

8505

W. 183RD STREET TINLEY PARK



PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS:	8505 W. 183rd Street, Tinley Park, IL 60487
PROPERTY TYPE:	Office / Medical
AVAILABLE:	Suite G - 9,698 SF Suite H - 19,539 SF (Can be combined for 29,237 SF total)
BUILDING SIZE:	58,081 SF
LEASE RATE:	\$16.00 PSF NNN
INSURANCE:	\$0.39 PSF
TAXES:	\$1.90 PSF
CAM:	\$2.67 PSF

PROPERTY DESCRIPTION:

Medical ready opportunity – Suite G is a 9,698 SF direct entry suite currently built as office with 8 private offices, ADA restrooms, and a staff kitchen—a clean, efficient conversion to medical.

Patients walk straight in from an abundant surface lot, while prominent signage drives visibility and brand recognition. The site benefits from strong medical co tenancy for built in referral potential and operational synergy. Well capitalized ownership is specifically targeting medical users and is prepared to deliver a robust TI allowance to tailor a turnkey clinic to your program and timeline. Efficient, visible, and easy to occupy—ideal for providers who value access, convenience, and speed to opening.

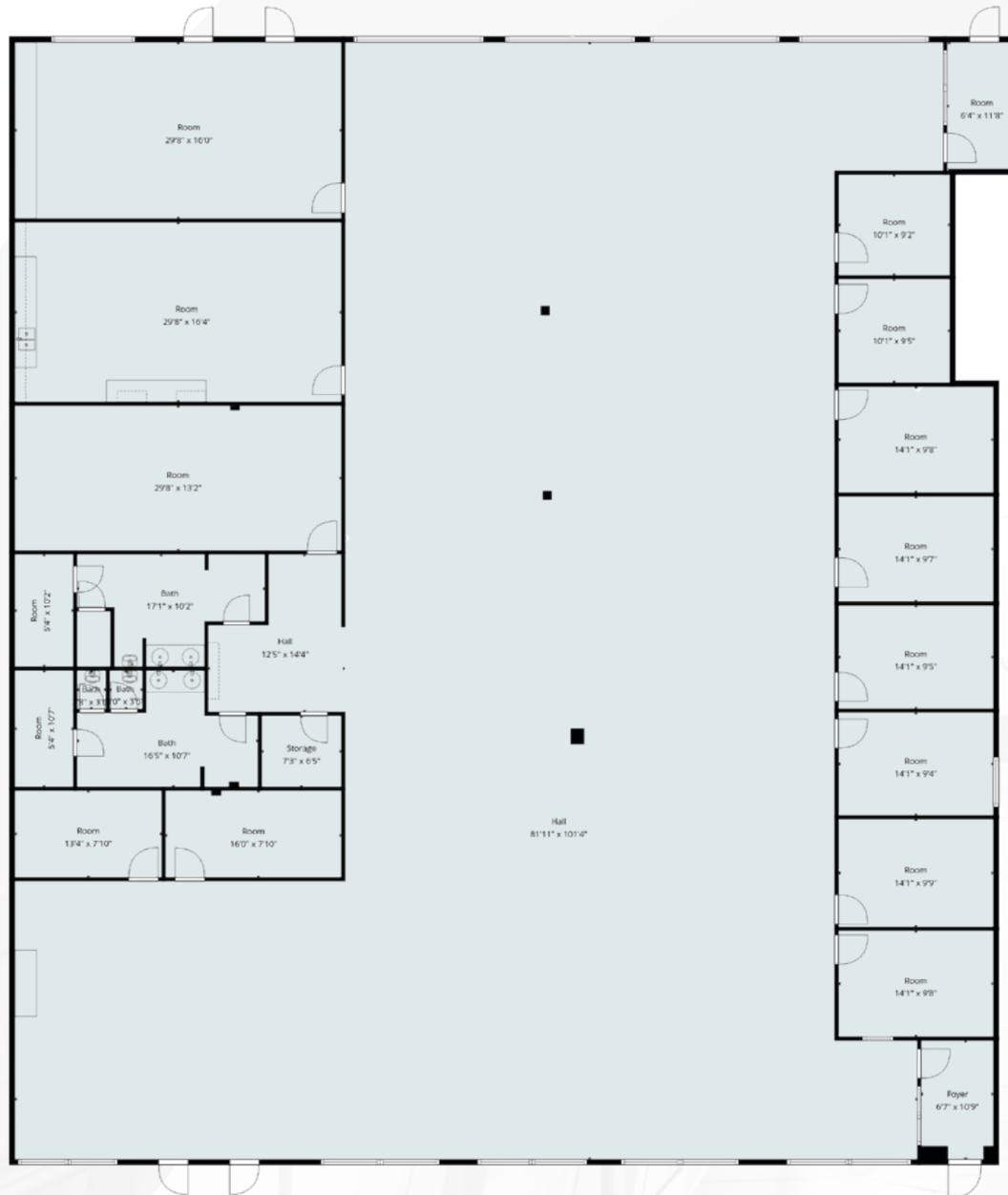


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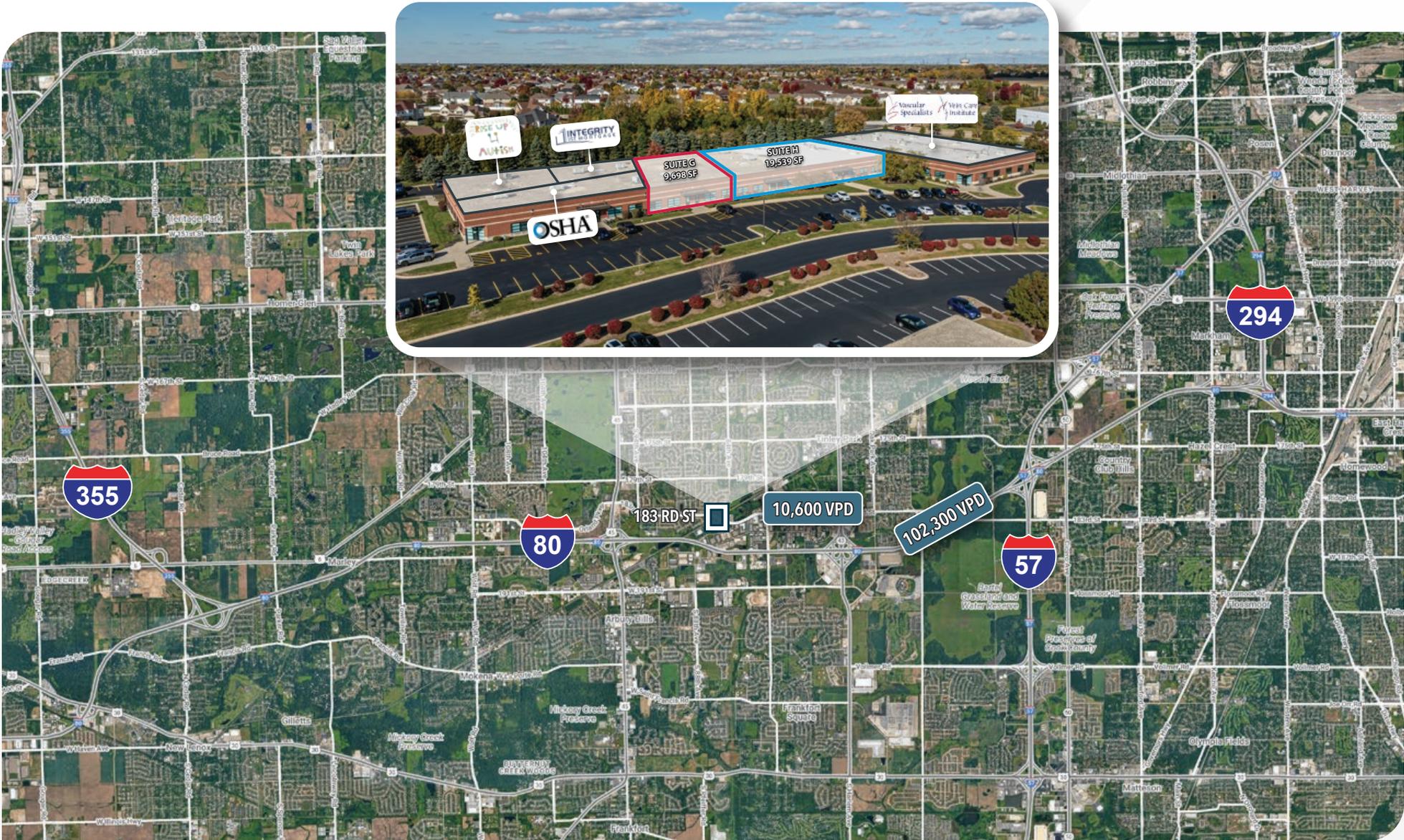
PROPERTY PHOTOS - SUITE G



SITE PLAN - SUITE G



LOCATION

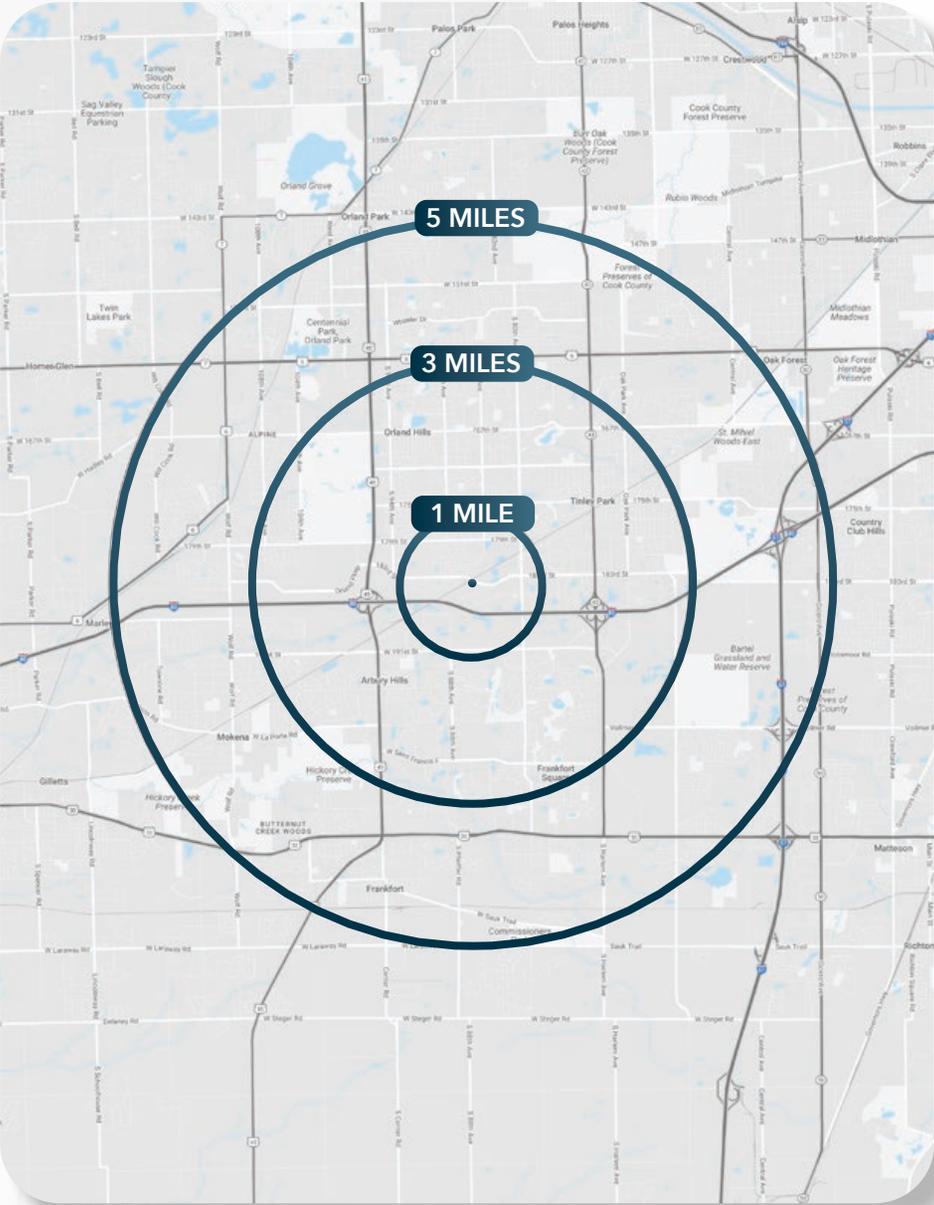


DEMOGRAPHICS

1 MILE

3 MILES

5 MILES



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