

# Medical Office

**9301 Golf Road Des Plaines, IL**

## FOR LEASE

Position your business in the heart of Des Plaines—a dynamic community offering an ideal setting for office or medical use. The property is strategically located just minutes from Advocate Lutheran General Hospital, making it particularly well suited for medical, healthcare, and professional users seeking proximity to one of the region's leading hospital campuses. The surrounding area is anchored by a strong mix of dining options, healthcare providers, and recreational amenities, creating an exceptional environment for both employees and visitors. The property features newly renovated lobbies, corridors, restrooms, and medical office suites, along with a brand-new parking lot and upgraded exterior lighting, delivering a welcoming and professional atmosphere throughout. Convenient access to major highways and public transportation ensures effortless commuting, while Des Plaines' established and growing business landscape provides a strong foundation for long-term success.



**Lease Rate:**  
\$25.00 SF/yr (NNN)

**Available SF:**  
1,237-3,950 SF SF

**Parking Spaces:**  
215

**Building Size:**  
20,400 SF

**Lease Term:**  
Negotiable



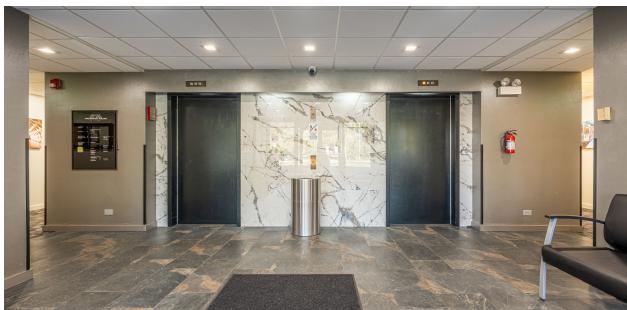
### AVAILABLE SPACES

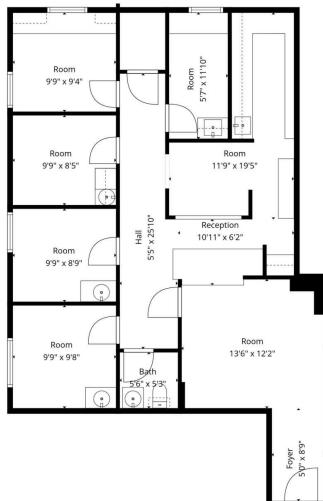
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	1,309 SF	NNN	\$25.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 6 exam rooms/private offices and a restroom.
Suite 202	Available	1,880 SF	NNN	\$25.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 3 private offices and a restroom.
Suite 205	Available	2,681 SF	NNN	\$25.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 11 exam rooms/private offices, a chart room, and a restroom.
Suite 301	Available	3,590 SF	NNN	\$25.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 14 exam rooms/private offices, 1 kitchen/break room, a pantry, and a restroom.
Suite 303	Available	2,910 SF	NNN	\$25.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 16 exam rooms/private offices and 2 restrooms.

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Des Plaines, IL

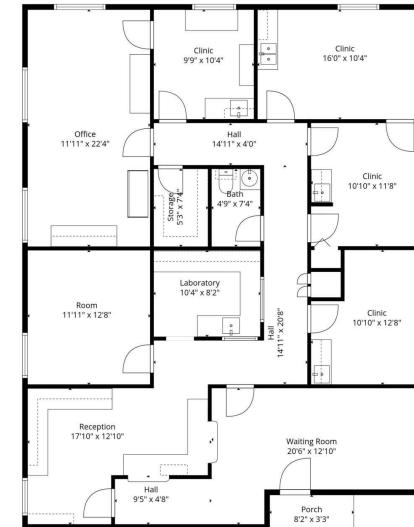
## ADDITIONAL PHOTOS





Suite 110

Floor Plan Created By Cubicsoo App. Measurements Deemed Highly Reliable But Not Guaranteed.



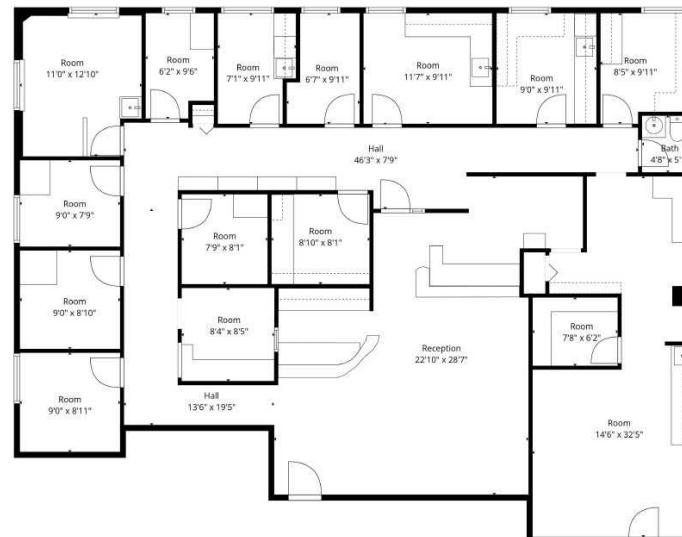
Suite 201

Floor Plan Created By Cubicsoo App. Measurements Deemed Highly Reliable But Not Guaranteed.



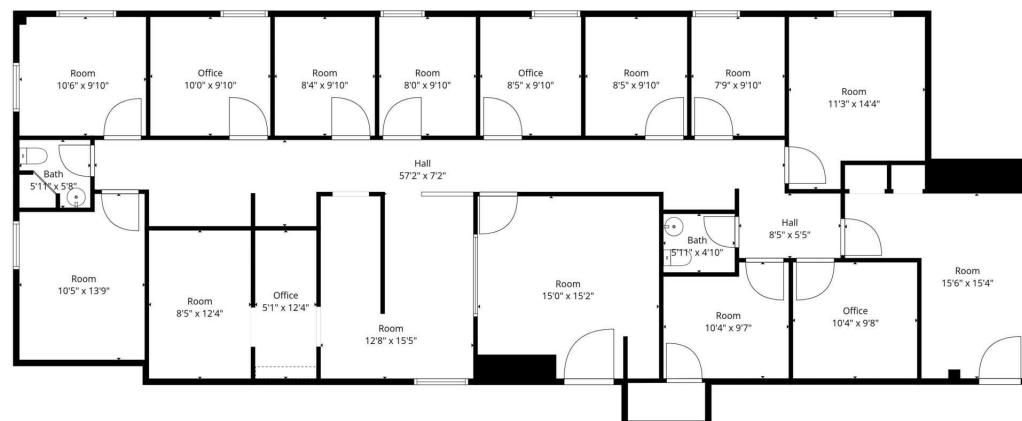
Suite #205 - As-Built Conditions

Scale: 1/8" = 1'-0"



Suite 301

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable but Not Guaranteed.



Suite 303

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable but Not Guaranteed.

#### Population

1 MILE

**27,958**

TOTAL POPULATION

138,628 | 310,606  
3 MILES | 5 MILES

**43**

AVERAGE AGE

44 | 44  
3 MILES | 5 MILES

1 Mile

**41**

AVERAGE AGE (MALE)

42 | 42  
3 MILES | 5 MILES

**44**

AVERAGE AGE (FEMALE)

46 | 45  
3 MILES | 5 MILES

#### Households and Income

1 MILE

**10,894**

TOTAL HOUSEHOLDS

52,905 | 119,026  
3 MILES | 5 MILES

**2.6**

# OF PERSONS PER HH

2.6 | 2.6  
3 MILES | 5 MILES

1 Mile

**\$97,235**

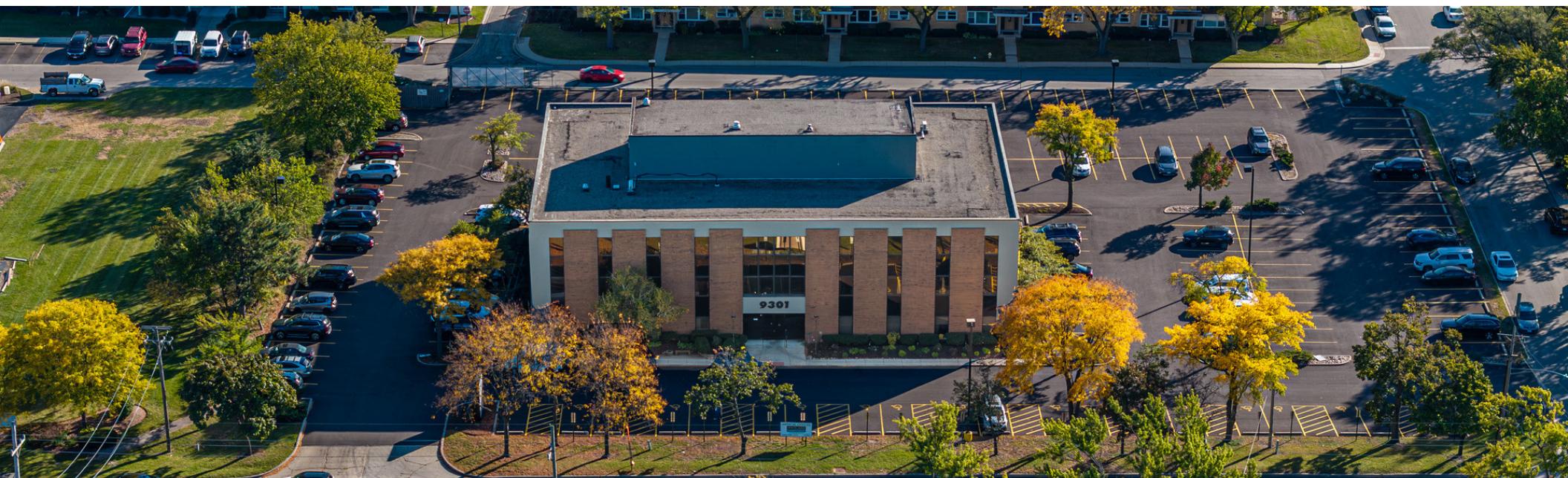
AVERAGE HH INCOME

\$127,379 | \$141,776  
3 MILES | 5 MILES

**\$323,353**

AVERAGE HOUSE VALUE

\$455,271 | \$482,951  
3 MILES | 5 MILES



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## Des Plaines, IL

## RETAILER MAP

