

MEDICAL SPACE FOR LEASE

3303 S HALSTED STREET

BRIDGEPORT | CHICAGO

Flexible clinical suites for independent providers and multi-practitioner groups.

579 - 4,499 SF

SUITES AVAILABLE INDIVIDUALLY

OR AS A FULL FLOOR

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Purpose-Built Potential for Healthcare



PROPERTY OVERVIEW

3303 S Halsted Street offers an established clinical setting with flexible suite sizes, existing medical layouts and infrastructure designed to support patient-facing operations.

Suite 100 provides a visible ground-floor opportunity formerly occupied by Advocate Medical Group. Upstairs, four suites may be leased separately or combined into a 4,499-square-foot full-floor practice.

An elevator, independent HVAC systems and significant building improvements provide a stronger starting point for tenant planning. Separately owned parking parcels across Halsted Street may also be available under a separate arrangement.

7,422 SF

TOTAL AVAILABILITY

2,923 SF

GROUND-FLOOR SUITE

4,499 SF

COMBINED SECOND FLOOR

ELEVATOR

TWO-STORY ACCESS

AVAILABLE NOW

Suite 100 | 2,923 SF

Ground-floor clinical space with an existing healthcare configuration and strong Halsted Street presence.



EXISTING CLINICAL ROOMS | INDEPENDENT HVAC

Second-Floor Availability

Waiting Room
8'3" x 13'3"

Office
10'10" x 9'6"

Room
11'4" x 9'6"

Room
9'10" x 13'4"

Hall
22'10" x 3'5"

**Total 686 sq. ft.
1st Floor 686 sq. ft.**

Room
10'11" x 10'11"

Room
10'11" x 12'11"

Room
10'3" x 12'11"

Waiting Room
10'7" x 12'11"

Room
9'11" x 7'6"

Total: 579 sq. ft.
1st Floor: 579 sq. ft.

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Total: 1447 sq. ft.
1st floor: 1447 sq. ft.

Office 10' x 10'

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Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Office 10' x 10'

Hall 10' x 10'

Waiting Room 20' x 10'

Reception 10' x 10'

Storage 10' x 10'

Broom 10' x 10'

Restroom 10' x 10'

Back Door

Front Door

Total: 1675 sq. ft.
 1st Floor: 1675 sq. ft.
 Excluded Areas: Storage: 44 sq. ft.

Remodeling underway

A Stronger Starting Point for Your Practice



- Existing clinical layouts
- Elevator serving both floors
- Independent HVAC systems

- Fresh-air intake replaced
- Roof replaced in 2020
- Window lintels replaced in 2022

- Parking lot improvements planned
- New elevator installation in process
- Additional parking may be available

Active Healthcare Environment



SUITE 101

Occupied Pharmacy

The 1,320-square-foot ground-floor pharmacy is not currently offered for lease. Its continued operation supports the property's established healthcare identity and provides useful building context for prospective tenants.

ADDITIONAL PARKING

Separately owned parcels at 3348 and 3350 S Halsted Street may be available under a separate arrangement, creating an opportunity to increase parking capacity.



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A VISIBLE HALSTED STREET LOCATION

The property sits along Bridgeport's principal commercial corridor, offering recognizable street presence and convenient access to I-90/94.

CITY IMPROVEMENT PROGRAM

The building is within Chicago's Bridgeport Commercial Corridor Storefront Activation area. Qualifying improvements may be eligible for assistance, subject to program requirements and available funding.

MIKE WOLSON

312.388.8840 | wolson@compass.com

Compass | Commercial Real Estate Broker

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