

MEDICAL / OFFICE AVAILABLE FOR LEASE

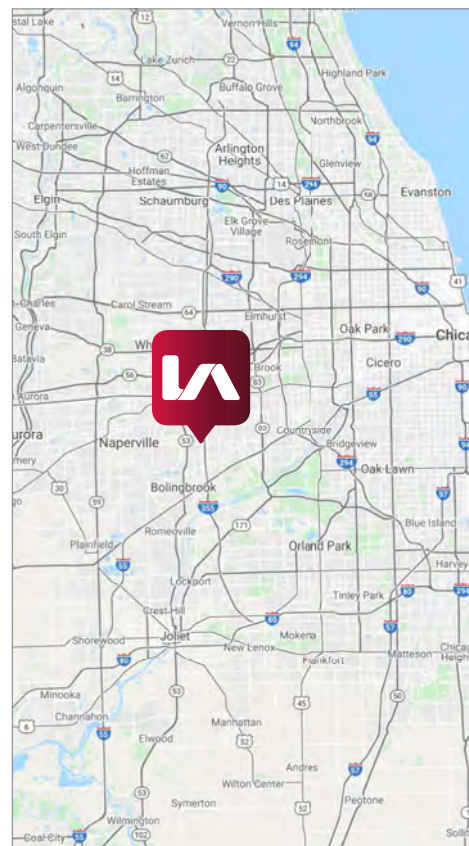
WOODGROVE MEDICAL PROFESSIONAL CENTER

7425 JANES AVENUE, WOODRIDGE, IL 60517



BUILDING SPECIFICATIONS:

BUILDING SIZE:	2-story 30,000 SF plus lower level
AVAILABLE:	Suite 101: 4,150 SF surgical - Floor Plan (Available August 2025) Suite 102: 1,577 SF medical - Floor Plan LL-07: 981 SF (additional space unfinished) - Floor Plan
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 st Floor \$21.75 PSF NNN 2 nd Floor \$13.50 PSF NNN LL-07
HIGHLIGHTS:	<ul style="list-style-type: none">› Join co-tenant's DaVita, Northwestern Medicine, Thriveworks, and PT Solutions› Close proximity to Edwards Hospital, Advent Health Bolingbrook & Advocate Good Samaritan› 24 hr access and Tenant control HVAC› TI contributions available› Within two blocks from full I-355 interchange on 75th Street› Monument signage› Lower level: Tenant lunch room, conference center and tenant storage› Meticulously well-maintained common areas



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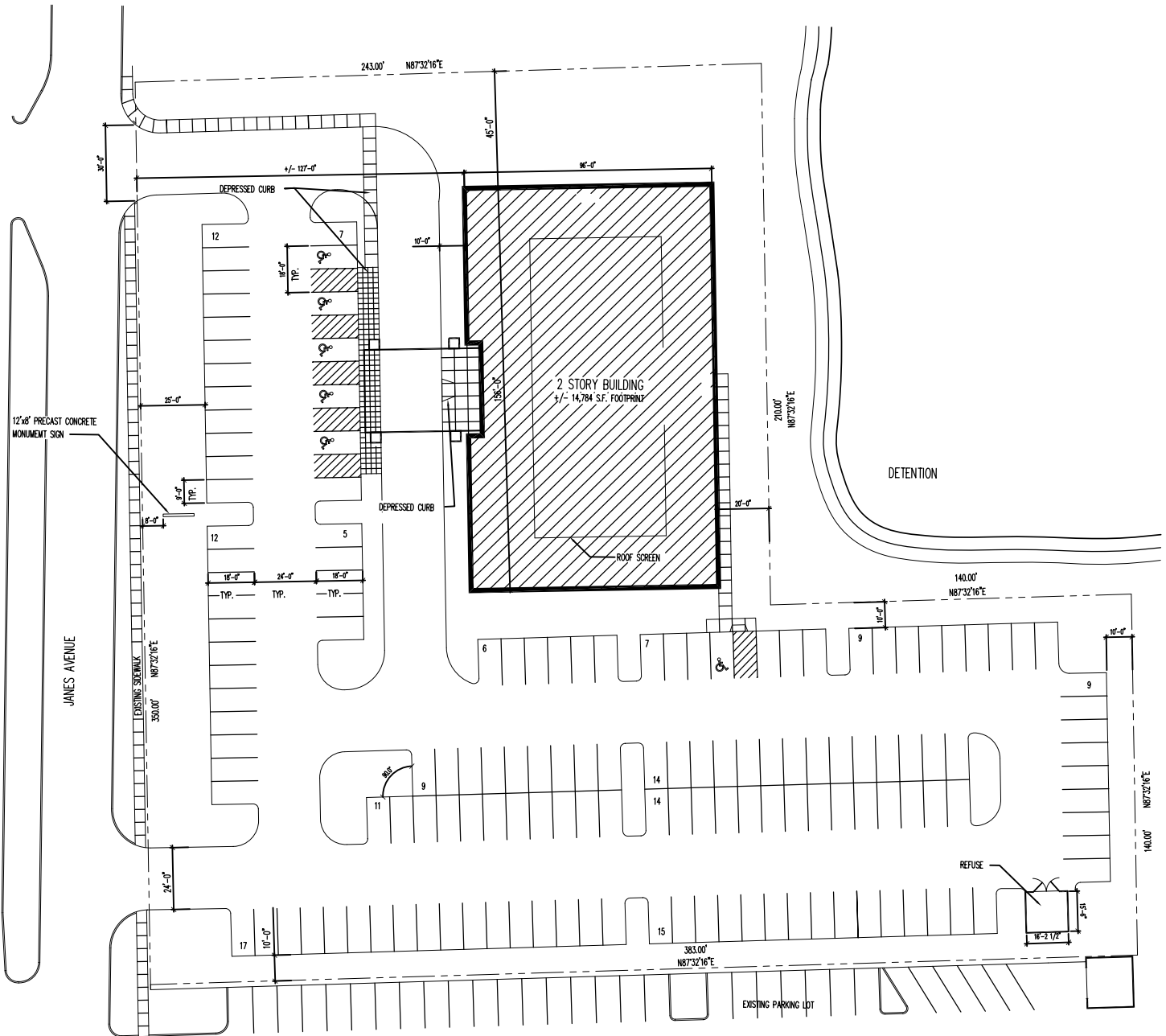


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