



10801 S. Western | Beverly, Chicago
Class A Medical Office Space
2 Remaining Units Main Level



***Dramatic Class A MOB
Development positioned on busy
Western Avenue.***

- Class A medical office development located on busy Western Avenue in Chicago
- Located within 3 miles of two major hospital networks and 7 miles of a third major hospital
- +/- 2850 SF unit available
- +/- 850 SF unit available
- First Floor
- Marquee Position
- Access to lobby and direct access to parking lot
- High Ceilings
- Excellent Exposure
- Build-to-Suit floor plan | Divisible
- +/- 90 on-site surface parking stalls inclusive of 9 handicap
- Convenient ample street parking.
- Serving south Chicago, Southwest Suburban market, and Southern Cook County.
- Easily accessible from major thoroughfares.
- Dense community supported by strong demographics.



Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



10801 S. Western | Beverly, Chicago
Class A Medical Office Space
+/- 6000 SF Main Level



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2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-FIRE (3473) | www.firstinrealtyexec.com



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+/- 6000 SF Main Level



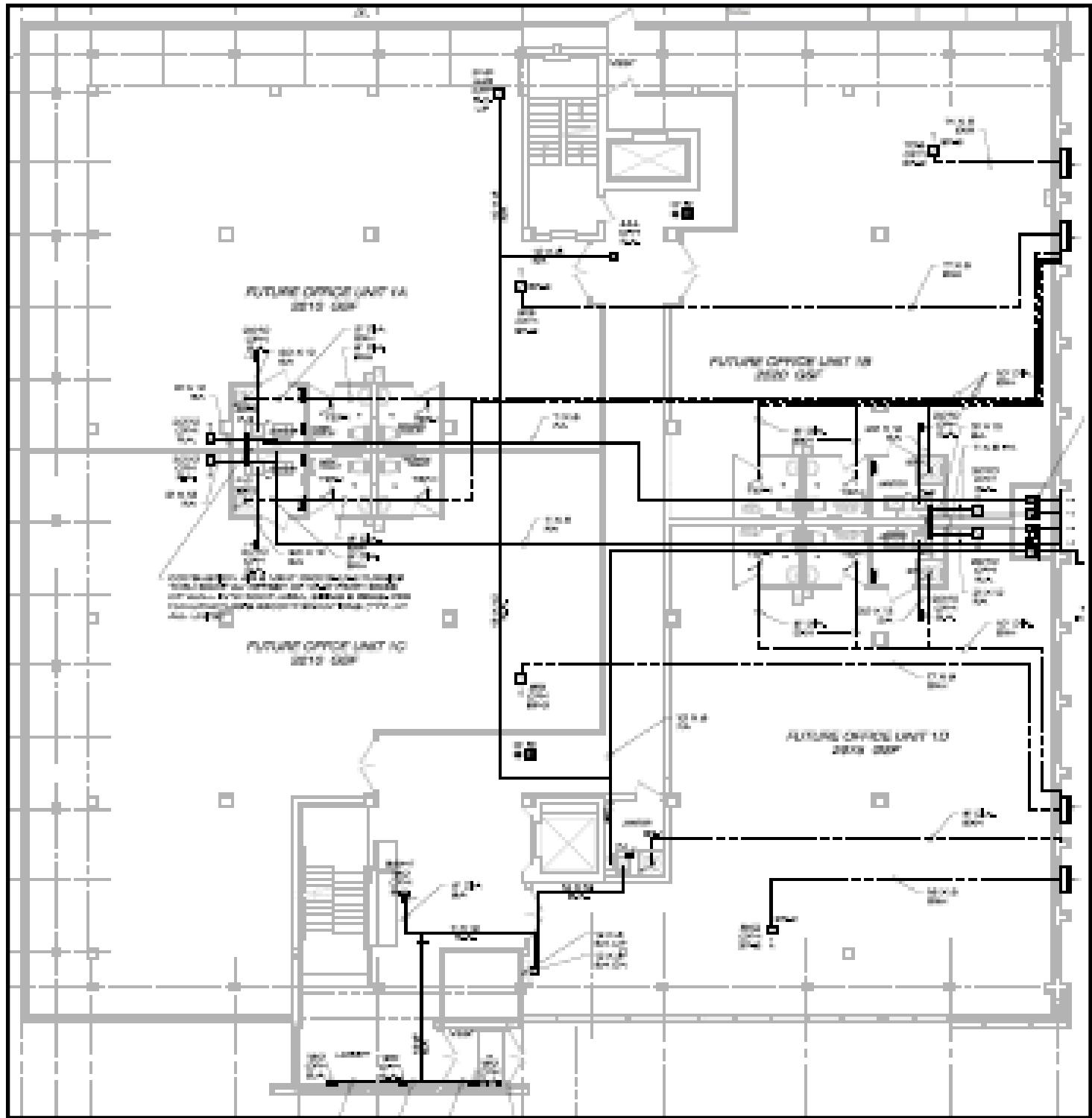
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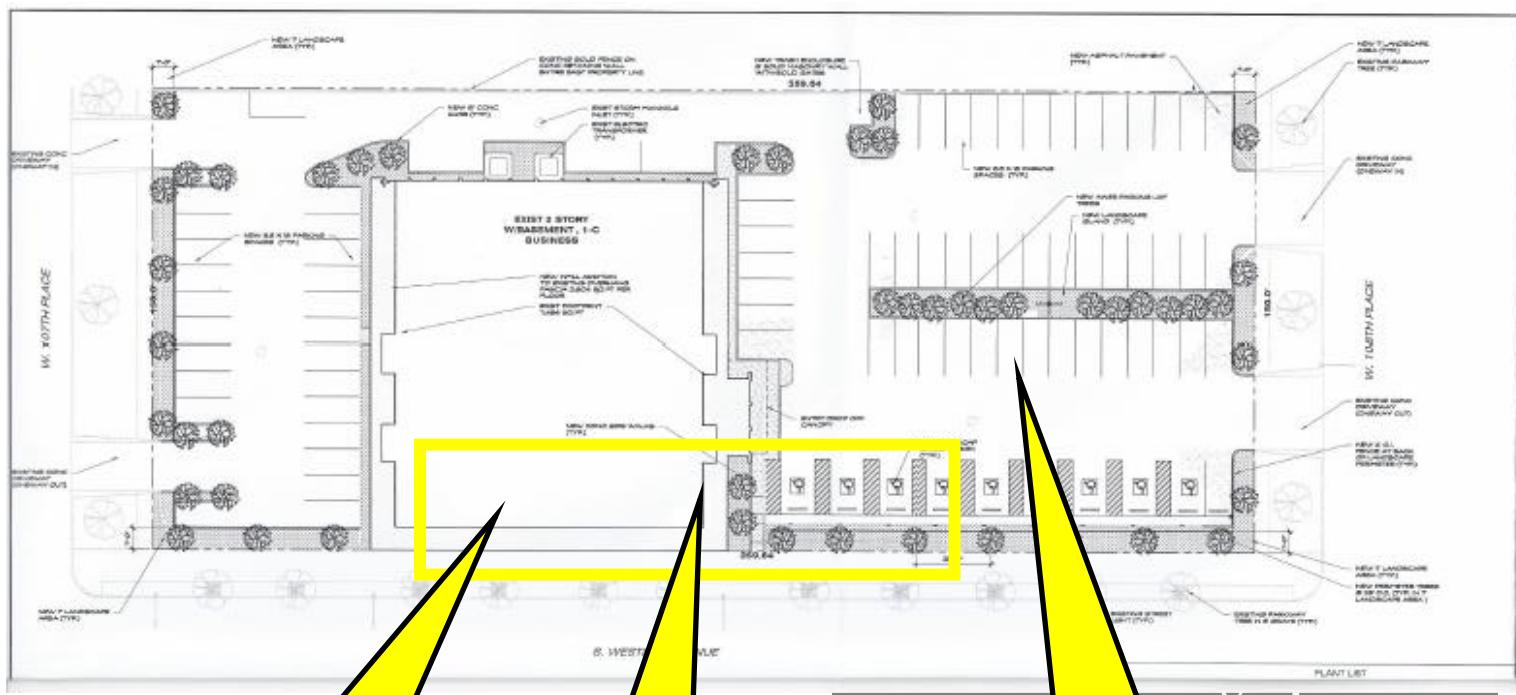
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Ground Level Floor Plan



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Site Plan



**26,000+ SF
Medical
Development
w/ +/-13,000
SF floor plans**

**Build-to-suit
& Additional
SF options
available**

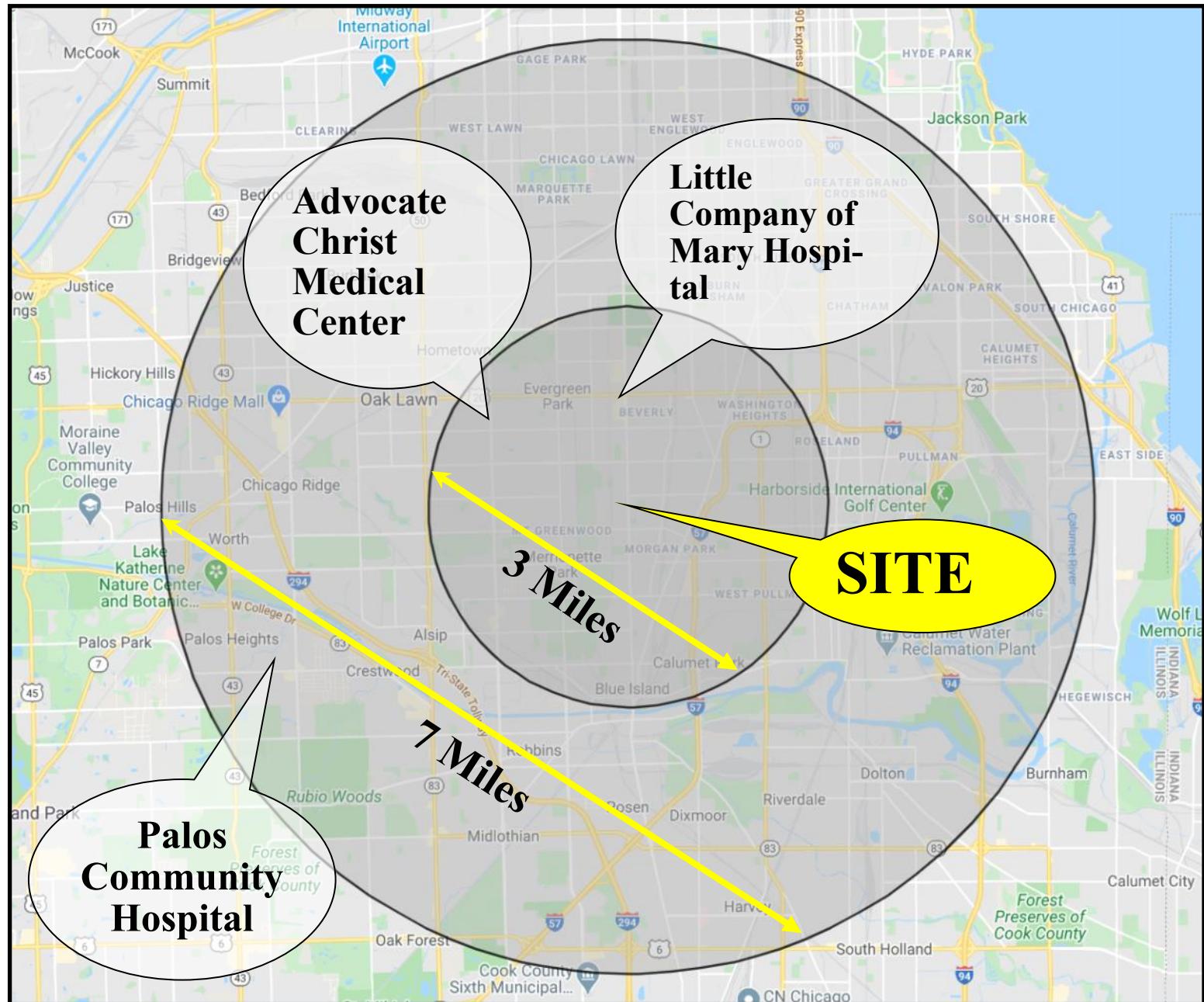
**+/- 80
surface
parking stalls
including 9
handicap**

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FIRST IN REALTY EXECUTIVES — INCORPORATED —

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Located Within 3 miles of Advocate Christ Medical Center and Little Company of Mary Hospital. And 7 miles of Palos Community Hospital.

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Nearby Hospital Networks



Christ Hospital – (694 Beds) - 3 miles from site

Advocate Christ Medical Center is part of Advocate Health Care, one of the nation's leading health care networks. A not-for-profit, 694-bed, premier teaching institution with more than 1,200 affiliated physicians, Christ Medical Center is one of the major referral hospitals in the Midwest for a number of specialties, including cancer care; cardiovascular services; heart, kidney and lung transplantation; neurosciences; orthopedics; and women's health. The hospital provides emergency care for nearly 100,000 patient visits annually and has one of the busiest Level I trauma centers in Illinois.



Little Company Of Mary Hospital (254 BEDS) – 1.5 miles from site

Little Company of Mary Hospital and Health Care Centers (www.LCMH.org), based in Evergreen Park, IL., delivers technologically advanced services through an acute-care hospital; a Cancer Center affiliated with the Medical Oncology Group of the University of Chicago Hospitals; and 10 satellite facilities. Little Company's 83-year heritage of providing quality, compassionate care lives on today through its more than 2,500 employees who embody the mission of the Sisters of the Little Company of Mary, sponsors of the Hospital and Health Care Centers. The Sisters are an international congregation of women founded by the Venerable Mary Potter in 1877 in Nottingham, England, to provide health care services in the more than 10 countries they serve around the globe.



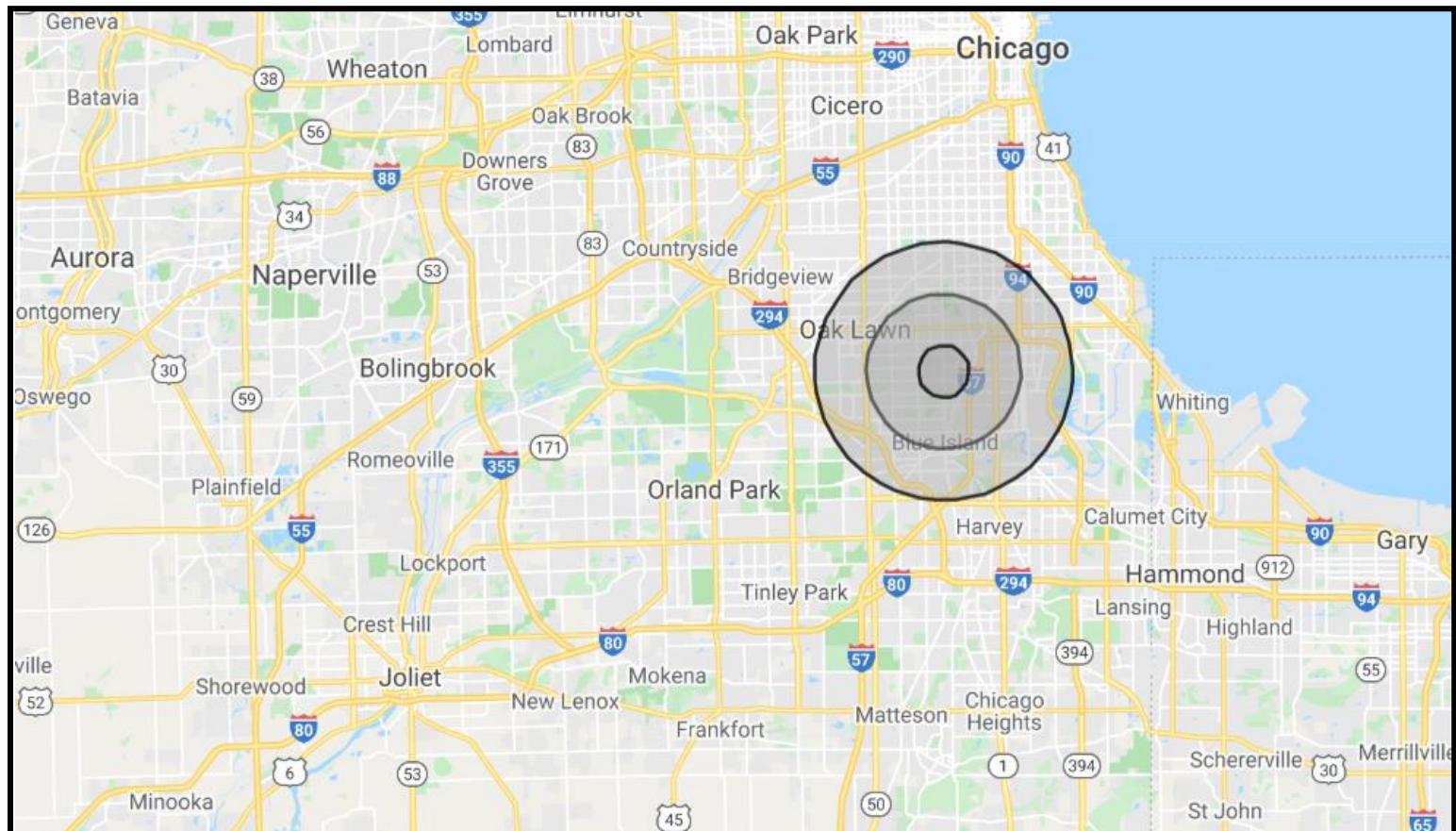
Palos Community Hospital– (428 Beds) - 7 miles from site.

Palos Community Hospital is a general medical and surgical hospital in Palos Heights, IL, with 428 beds. Survey data for the latest year available shows that 47,415 patients visited the hospital's emergency room. The hospital had a total of 17,960 admissions. Its physicians performed 3,761 inpatient and 4,520 outpatient surgeries. Accredited by the Joint Commission on Accreditation of Healthcare Organizations. 2,993 employees; 508 volunteers.



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Market Highlights



Beverly Hills/Morgan Park community is referred to as Chicago's "Village in the City." Many of the city's business and political leaders built homes and mansions along the hill that forms the highest land in Chicago. Many of these eloquent homes and mansions were designed by historic architects such as Frank Lloyd Wright, Walter Burley Griffin and Daniel Burnham. The Ridge Historic District runs through the heart of Beverly Hills/Morgan Park, with more than 3,000 buildings it is one of the largest urban districts on the National Register of Historic Places. Now a thriving city neighborhood, Beverly Hills/Morgan Park offers the amenities of suburban living with the excitement of urban lifestyle.

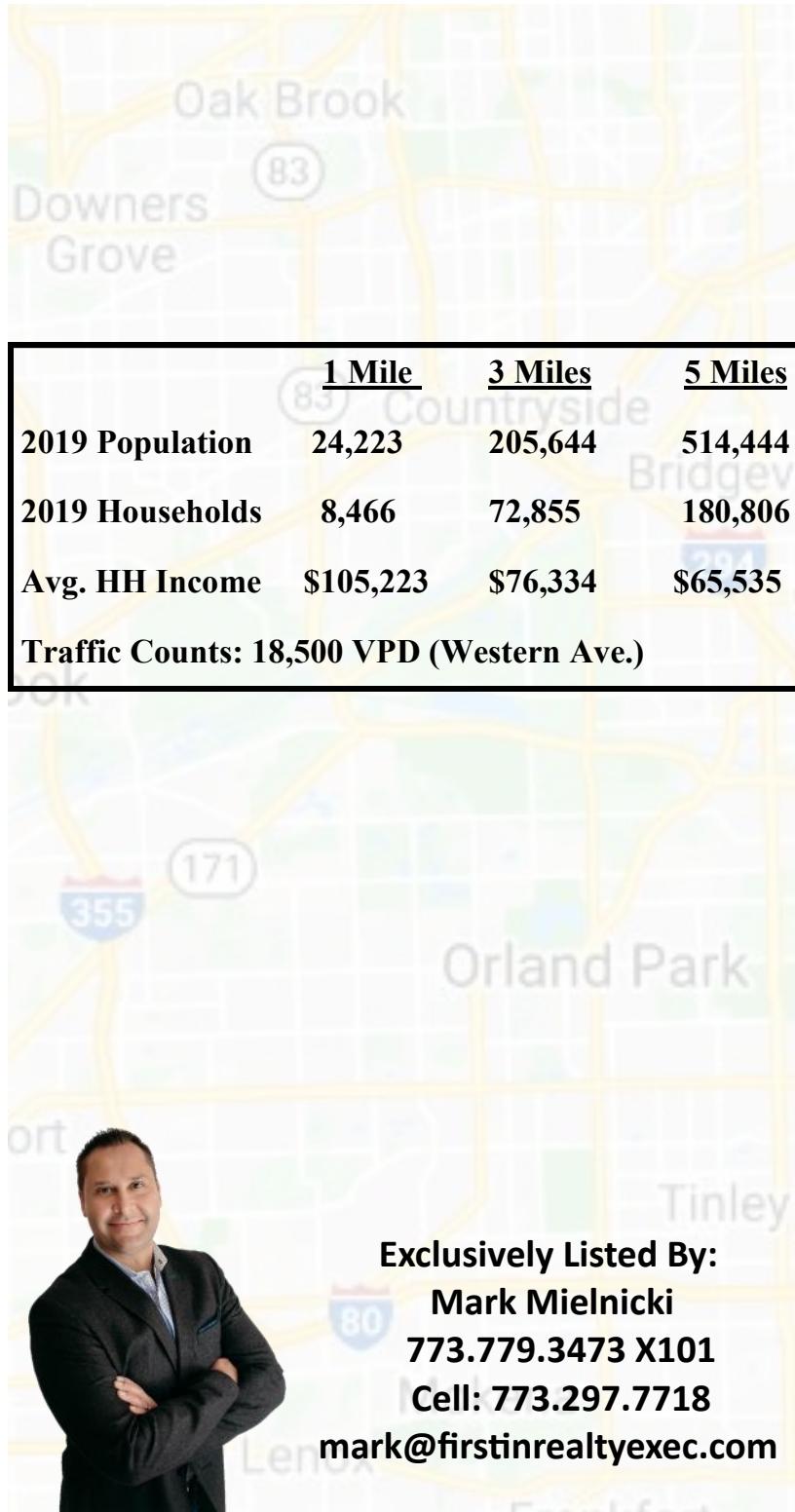
The community is home to many of Chicago's affluent downtown professionals as well as Chicago firefighters and police officers. Transportation to the heart of the downtown business and entertainment area is unprecedented by the convenience of the Metra Rock Island System which makes frequent stops approximately every 4 blocks. The area is also served by ease of access to many of the City's interstates including I-57, I-90/94 and I-294.

The Beverly community successfully maintains an impressive residential, retail and cultural balance in one of Chicago's most historic neighborhoods. Average household incomes within 1 mile are + \$100,000 with over 9,000 households. Average annual retail sales for Beverly/Hills/Morgan Park (60643) alone are approximately \$250,000,000 annually since 2010.

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Exclusively Listed By:

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