

610 S MAPLE AVE | CHICAGO, IL

RUSH OAK PARK MEDICAL OFFICE CENTER



FIRST TIME AVAILABLE
TROPHY MOB ON THE RUSH OAK PARK CAMPUS AVAILABLE IN 2025



Capital Healthcare Properties

PROPERTY OVERVIEW

Fee simple asset with no leasing,
use or naming restrictions

Full building and full floor availability

Significant discount to new construction,
ability to leverage existing conditions,
available in 2025.

Direct access to hospital
via indoor walkway

±141,985 RSF

5 Stories

FLOOR PLATES
±28,397 RSF

2001
Construction

ELEVATORS
4 Passenger

PARKING RATIO
±4.0/1,000









PROPERTY HIGHLIGHTS



Spaces Ranging from full floor to whole building availability



Located on the Rush Oak Park Hospital Campus (185 beds)



Strategically located in the heart of Oak Park



Patient drop off



Three blocks north of I-290



Three blocks from Harlem CTA (Blue Line)



Three blocks from Harlem CTA (Blue Line)



Excellent views and visibility



Connected via walkway to Rush Oak Park Hospital

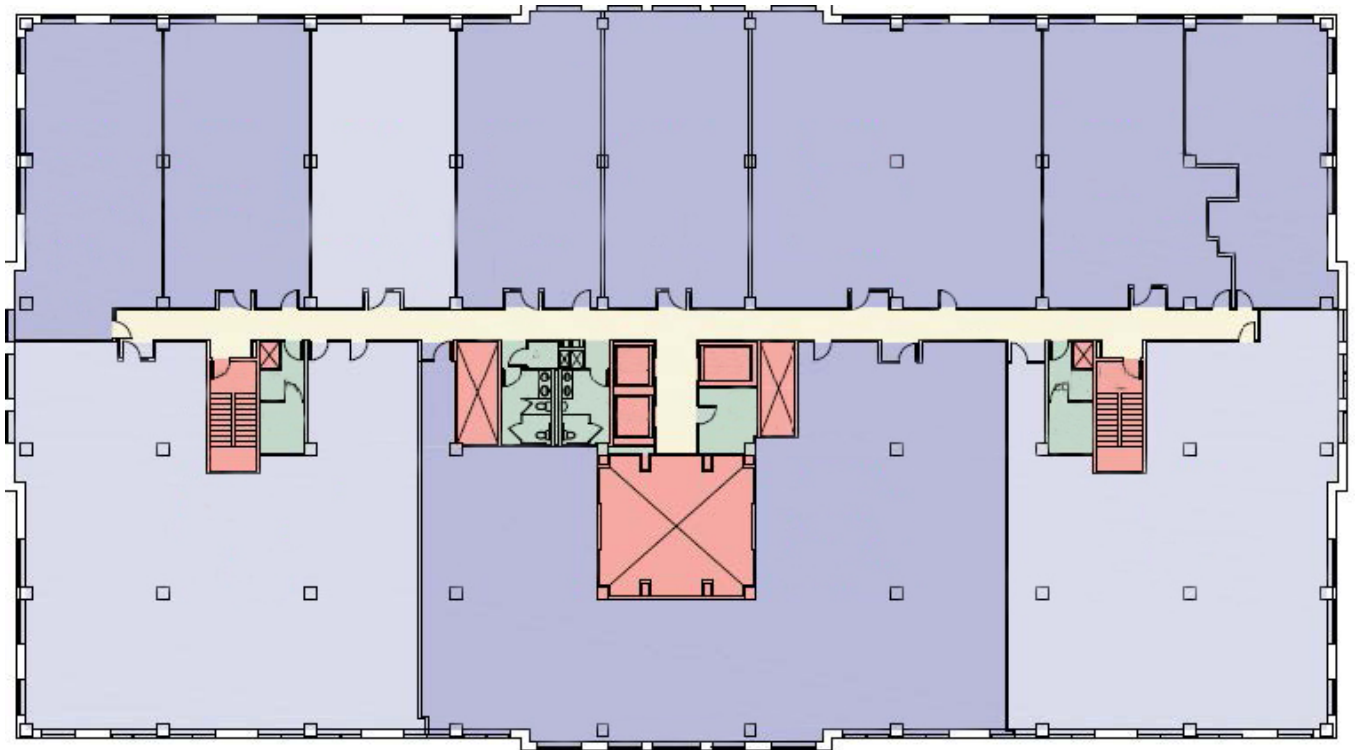


Professionally owned and managed by Healthcare Realty

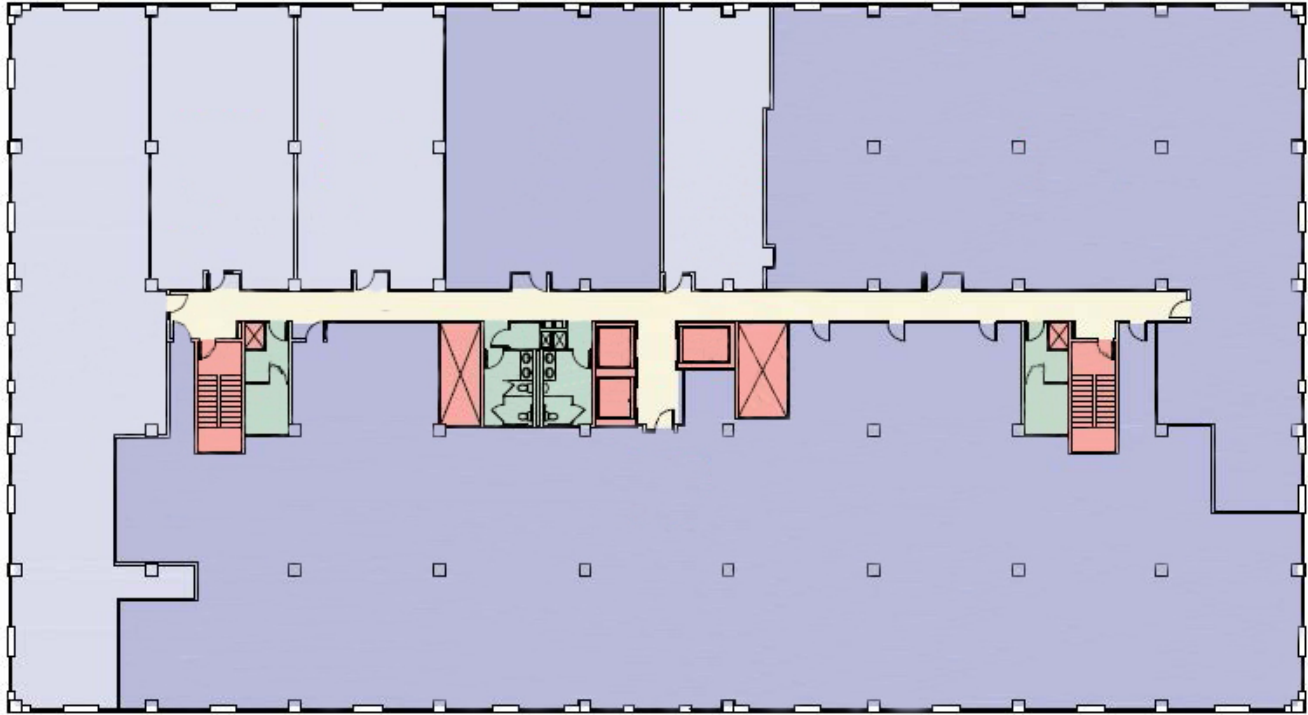
FLOOR PLANS



610 S MAPLE - 1ST FLOOR



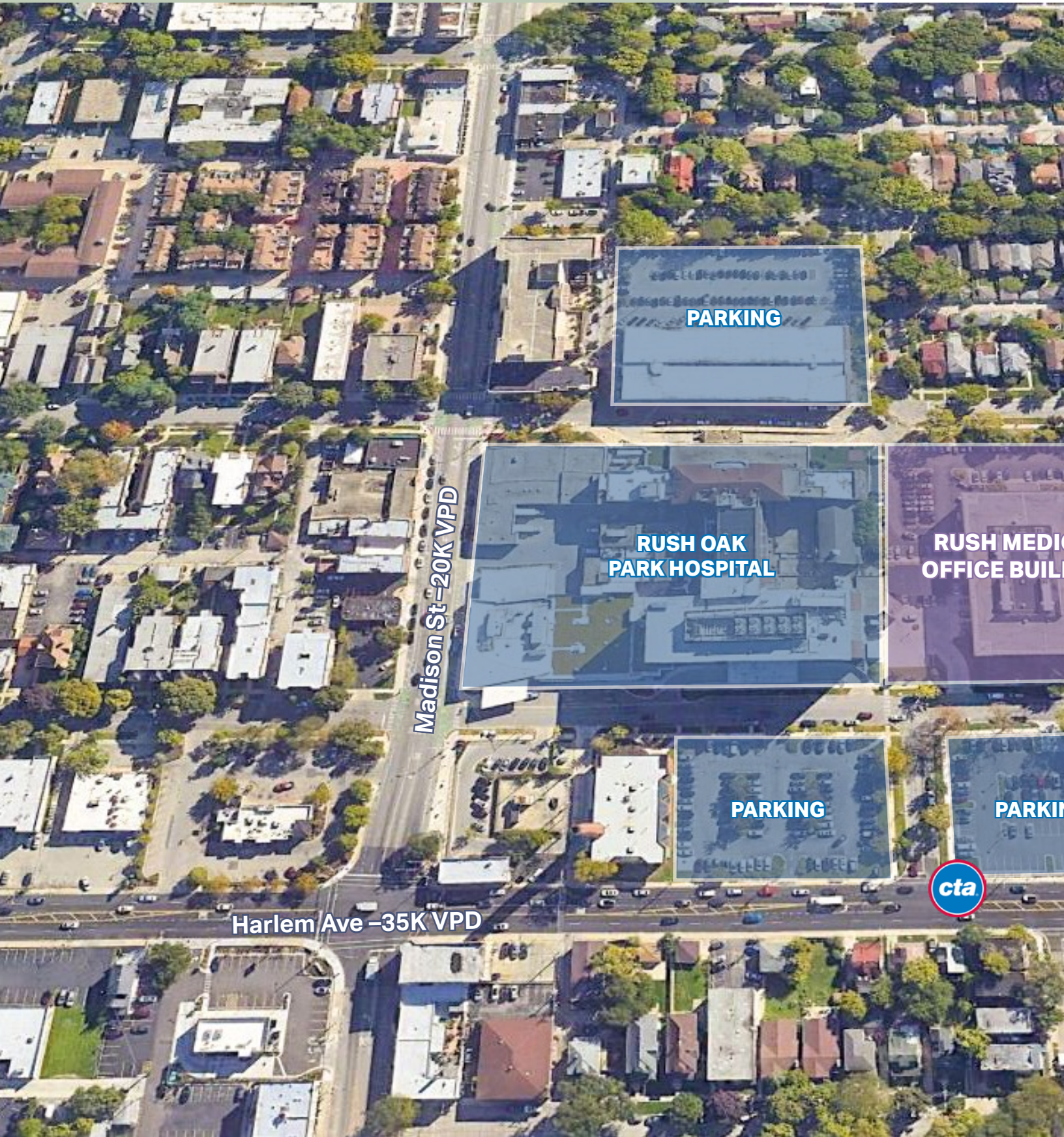
610 S MAPLE - 2ND FLOOR



610 S MAPLE - 5TH FLOOR



CAMPUS MAP





DEMOGRAPHICS

10 -MILES



2020
POPULATION

1,005,113



AVG HOUSEHOLD
INCOME

\$110,962



BACHELOR DEGREE
OR HIGHER

54%



MEDIAN AGE

35.6



CONSUMER
SPENDING

\$11.8
Billion



HEALTHCARE
SPENDING

\$583
Million





Capital Healthcare Properties

LEASING CONTACT

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