

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

SCOTT FITZGERALD | 312.523.3176 | SFITZGERALD@JROSSIANDASSOCIATES.COM



REAL ESTATE &
PRACTICE ADVISORY

Medtail Building

Chicago, IL

DEMOGRAPHICS MAP AND REPORT

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

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

36

AVERAGE AGE (MALE)

36	37
0.5 MILES	1 MILE

37

AVERAGE AGE (FEMALE)

37	38
0.5 MILES	1 MILE

0.3 Miles

\$97,242

AVERAGE HH INCOME

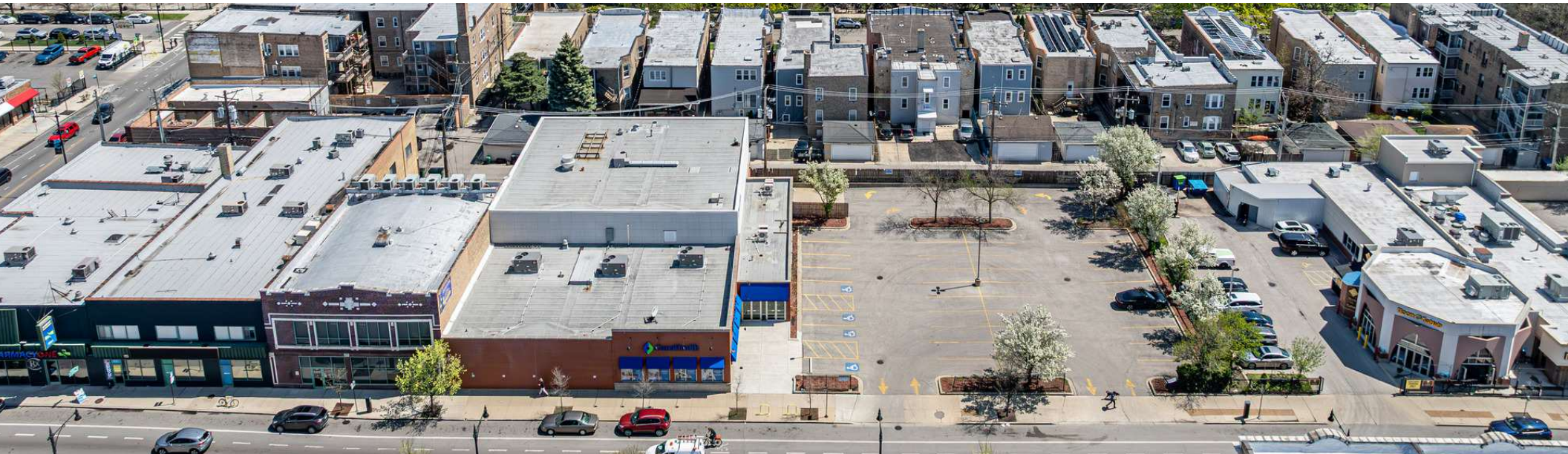
\$102,279	\$109,810
0.5 MILES	1 MILE

\$433,834

AVERAGE HOUSE VALUE

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

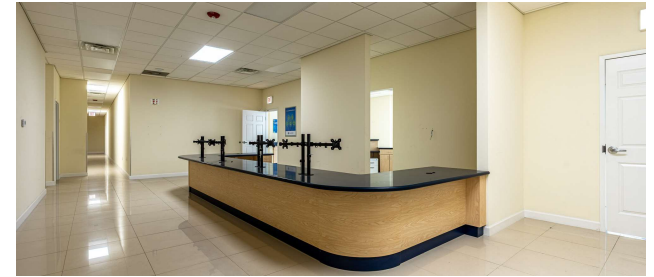
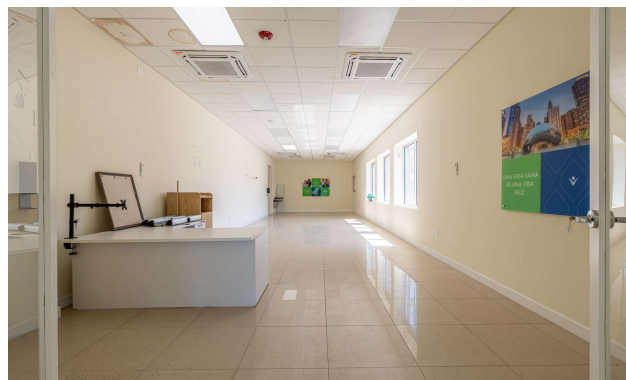
* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS



Medtail Building

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FLOOR PLANS



Project Name
IL-Kedzie

☒ APPROVED ☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT ☐ NOT REVIEWED

BY: Anthony Randazzo DATE: 9/24/2021

Facility ID: GL

This review is only for general conformity of the plans with the applicable building codes and standards. It does not constitute a warranty of the accuracy or completeness of the information provided. The reviewer does not assume any liability for any errors or omissions in the plans or specifications. The reviewer is not responsible for all dimensions and tolerances to be confirmed by the contractor.

CANO Health - Kedzie | Chicago

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

Gensler

Medtail Building

Chicago, IL

RETAILER MAP

