

519 N Cass Ave | Westmont, IL 60559

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical Office Building strategically located in Westmont, IL. Join Chawla Orthodontics, a quickly growing multi-specialty dental office which occupies a full floor in this building. This exceptional property has been updated with new common-area finishes and is maintained exceptionally well.

This property is a perfect fit for a multitude of Dental Specialists such as Periodontists or Endodontists, as well as any other Medical Office user. There is an existing dental office available on the 1st floor, and other built-out medical offices available throughout the building. The property is located less than a minute south of Ogden Avenue, and is surrounded by high-income suburbs such as Hinsdale, Downers Grove, and Oak Brook.

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Available SF:	1,016 - 2,416 SF
Lot Size:	0.93 Acres
Building Size:	20,400 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,246	39,171	100,497
Total Population	11,762	100,204	255,359
Average HH Income	\$120,378	\$118,684	\$114,300



REAL ESTATE &
PRACTICE ADVISORY

DOUG PAULY
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SAM TAMIMI
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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,016 - 2,416 SF	Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,750 SF	Modified Gross	\$17.00 SF/yr	Existing Dental Office. Reception, 4 Ops, Lab, Breakroom, Restroom
Suite 201	Available	1,348 SF	Modified Gross	\$17.00 SF/yr	Built out as General Office, Mostly Open
Suite 301	Available	2,416 SF	Modified Gross	\$17.00 SF/yr	Built Out as General Office
Suite 304	Available	2,048 SF	Modified Gross	\$17.00 SF/yr	Built Out as Medical Office. Reception, 1 ADA Restroom, Lab, 5 Exam Rooms, 1 Procedure Room, Doctor's Office
Suite 103	Available	1,016 SF	Modified Gross	\$17.00 SF/yr	General Office - Mostly Open



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FLOOR PLANS

SECOND FLOOR - SUITE 201

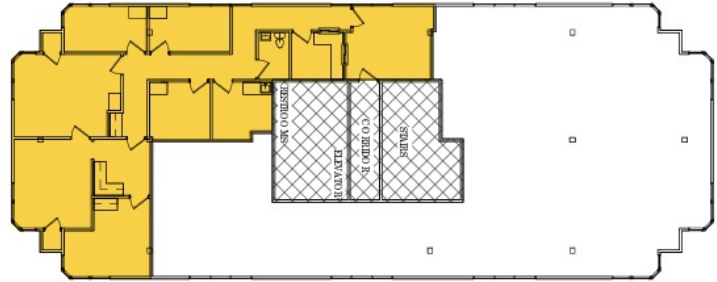


THIRD FLOOR - SUITE 301



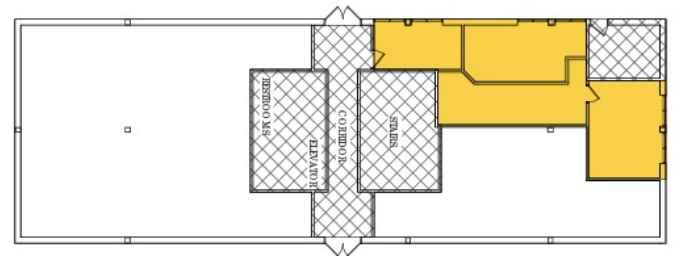
1st WORK

1/16" = 1'-0"
THIRD FLOOR - SUITE 304



1st WORK

1/16" = 1'-0"
FIRST FLOOR - SUITE 103



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BUILDING PHOTOS



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DENTAL SUITE



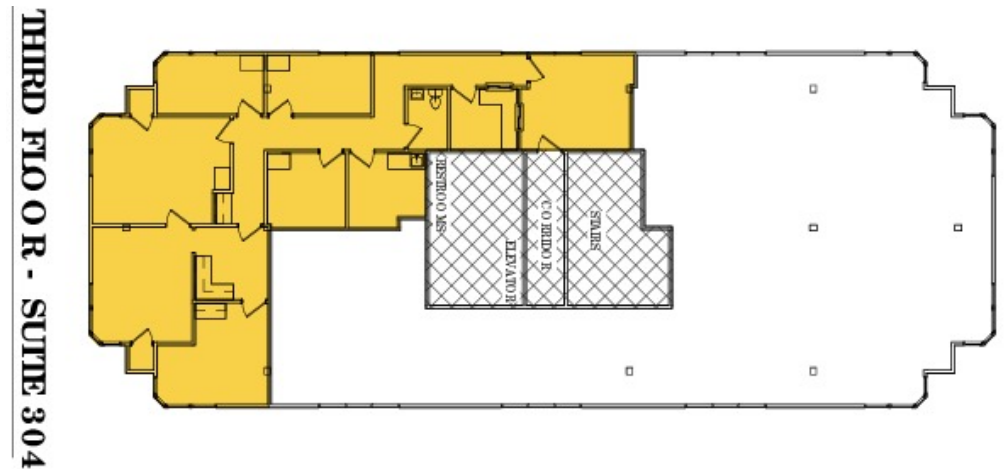
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MEDICAL OFFICE



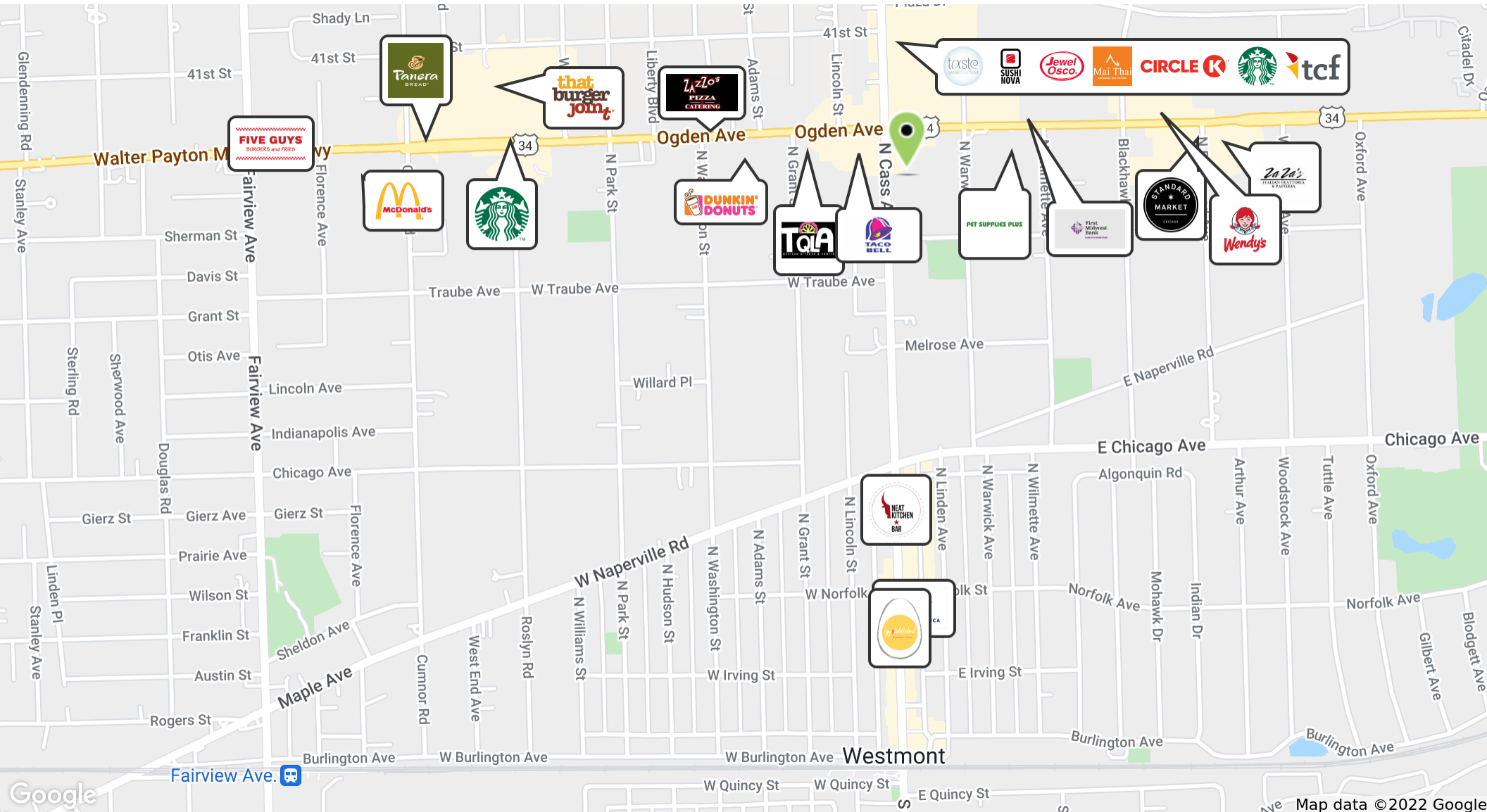
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RETAILER MAP



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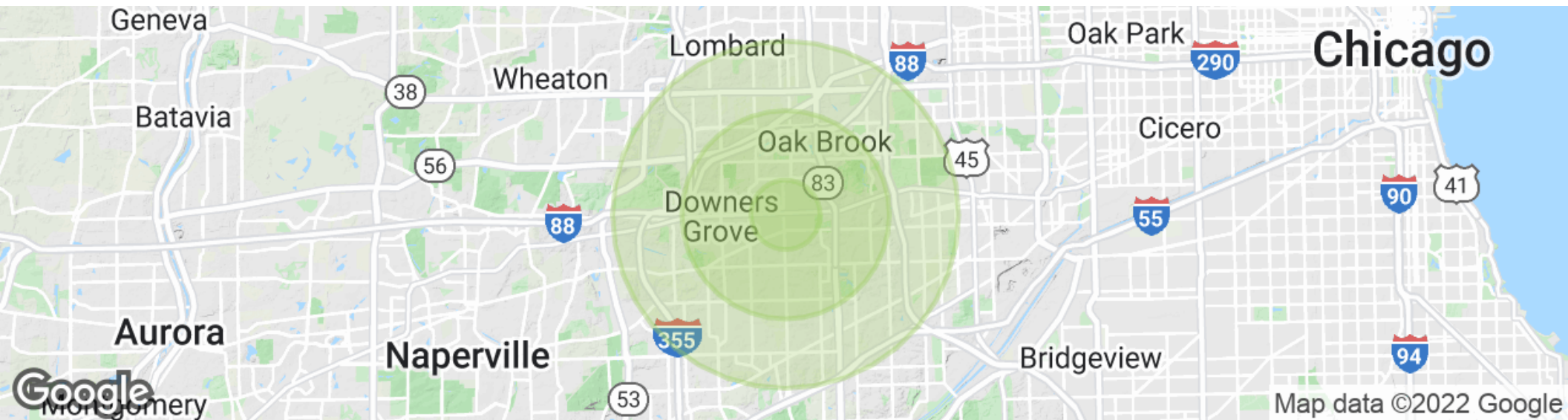
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,762	100,204	255,359
Average Age	39.6	40.8	42.0
Average Age (Male)	39.3	38.4	40.1
Average Age (Female)	39.6	42.4	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,246	39,171	100,497
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$120,378	\$118,684	\$114,300
Average House Value	\$513,410	\$577,183	\$488,947

* Demographic data derived from 2010 US Census



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