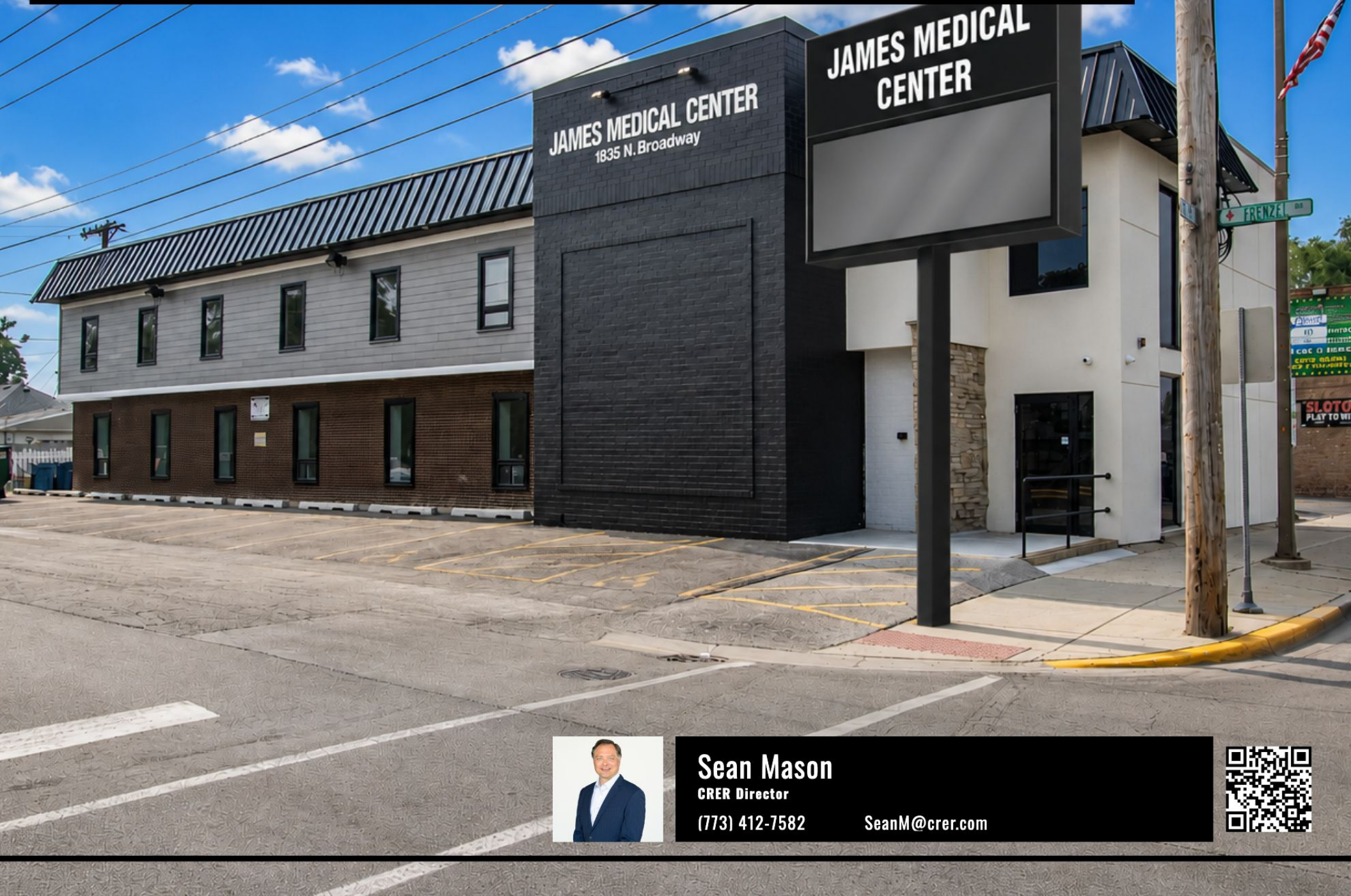


NEWLY RENOVATED MEDICAL OFFICE SPACE FOR LEASE

1835 N BROADWAY, MELROSE PARK, IL 60160

CRER



Sean Mason

CRER Director

(773) 412-7582

SeanM@crer.com



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PROPERTY OVERVIEW

ASKING LEASE RATE	\$23 PSF	RATE BASIS	Modified Gross
AVAILABLE SF	3,000 SF	MIN DIVISIBLE / MAX CONTIG	Available Suites From 250-3,000 SF
PARKING RATIO	22 Dedicated Plus Ample Street Parking	SPACE CONDITION	Move In Ready and Build to Suit Available
ELEVATORS	Yes	SIGNAGE	Monument and Building Signage Available
AVAILABILITY DATE	Immediate to Three Months	IDEAL USE	Healthcare

DESCRIPTION:

Newly renovated medical office building under new ownership offering a combination of turnkey medical suites and customizable build-to-suit opportunities. Ownership is actively investing in the property, including the installation of a new LED monument sign, modernized building improvements, and enhanced branding opportunities for healthcare providers. Available spaces can accommodate a wide range of healthcare uses including primary care, specialty practices, dental providers, physical therapy, behavioral health, home health, and outpatient medical services. The property offers excellent visibility, abundant parking, flexible suite configurations, and convenient access to the surrounding communities of Melrose Park, Northlake, Bellwood, Franklin Park, and Elmwood Park.

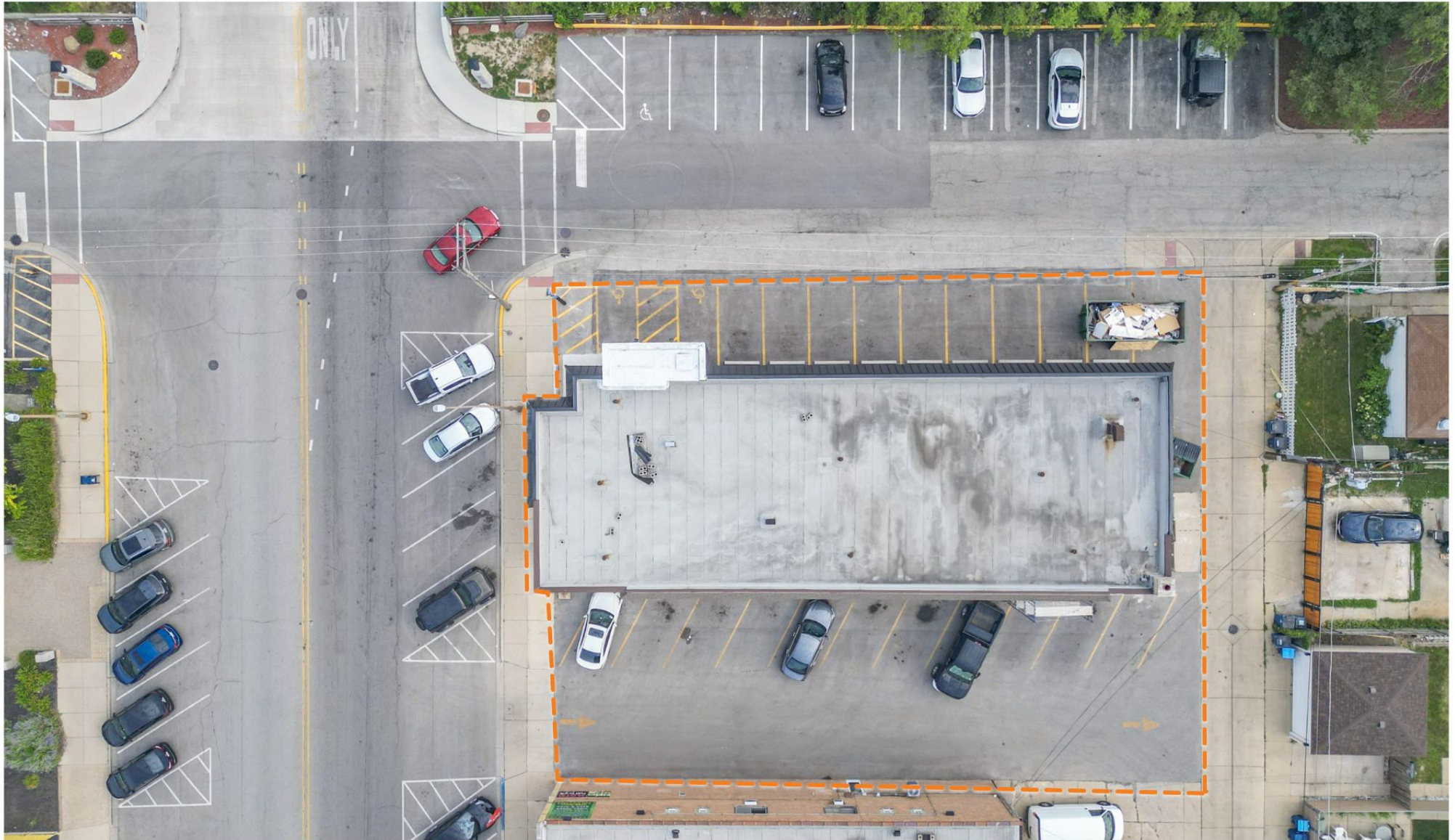


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PROPERTY AERIAL



NEWLY RENOVATED MEDICAL OFFICE SPACE FOR LEASE

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PROPERTY PHOTOS

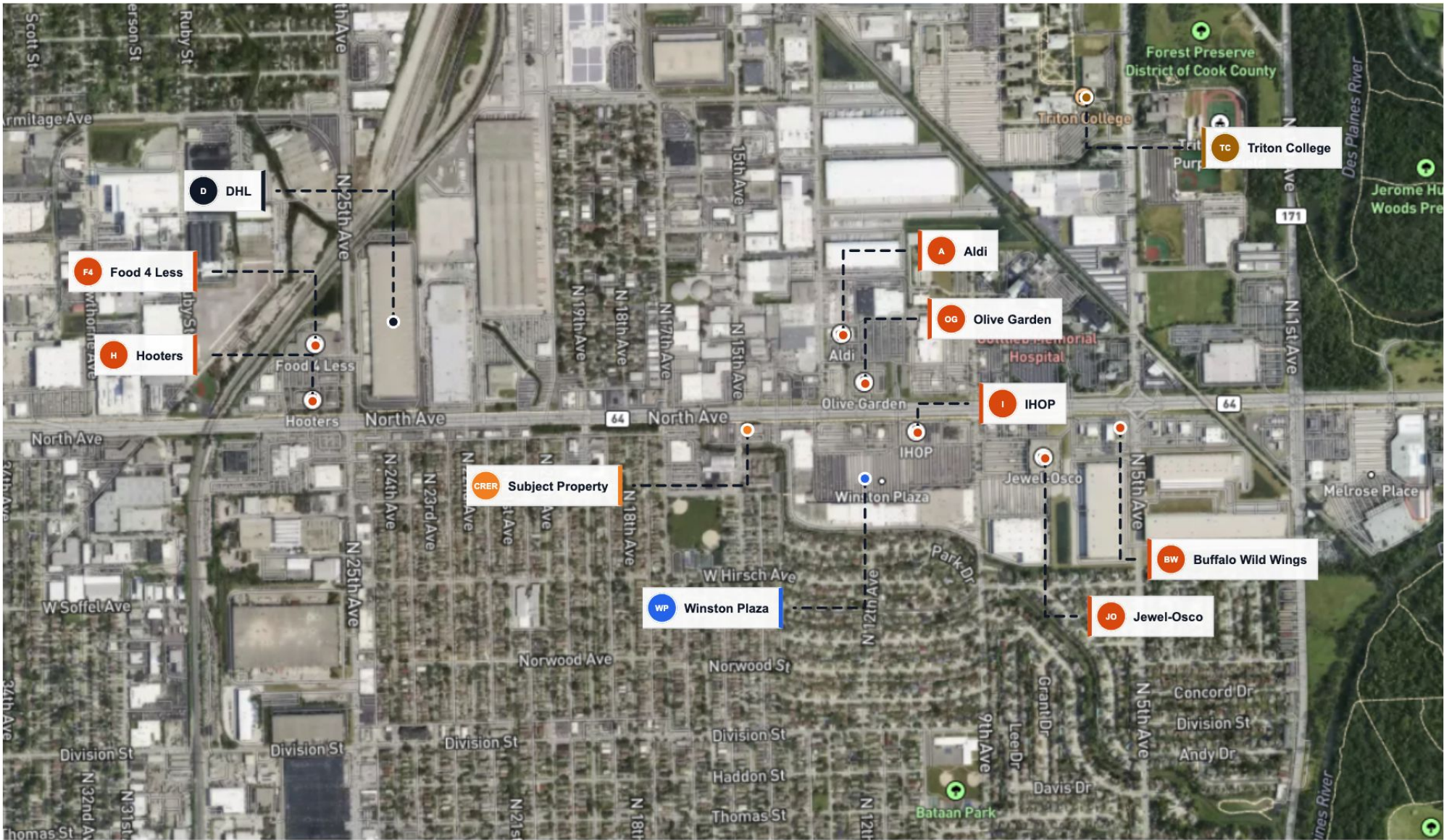


NEWLY RENOVATED MEDICAL OFFICE SPACE FOR LEASE

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RETAIL MAP



NEWLY RENOVATED MEDICAL OFFICE SPACE FOR LEASE

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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 ACS Population	17,154	176,659	498,926
2024 ACS Household Pop.	17,129	174,267	492,663
Median Age	35.8	38.8	40.4
2024 ACS Households	5,659	63,196	188,936
Owner-Occupied HH Share	58.5%	68.4%	65.7%
Median Household Inc	\$67,900	\$78,500	\$83,400
Avg Household Size	3.03	2.76	2.61
Avg HH Vehicles (est.)	1.85	1.72	1.61
Median Home Value	\$288,800	\$278,600	\$320,000
Median Year Built (est.)	1954	1954	1954

Data address: 1835 BROADWAY AVE, MELROSE PARK, IL, 60160. Source: U.S. Census Bureau 2020-2024 ACS 5-year estimates (via Census Reporter) and Census TIGERweb. Approximate circular areas include block groups by Census internal point; medians are derived from published distributions, 5+ vehicles is counted as 5, and margins of error are not shown. Accessed July 23, 2026.

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TRANSPORTATION

CTA	SUBWAY	DRIVE	WALK	DISTANCE
CTA	Harlem/Lake (Green Line)	18 min	73 min	3.8 mi
CTA	Forest Park (Blue Line)	18 min	78 min	4.0 mi
CTA	Oak Park (Green Line)	20 min	83 min	4.3 mi
CTA	Harlem (Blue Line - Forest Park Branch)	19 min	83 min	4.3 mi
CTA	Ridgeland (Green Line)	21 min	93 min	4.8 mi

METRA	COMMUTER RAIL	DRIVE	WALK	DISTANCE
METRA	Melrose Park Station (Metra Union Pacific West)	10 min	23 min	1.2 mi
METRA	Maywood Station (Metra Union Pacific West)	10 min	39 min	2.0 mi
METRA	Franklin Park Station (Metra Milwaukee West)	10 min	48 min	2.5 mi

AIR	AIRPORT	DRIVE	WALK	DISTANCE
AIR	Chicago O'Hare International Airport	19 min	-	7.3 mi
AIR	Chicago Midway International Airport	47 min	-	16.4 mi

Data address: 1835 BROADWAY AVE, MELROSE PARK, IL, 60160. Sources: CTA/City of Chicago 'L' Stops; official Metra GTFS; Chicago Department of Aviation airport list; U.S. Census Geocoder; Mapbox airport POIs and route estimates (walking/driving, no live traffic). Rail distance is walking-route distance; airport distance is driving-route distance. Metra feed published 07/17/26 02:20:03 AM America/Chicago. Accessed July 23, 2026.

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ABOUT SEAN MASON



SEAN MASON

Director

Chicago Real Estate Resources, Inc.

(773) 412-7582

SeanM@crer.com

800 W. Diversey Pkwy., #300
Chicago, IL 60614



WWW.CRER.COM/TEAM/SEAN-MASON

In six years with CRER, Sean has focused primarily on multifamily and industrial investment sales as well as ground up development projects. He is also in charge of all leasing for a one million square foot industrial portfolio in Chicago. He sets himself apart with his exceptional client service record in delivering honest and straightforward guidance through all aspects of portfolio ownership and management.

He came to CRER after 15 years working in capital markets and he brings a deep understanding of financial analysis and risk management principles to assist clients interested in expanding and diversifying their investment property portfolios. Sean was born and raised in Chicago and graduated cum laude from Harvard in 2000. He lives in Burr Ridge with his wife and kids. In his spare time, Sean coached high school baseball for twenty years, most recently as the Head Coach at Saint Ignatius College Prep, his alma mater, from 2011-2020. In 2018, Sean was named the Coach of the Year in Illinois by the Illinois High School Athletic Association.

NEWLY RENOVATED MEDICAL OFFICE SPACE FOR LEASE

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ABOUT CRER

CRER is a full-service Chicago commercial real estate firm focused on brokerage, management, and receivership. We combine local market knowledge, creative strategy, and client-centered execution to help owners, investors, landlords, and tenants move each asset forward.

Market Insight

LOCAL INTELLIGENCE

Decades of Chicago market knowledge behind every recommendation.

Client Focus

CUSTOM STRATEGIES

Tailored plans for investment, leasing, and operational goals.

Proven Execution

RESULTS DRIVEN

Disciplined process from underwriting to closing and management.

As a boutique brokerage with deep Chicago roots, CRER represents buyers, sellers, landlords, and tenants across multifamily, retail, land, industrial, and office assets. Our brokers pair neighborhood intelligence with disciplined underwriting and a strategic marketing platform to create clear positioning for every assignment.

From valuation and listing strategy to leasing, negotiations, due diligence, and closing, our team guides clients through each stage of a transaction. We focus on practical advice, responsive communication, and tailored solutions that protect value and help clients make confident real estate decisions.

BROKERAGE

MANAGEMENT

RECEIVERSHIP

CRER offers a connected platform for commercial real estate clients. Our team supports investment sales, leasing, tenant representation, property management, and receivership services with coordinated execution, detailed market insight, and accountability from strategy through completion.

With more than two decades of continuous growth, CRER brings experience, creativity, and Chicago-focused perspective to every assignment, helping clients pursue stronger outcomes across changing market conditions.

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JAMES MEDICAL CENTER
1835 N. Broadway



Sean Mason

CRER Director

(773) 412-7582

SeanM@crer.com

