

# MEDICAL / OFFICE AVAILABLE FOR LEASE

## WOODGROVE MEDICAL PROFESSIONAL CENTER

7425 JANES AVENUE, WOODRIDGE, IL 60517



### BUILDING SPECIFICATIONS:

BUILDING SIZE:	2-story 30,000 SF plus lower level
AVAILABLE:	Suite 101: 4,150 SF <b>surgical</b> - <a href="#">Floor Plan</a> (Available August 2025) Suite 102: 1,577 SF <b>medical</b> - <a href="#">Floor Plan</a> LL-07: 981 SF (additional space unfinished) - <a href="#">Floor Plan</a>
PARKING:	4.5:1000
ZONING:	B-3
UTILITIES:	Lights and outlets separately metered
REAL ESTATE TAXES:	\$3.95 PSF
OPERATING EXPENSE:	\$6.34 PSF
LEASE RATE:	\$22.75 PSF NNN 1 <sup>st</sup> Floor \$21.75 PSF NNN 2 <sup>nd</sup> Floor \$13.50 PSF NNN LL-07
HIGHLIGHTS:	<ul style="list-style-type: none"><li>› Join co-tenant's DaVita, Northwestern Medicine, Thriveworks, and PT Solutions</li><li>› Close proximity to Edwards Hospital, Advent Health Bolingbrook &amp; Advocate Good Samaritan</li><li>› 24 hr access and Tenant control HVAC</li><li>› TI contributions available</li><li>› Within two blocks from full I-355 interchange on 75th Street</li><li>› Monument signage</li><li>› Lower level: Tenant lunch room, conference center and tenant storage</li><li>› Meticulously well-maintained common areas</li></ul>



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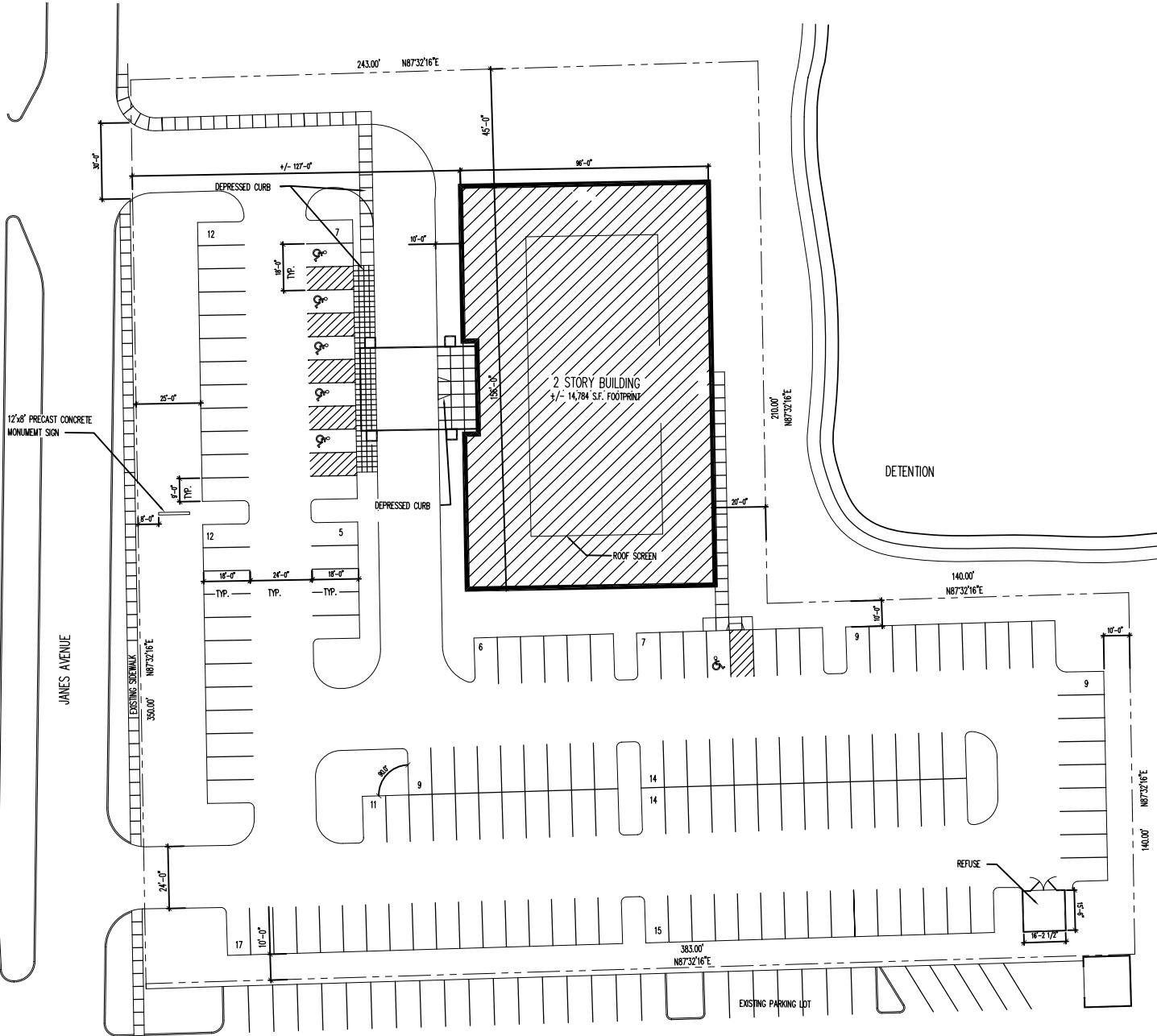
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