

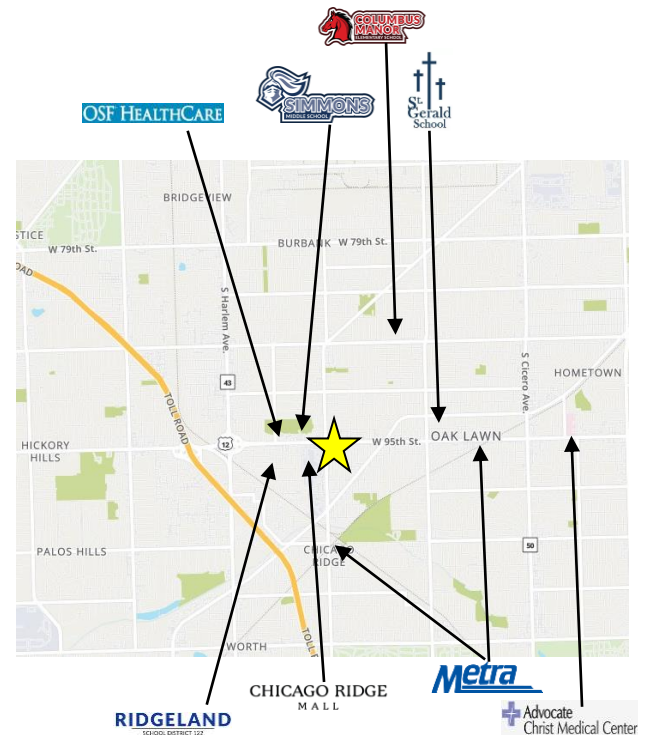
For Lease
Medical Space

Oak Lawn Surgery Center
6309-6313 W 95th St. Oak Lawn, IL



Key Details:

- \$2 Million Renovation Underway (finishing in 2024)
- Class A Medical Building with a very strong Landlord partner in Community Healthcare Trust (NYSE)
- Three-story, 34,000 sqft building with single user floorplates with elevator lock-outs
- Prominent signage along busy 95th Street (45,000 vehicles per day on 95th and 22,000 VPD on Ridgeland)
- Abundant parking with three adjacent lots including short-term visitor parking
- Fully sprinklered building with back-up generator
- 3 Operating Rooms with adjacent recovery rooms
- Pace Bus Routes 381, 384 & 395 serve the property
- One block east of Chicago Ridge Mall
- 1.5 miles east of I-294 and 8 miles west of I-94/I-57 interchange
- 1.1 miles north of Chicago Ridge Metra Train Station and 1.6 miles west of Oak Lawn Metra Train Station (SWS line with service to Union Station)
- 2.3 miles west of Advocate Christ Medical Center (ranked top 5 hospitals in Illinois - Level 1 Trauma Center with 788 beds)
- 4.3 miles west of OSF Little Company of Mary Hospital
- Over 76,000 people live in 2-mile radius and 370,000 live in 5-mile radius. Average HH income of \$80,487 and \$87,944 respectively.



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