



SALE / LEASE

Turn-Key Medical Office Condo

2210 DEAN ST, SUITE B

Saint Charles, IL 60174

PRESENTED BY:

JOEL MILLER, CCIM

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JEFF CADWALLADER

Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	4,000 SF
PRICE / SF:	\$275.00
OPERATING EXPENSES	\$22,716 (\$5.68/sf)
ZONING:	OR - Office/Research
MARKET:	Chicago
SUBMARKET:	Chicago - Far West
APN:	09-29-227-[043] [057]

PROPERTY OVERVIEW

Turn-key medical office condo last occupied by Advocate Health and Hospital Corporation. The 4,000 sf space has 5 exam rooms, procedure room, 3 physician offices, consultation room, Lab, break room, 3 restrooms, storage room, generous waiting room, and central office with reception. Space was last renovated in Q1 2021. Also available for lease.

LOCATION OVERVIEW

Convenient location just off the signaled intersection of Randall Rd & Dean Street in St Charles IL. St Charles is an affluent western suburb of Chicago.

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	4,000 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2210-B	Available	4,000 SF	NNN	\$23.00 SF/yr	Space features 5 exam rooms, procedure room, 3 physician offices, consultation room, Lab, break room, 3 restrooms, storage room, generous waiting room, and central office with reception. Monthly rent of \$9,560 includes estimated \$5.68/sf CAM expenses.

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AERIAL MAP



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Turn-key Medical Office Space
- Last Occupied by Advocate Health (dba Advocate Medical Group)
- Recently Renovated Space (Q1 2021)
- Convenient Location Just off Randall Rd
- Close to Northwestern Delnor Hospital, Advocate Convenient Care, and Duly Health



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PROPERTY DETAILS

SALE PRICE	\$1,100,000
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LEASE RATE	\$23.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Turn-Key Medical Office Condo
STREET ADDRESS	2210 Dean St, Suite B
CITY, STATE, ZIP	Saint Charles, IL 60174
COUNTY	Kane
MARKET	Chicago
SUB-MARKET	Chicago - Far West
CROSS-STREETS	Randall Rd
NEAREST HIGHWAY	I-90 / I-88
NEAREST AIRPORT	O'Hare Int'l, Midway & DuPage Regional

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	OR - Office/Research
LOT SIZE	0.34 Acres
APN #	09-29-227-[043][057]

BUILDING INFORMATION

BUILDING SIZE	4,000 SF
OPERATING EXPENSES	\$22,716.48
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1985

TAXES & VALUATION

FORECLOSURE / DISTRESSED	No
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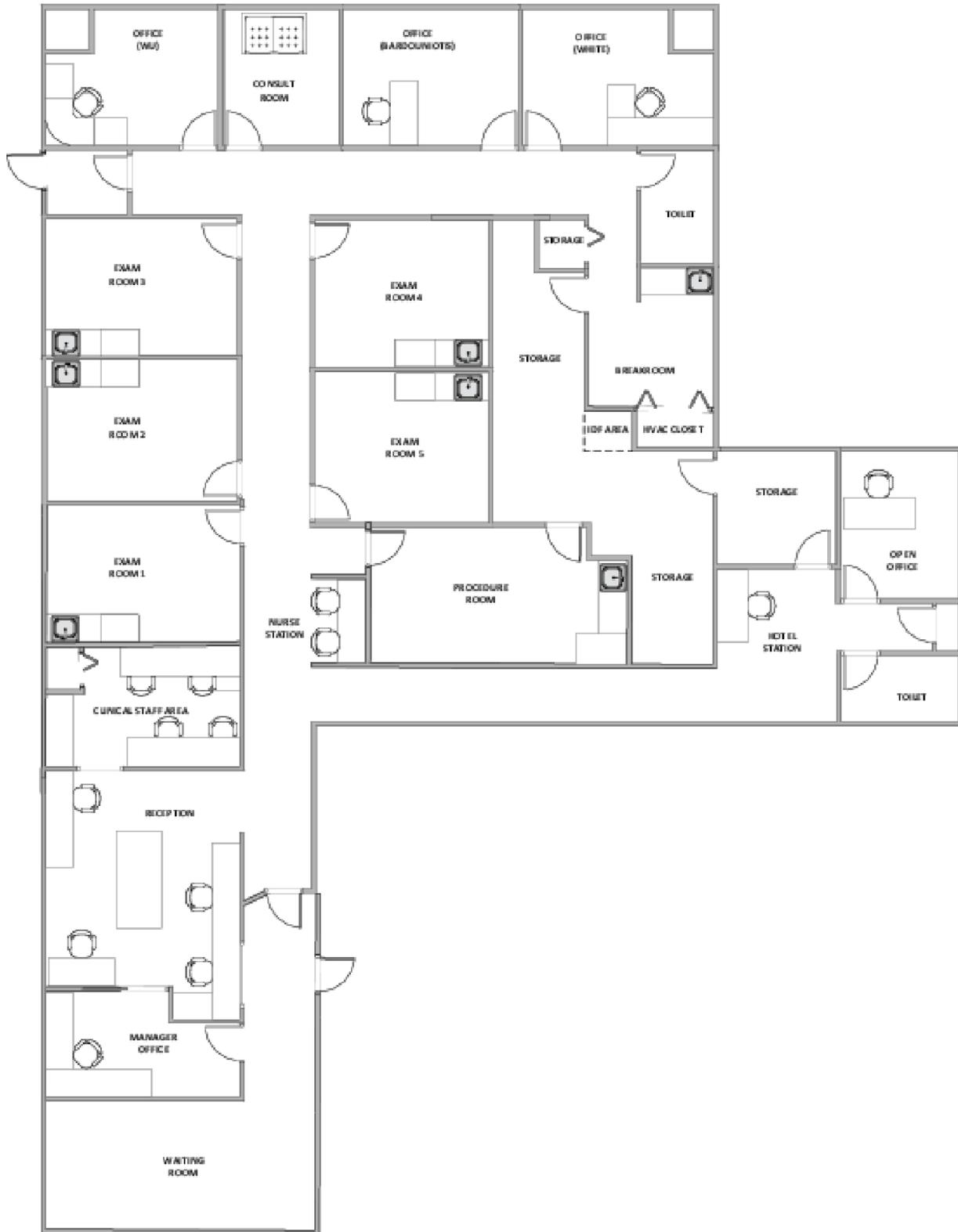
ADDITIONAL PHOTOS



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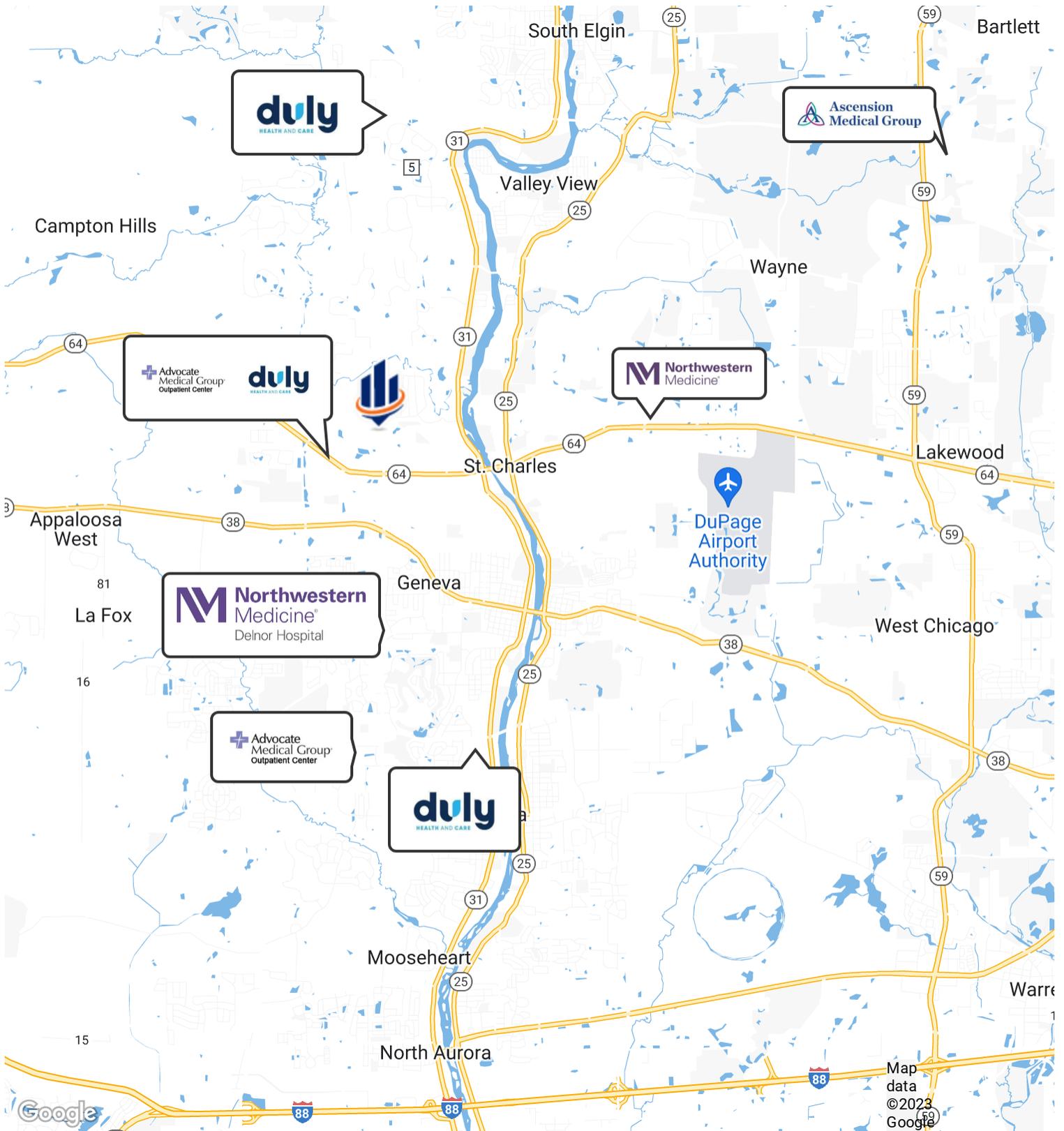
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HOSPITAL AND OUTPATIENT MAP



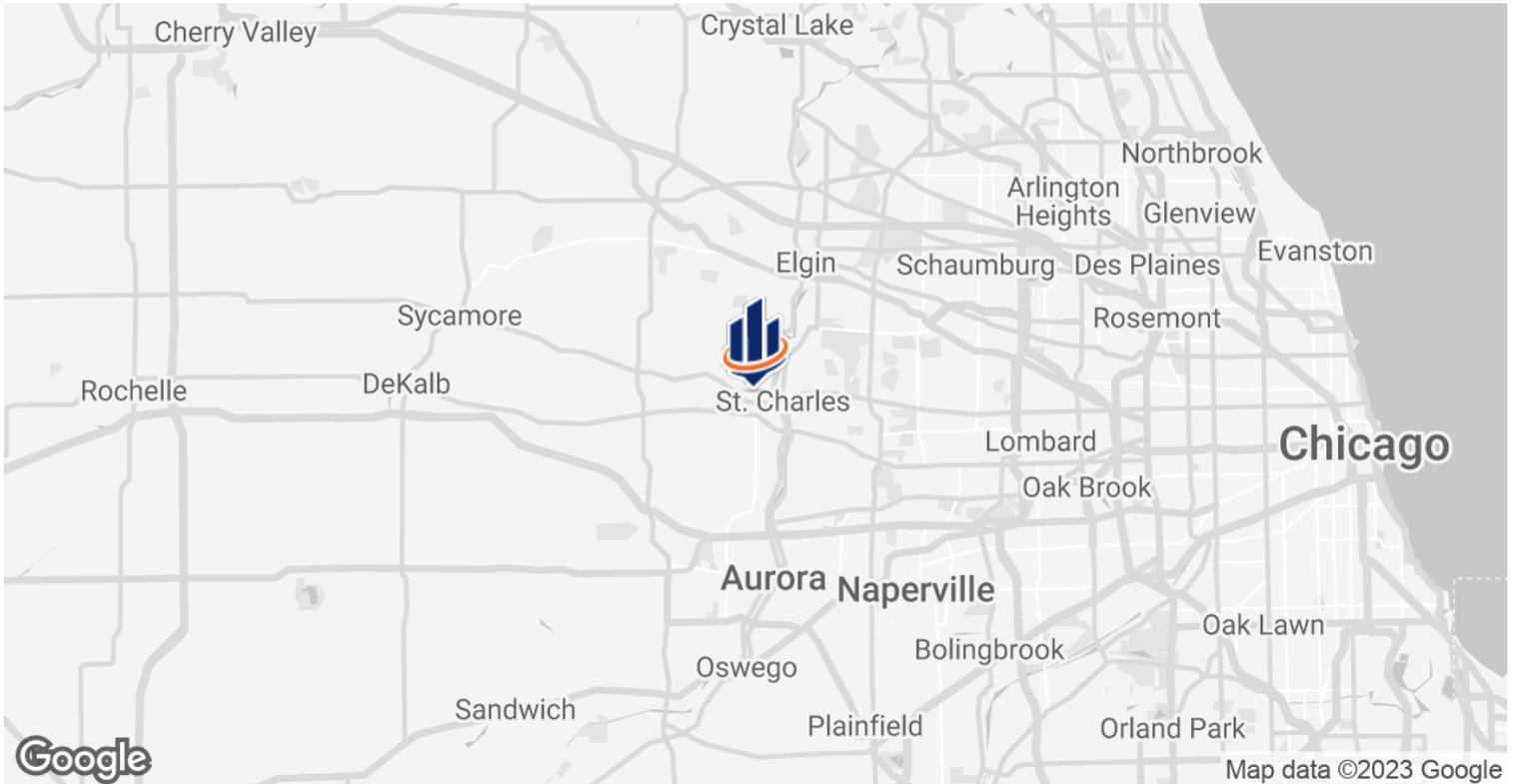
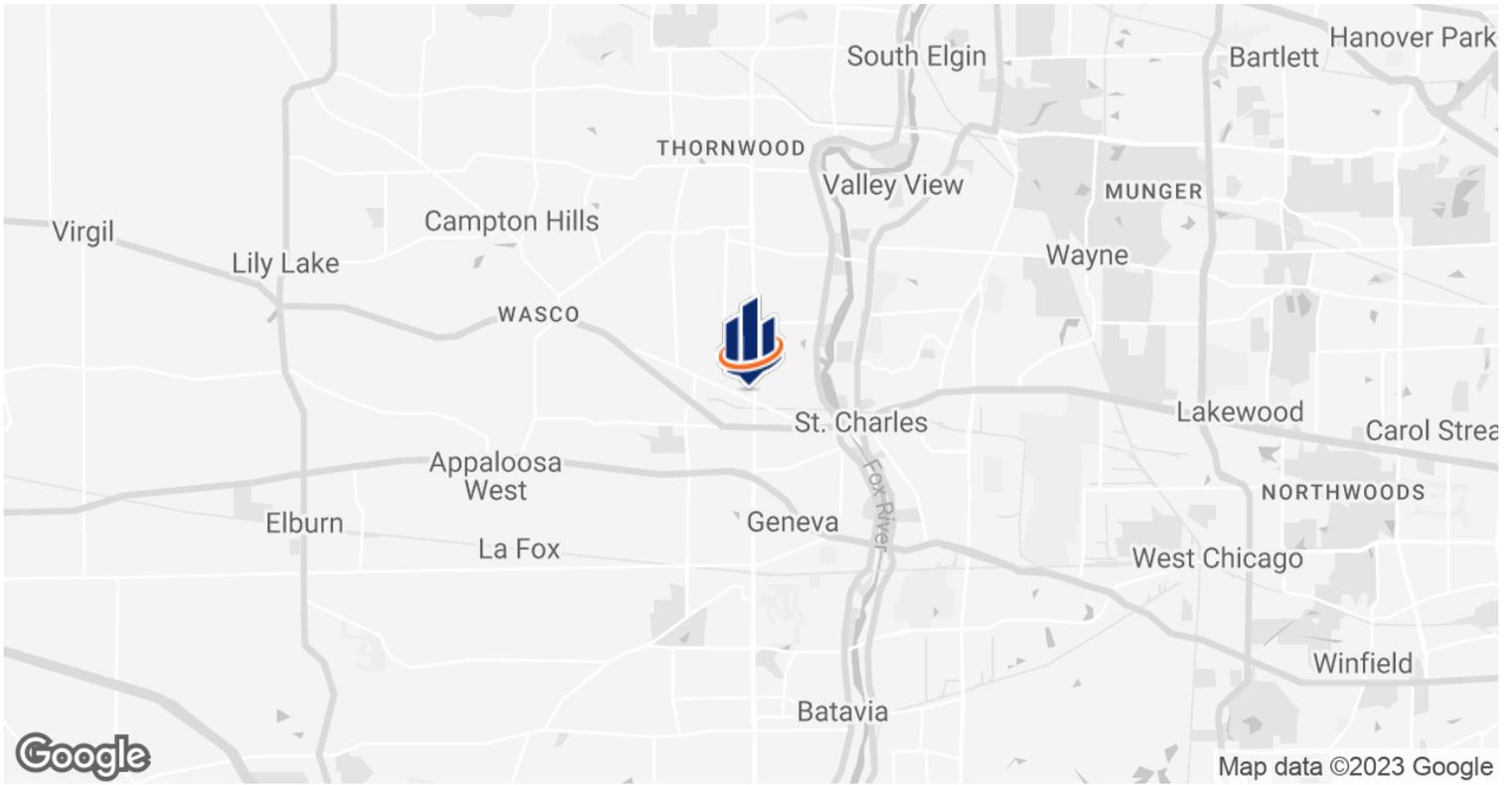
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LOCATION MAP



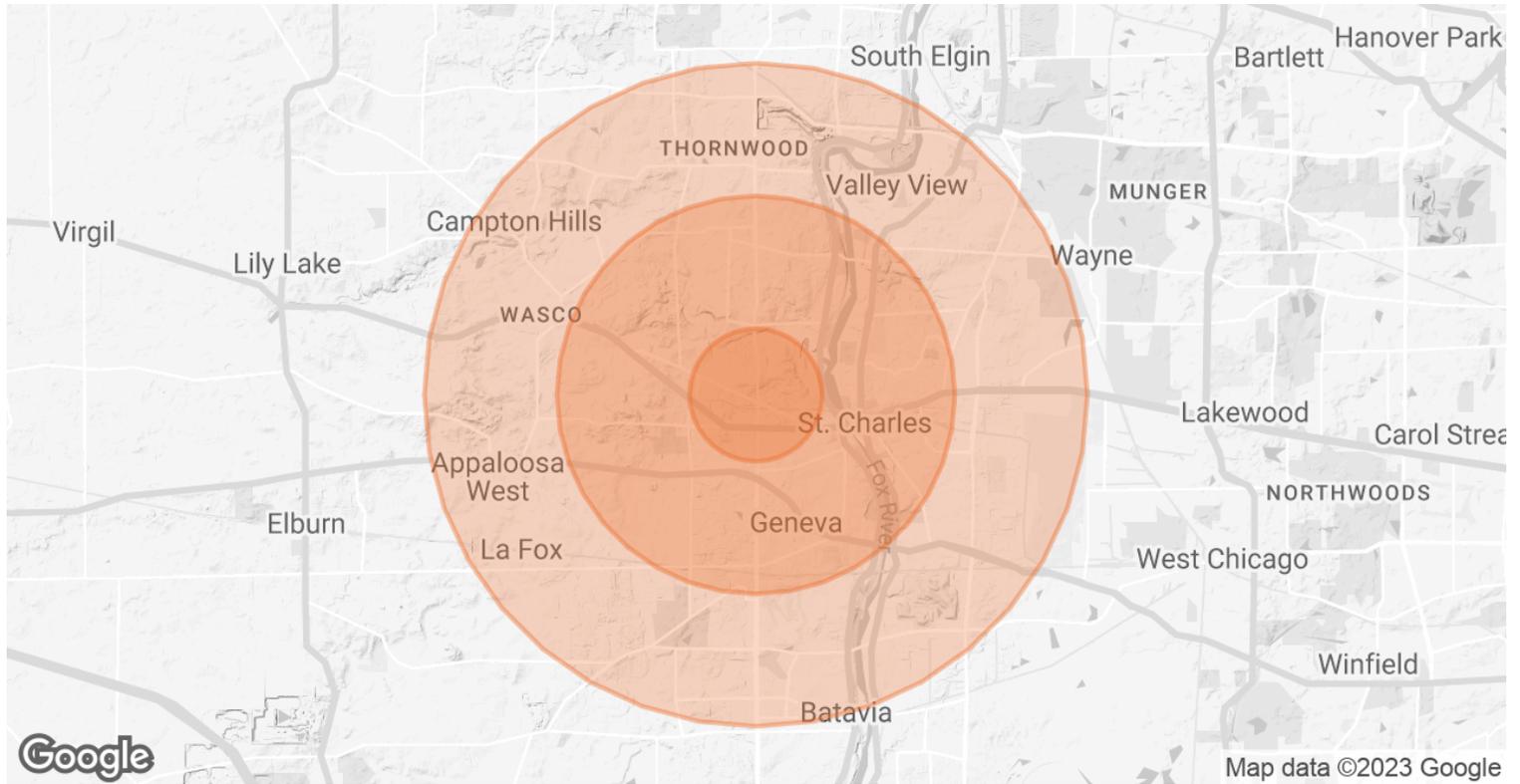
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,737	46,259	108,838
AVERAGE AGE	39.4	41.8	41.2
AVERAGE AGE (MALE)	40.7	41.0	40.1
AVERAGE AGE (FEMALE)	41.3	42.6	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,379	17,778	40,007
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$108,263	\$137,104	\$141,612
AVERAGE HOUSE VALUE	\$301,189	\$355,342	\$354,818

* Demographic data derived from 2020 ACS - US Census

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