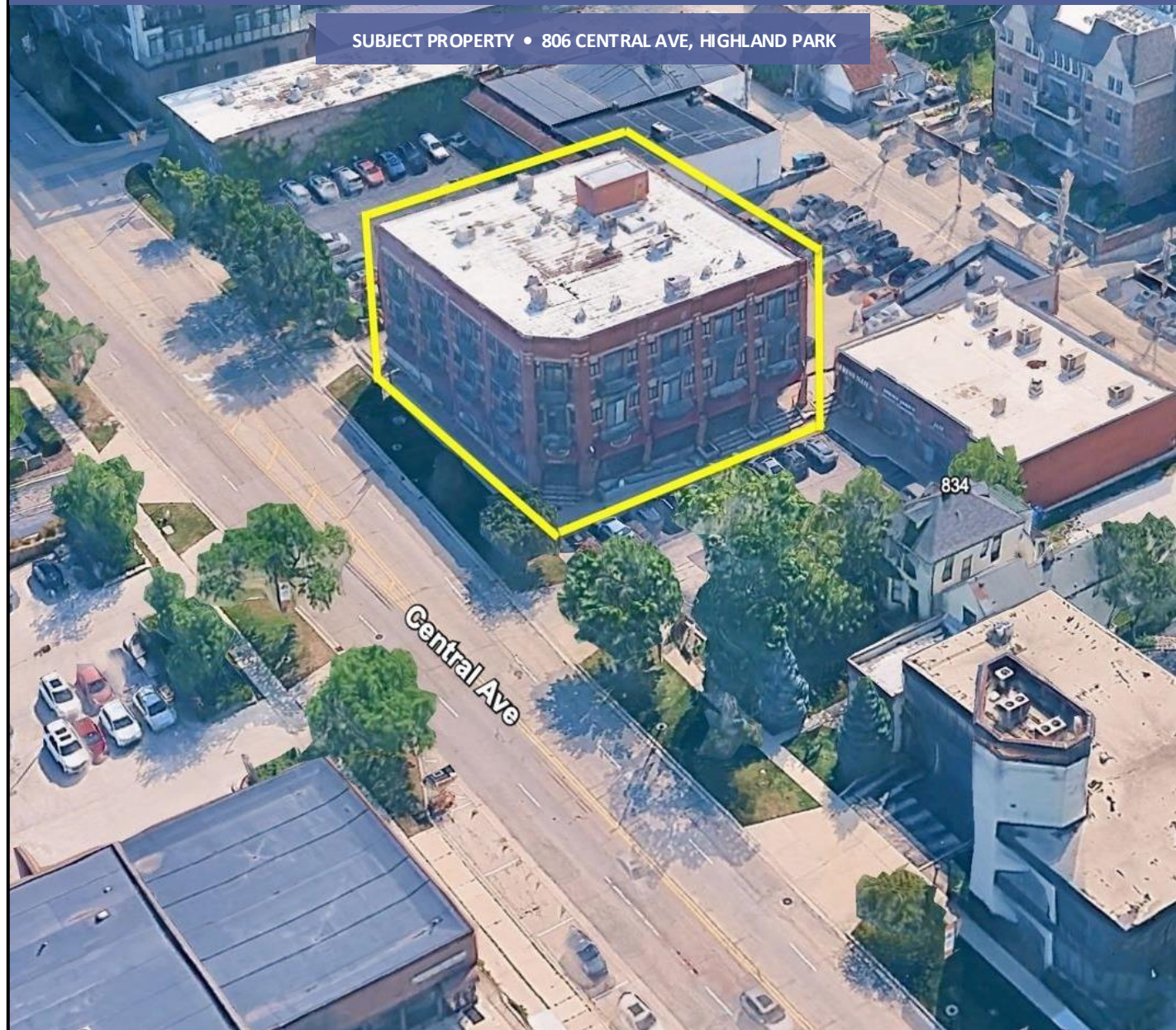
70/100 walk score at this address, plus 0.5 miles to the Metra with frequent trains to Chicago

CONTACT FOR MORE INFO

Trip McDonough (773) 255-4651

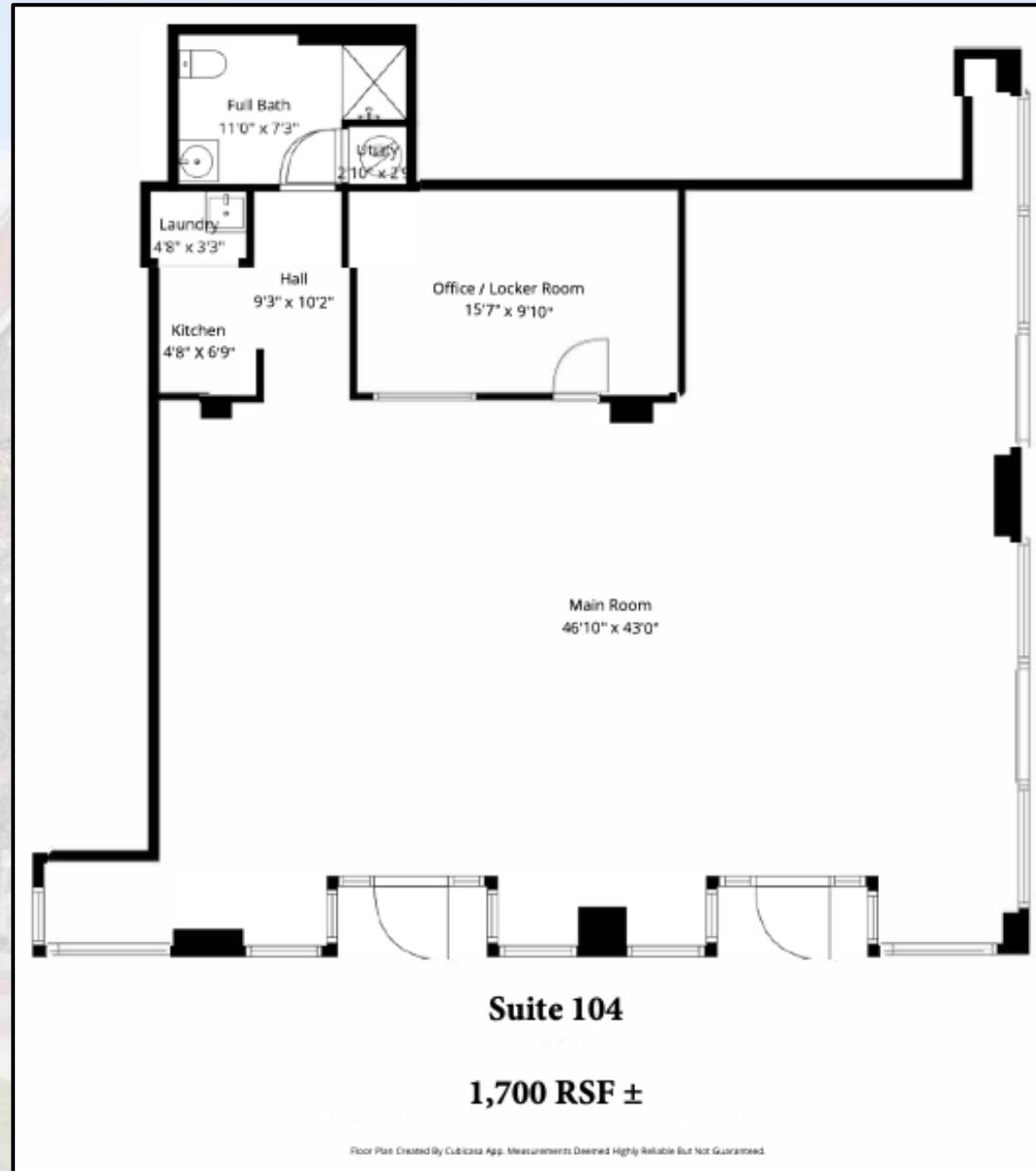
AERIAL VIEW

SUBJECT PROPERTY • 806 CENTRAL AVE, HIGHLAND PARK



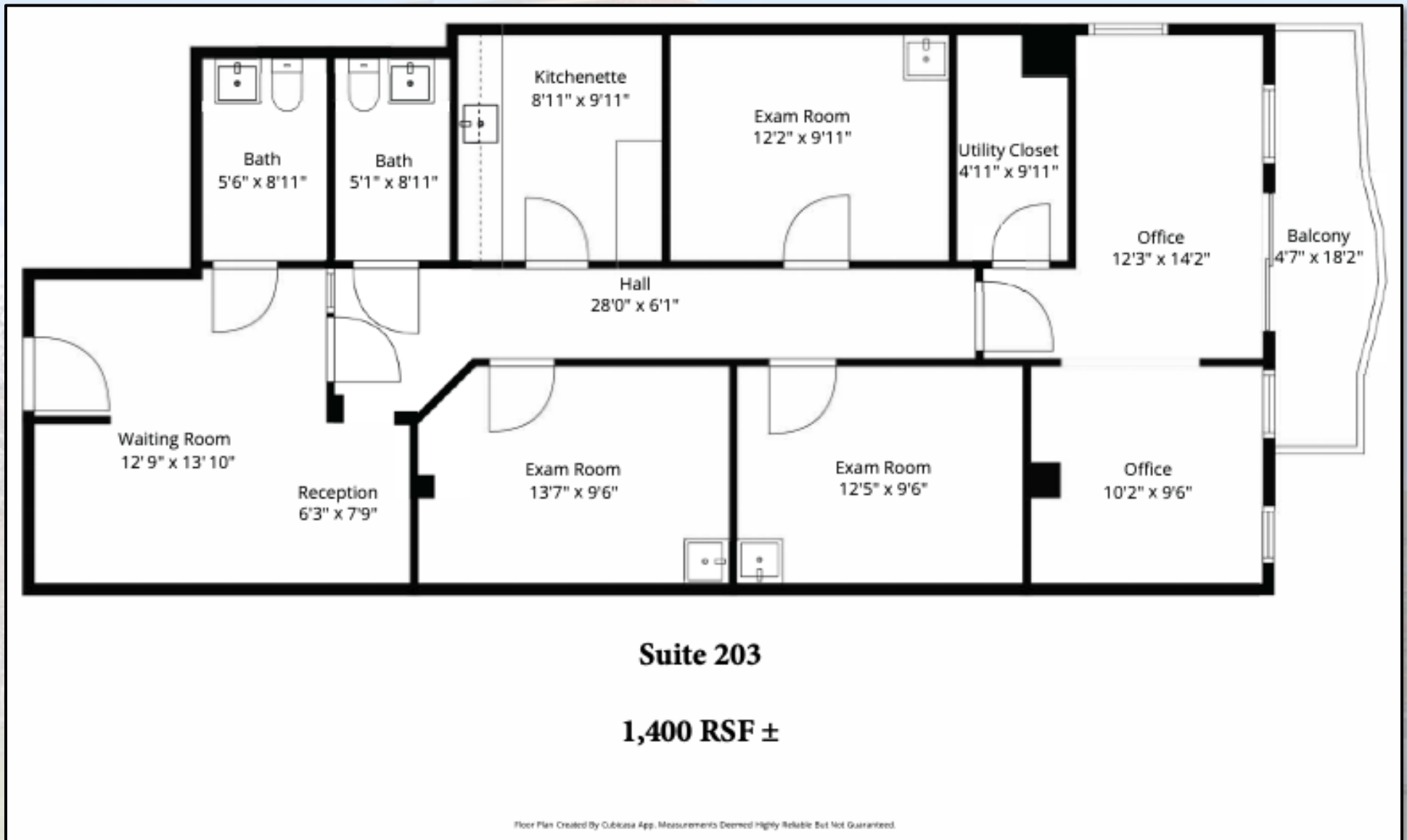
FLOOR PLAN

806 Central Ave, Highland Park, IL • Suite 104 — 1,700 RSF



FLOOR PLAN

806 Central Ave, Highland Park, IL • Suite 203 — 1,400 RSF



DISCLAIMER



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