

# Medtail

## 4733 N Kedzie Ave Chicago, IL

### FOR LEASE

This 11,522 SF medical office building is ideal for general medical, dental, physical therapy, and wellness specialties, featuring a comprehensive 2023 build-out designed for a national healthcare provider. Located just 600 feet from the Kedzie CTA Brown Line station, it offers convenient surface parking for approximately 44 vehicles and boasts 225 feet of prime frontage on Kedzie Avenue, ensuring exceptional visibility in a high-density area. The facility is move-in ready, with enhanced diagnostic and laboratory areas equipped with supplemental plumbing and electrical for imaging, sterilization, and laboratory equipment. Fully furnished with all furniture, fixtures, and equipment included, this property presents a turnkey opportunity for healthcare providers seeking a modern, transit-oriented location.



**Lease Rate:**  
\$35.00 SF/yr (NNN)

**Available SF:**  
11,522 SF

**Parking Spaces:**  
48

**Building Size:**  
11,522 SF

**Lease Term:**  
Negotiable

## Population

0.3 MILES

# 9,564

### TOTAL POPULATION

20,653      68,828  
0.5 MILES      1 MILE

# 37

### AVERAGE AGE

37      38  
0.5 MILES      1 MILE

0.3 Miles

# 36

### AVERAGE AGE (MALE)

36      37  
0.5 MILES      1 MILE

# 37

### AVERAGE AGE (FEMALE)

37      38  
0.5 MILES      1 MILE

## Households and Income

0.3 MILES

# 3,665

### TOTAL HOUSEHOLDS

7,745      26,913  
0.5 MILES      1 MILE

# 2.6

### # OF PERSONS PER HH

2.7      2.6  
0.5 MILES      1 MILE

0.3 Miles

# \$97,242

### AVERAGE HH INCOME

\$102,279      \$109,810  
0.5 MILES      1 MILE

# \$433,834

### AVERAGE HOUSE VALUE

\$462,776      \$475,816  
0.5 MILES      1 MILE

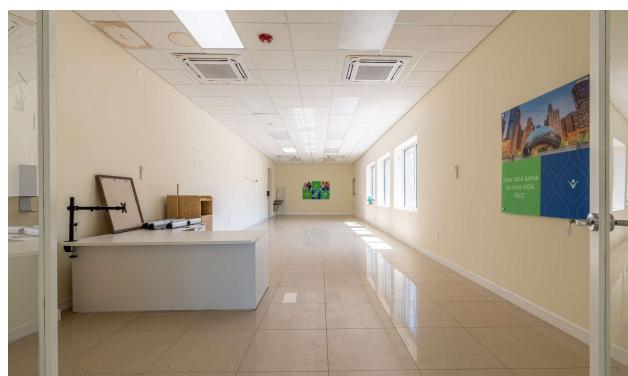
\* Demographic data derived from 2020 ACS - US Census



# Medtail Building

## Chicago, IL

## ADDITIONAL PHOTOS



# Medtail Building

Chicago, IL

## FLOOR PLANS



Project Name	CanoHealth
IL-Kedzie	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED AS NOTED
<input type="checkbox"/> REVISE & RESUBMIT	<input type="checkbox"/> NOT REVIEWED
BY	Anthony Randazzo
DATE	9/24/2021
Facility ID	GL

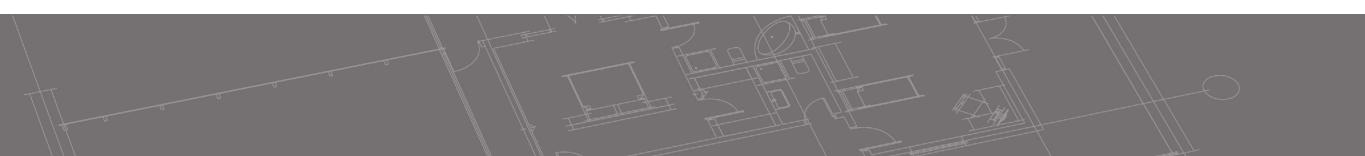
This review is only for general conformance of the plans and general compliance with the contract documents. The plans and drawings reviewed do not relieve Contractor/Subcontractor of responsibility to the Owner for the quality of the work. The Owner reserves the right to accept or reject any work. The Owner reserves the right to require all dimensions and fabrication to be confirmed and checked at the job site.

*[Handwritten signature over stamp]*

CANO Health - Kedzie | Chicago

Gensler

4733 North Kedzie Avenue Chicago IL 60625 | 09.23.2021 | 05 | 3/32" = 1'-0"



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Chicago, IL

## RETAILER MAP

