



MEDICAL/RETAIL/OFFICE SPACE FOR LEASE

Turnkey space with upscale finishes

PROPERTY SPECIFICATIONS

Year Built:	2006
Building Size:	17,500 SF - Multiple Units Available
Available Space:	1,745 up to 8,216 SF
HVAC:	Gas Forced Air/Central Air
Electric:	200-800 Amp 3 Phase, Varies per Space
Sprinklered:	Yes
Ceiling Height:	10'
Sewer/Water:	City
Parking:	120+ spaces
Possession:	Lease Execution
Zoning:	B-2
Real Estate Taxes:	\$2.47 PSF (2020)
Lease Rate:	\$18.00 Includes CAM & Insurance

PROPERTY OVERVIEW

1,745 up to 8,216 SF AVAILABLE
Owner will subdivide

- SPACES AVAILABLE:
Unit A - 1,745 SF
Unit D - 4,146 SF
Unit E - 4,070 SF
- Owner will repurpose building to retail or straight office
- Former Advocate Medical Building
- Potential uses include medical, office, retail, medi-spa, or salon
- Great visibility on County Line just east of Randall Rd. Directly across the street from JoAnn's Fabrics, Bowlero and Deli 4 You
- Multiple building entrances for separate uses
- Beautifully appointed upscale medical space with full window lines
- Easy access, plenty of parking
- Building is handicap accessible
- PIN# 19-32-351-021

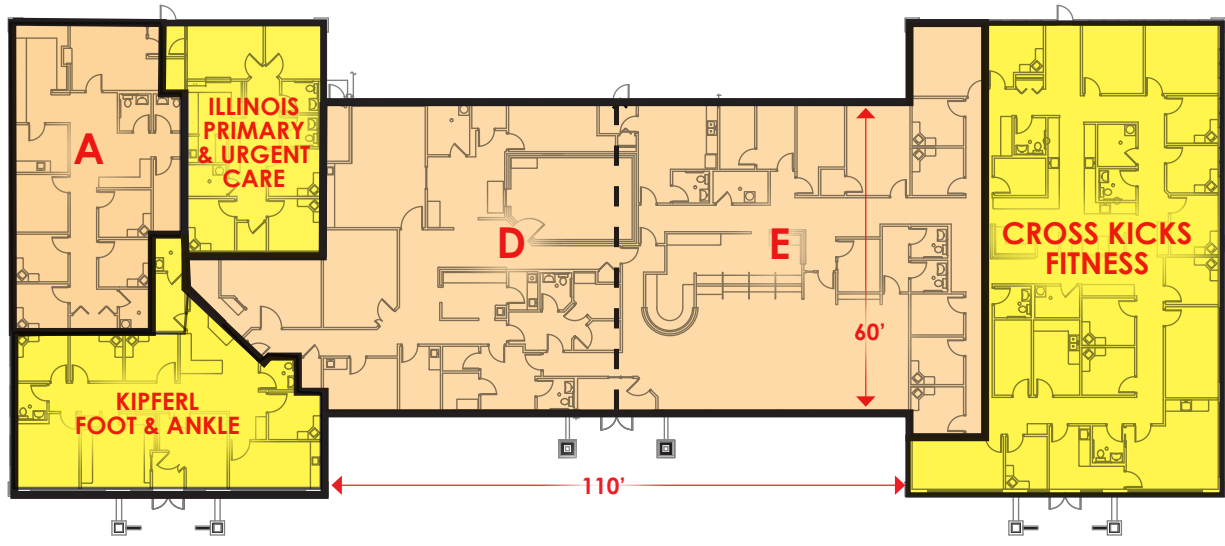
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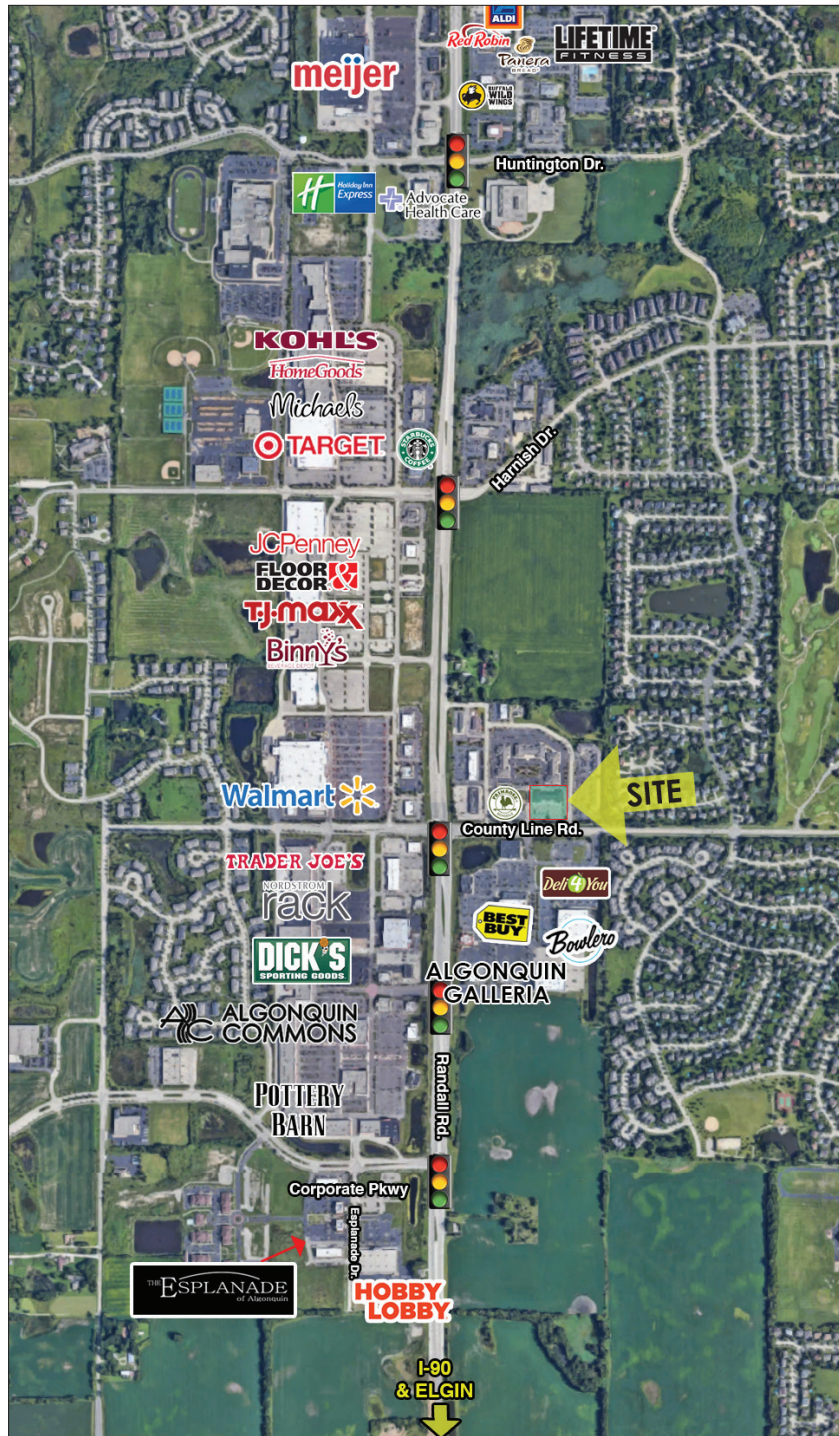
OWNER WILL SUBDIVIDE



UNIT A: 1,745 SF

PROPOSED UNIT D: Approximately 4,146 SF

PROPOSED UNIT E: Approximately 4,070 SF



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