



GOVERNOR'S PLACE *Medical Building*

2260 W Higgins Road, Hoffman Estates, IL



1,924 - 2,800 SF MEDICAL SPACES FOR LEASE



presented by
YourSVN Suburban
NEXT LEVEL TEAM

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Governor's Place is a two-story medical office building situated just southeast of the full I-90 interchange at Barrington and Higgins Roads. Its highly accessible location offers exceptional visibility and convenience for both patients and practitioners. The property is ideally positioned directly across from Ascension Alexian Brothers Behavioral Health Hospital and St. Alexius Medical Center (1 minute away), making it an ideal setting for a wide range of healthcare providers looking to establish or grow their presence in the northwest suburbs.

PROPERTY HIGHLIGHTS

- Move-in-ready medical office suites available
- Tailored for a variety of healthcare providers and specialties
- Located in Hoffman Estates' established medical corridor
- Just off the full I-90 interchange at Barrington and Higgins Roads
- Immediately across from Ascension Alexian Brothers Behavioral Health Hospital & St. Alexius Medical Center
- Three suites available, ranging from ±2,000 SF to 2,800 SF
- Options include smaller suites for individual practitioners
- Flexible floor plans with existing medical build-outs
- Modern infrastructure and professional setting in a strategic suburban location

OFFERING SUMMARY

LEASE RATE:	\$18.00 - 19.00 SF/yr (MG)
AVAILABLE SF:	1,924 - 2,800 SF
LOT SIZE:	1.59 Acres
BUILDING SIZE:	20,576 SF
ZONING:	B-2
YEAR BUILT:	1990
BUILDING CLASS:	B

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,683	28,849	76,147
TOTAL POPULATION	12,151	77,653	210,398
AVERAGE HH INCOME	\$94,701	\$116,460	\$131,058

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,924 - 2,800 SF	LEASE RATE:	\$18.00 - \$19.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 103	Available	1,924 SF	Modified Gross	\$19.00 SF/yr	Former chiropractic clinic with functional layout ideal for rehab or physical therapy. Features 2 exam rooms, a private office, x ray room, waiting/reception area, lab and private restroom. Please refer to floor plan in brochure.
Suite 201	Available	2,308 SF	Modified Gross	\$18.00 SF/yr	Former internist's office with 6 potential exam rooms, waiting/reception area, private offices, and private bathroom. Please refer to floor plan in brochure
Suite 202	Available	2,800 SF	Modified Gross	\$18.00 SF/yr	Former dental practice, including some dental equipment. Space features 6 exam rooms, private office, lab, large administrative area, waiting room, breakroom, and private bathroom. Please refer to floor plan in brochure.

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ADDITIONAL PHOTOS

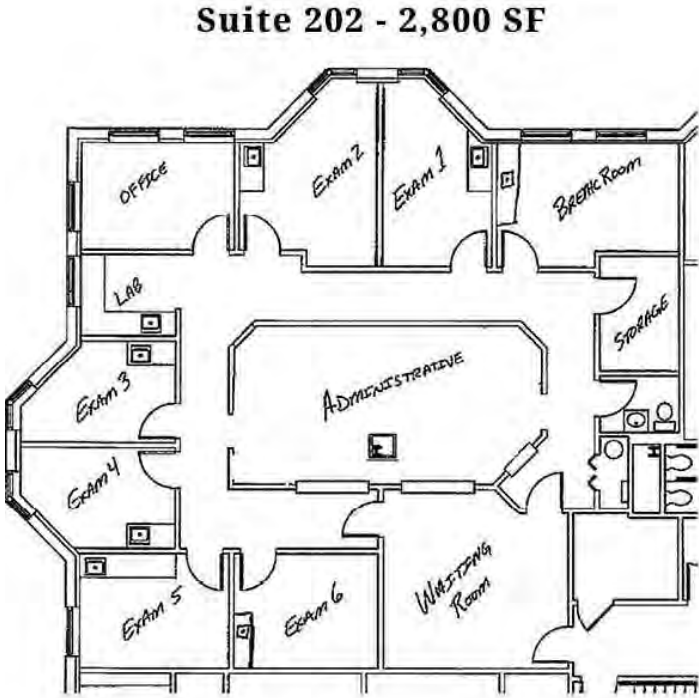
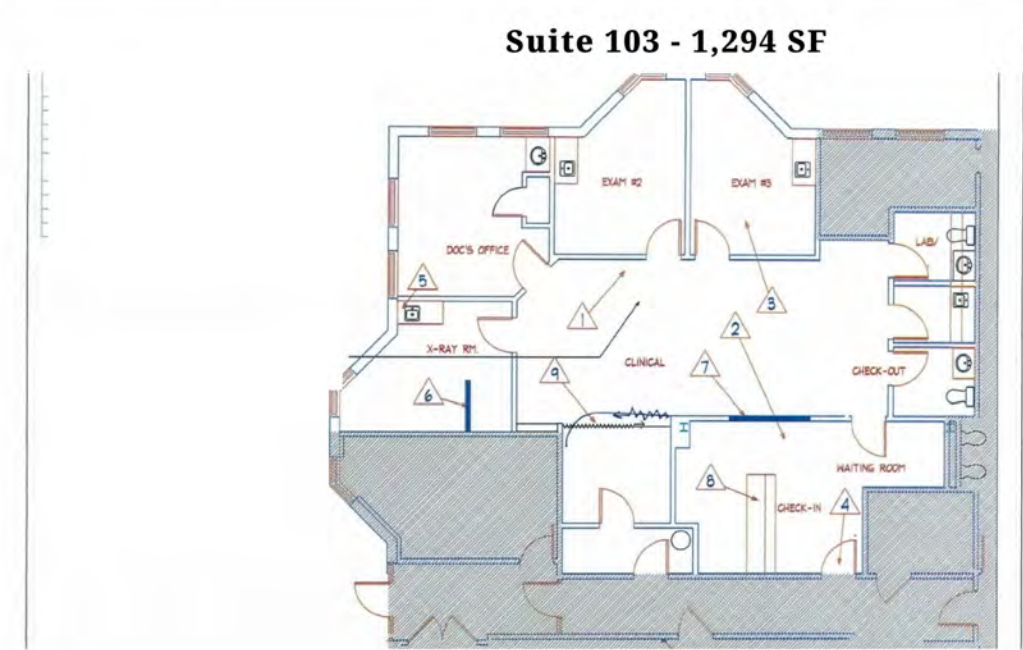


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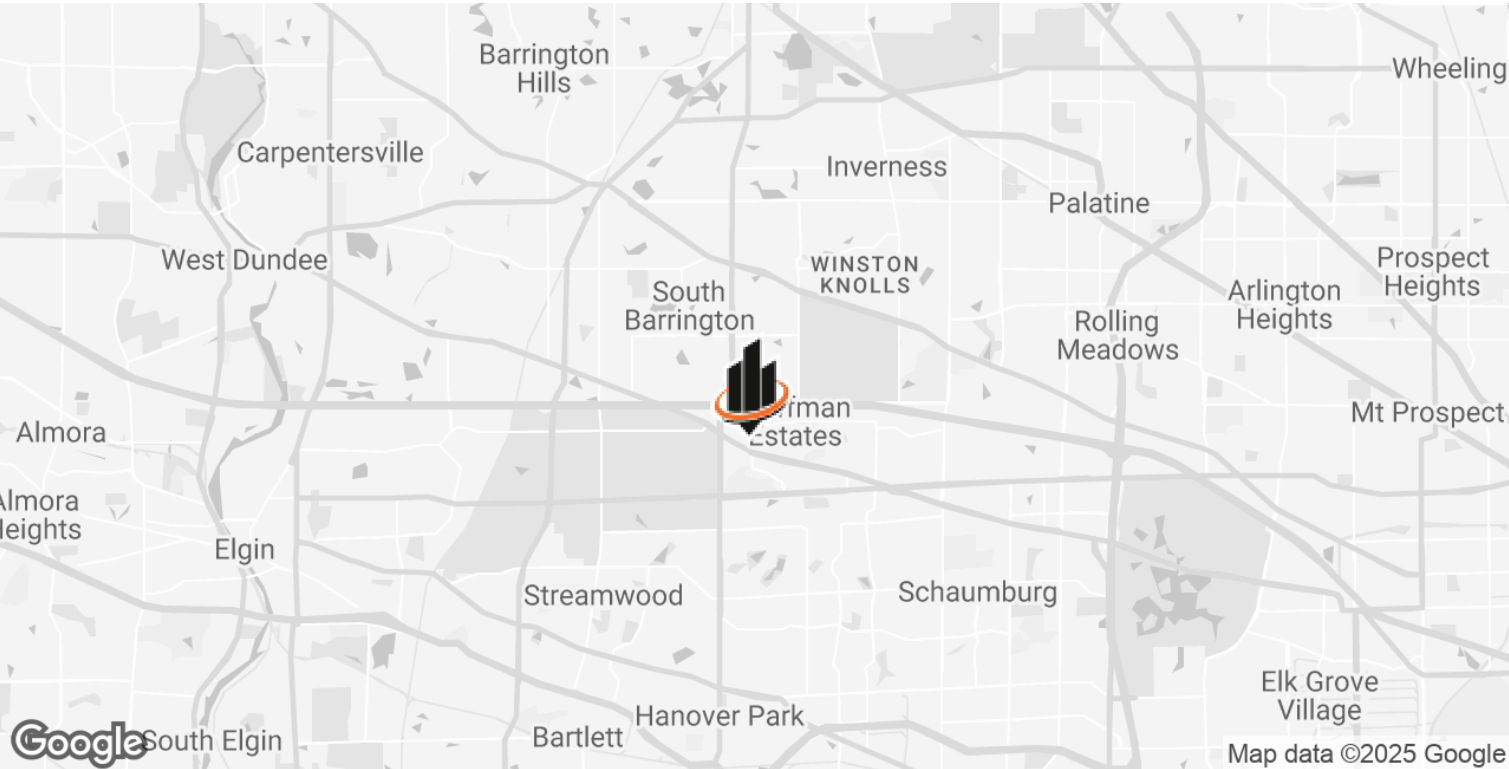
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FLOOR PLANS



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NEARBY MEDICAL AND RETAIL MAPS



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