



# MEDICAL/OFFICE SPACE FOR LEASE

725 W FABYAN PARKWAY BATAVIA, IL



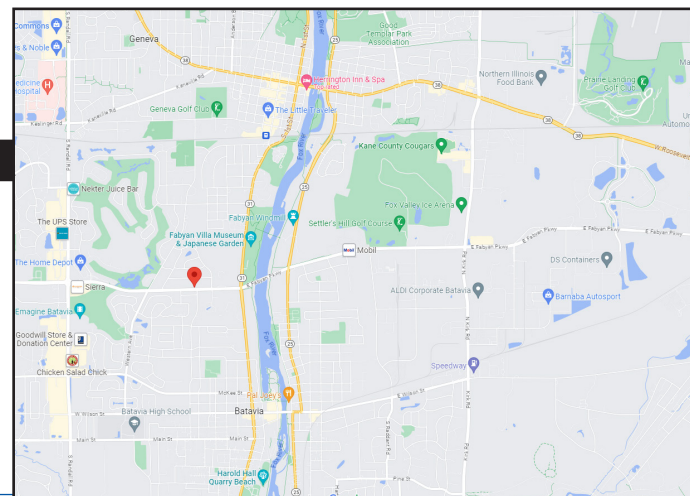
## BUILDING FEATURES:

- 1,600 SF Medical Space For Lease (Previous tenant was a plastic surgeon)
- Located just West of Route 31
- Heavy Parking ratio of 8.9 cars per 1,000 SF
- Tenant controlled HVAC & 24-hour tenant access
- Comcast high-speed internet and cable available
- Beautifully landscaped with ample parking

- Monument Signage Available
- High Image Construction built in 2003
- Zoned M-U (Mixed Use)
- Several exam rooms with sinks, reception area & more
- Asking Rent: \$12.00 PSF NET
- **+ \$9.61 PSF for Taxes & Operating expenses**

## AVAILABLE SPACE:

Suite #	SIZE	Available
C	1,600 SF	ASAP



## FOR MORE INFORMATION:

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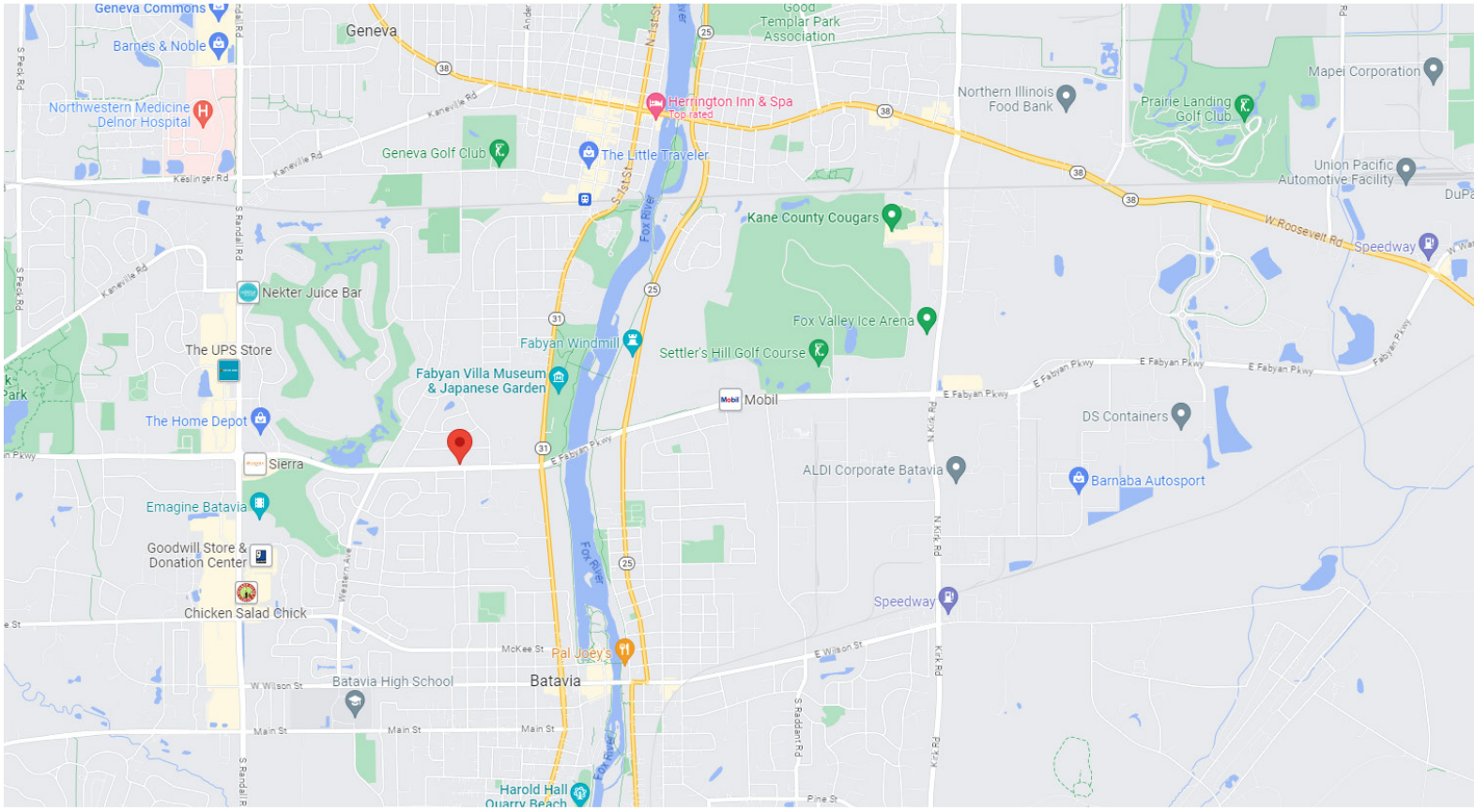


4811 Emerson Ave Suite 112, Palatine, IL



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## BUILDING PHOTOGRAPHS



- HIGH QUALITY CONSTRUCTION
- OPERABLE WINDOWS
- TENANT SIGNAGE
- FIREPLACES





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## BUILDING PHOTOGRAPHS

