



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.

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



10801 S. Western | Beverly, Chicago

Class A Medical Office Space

+/- 6000 SF Main Level



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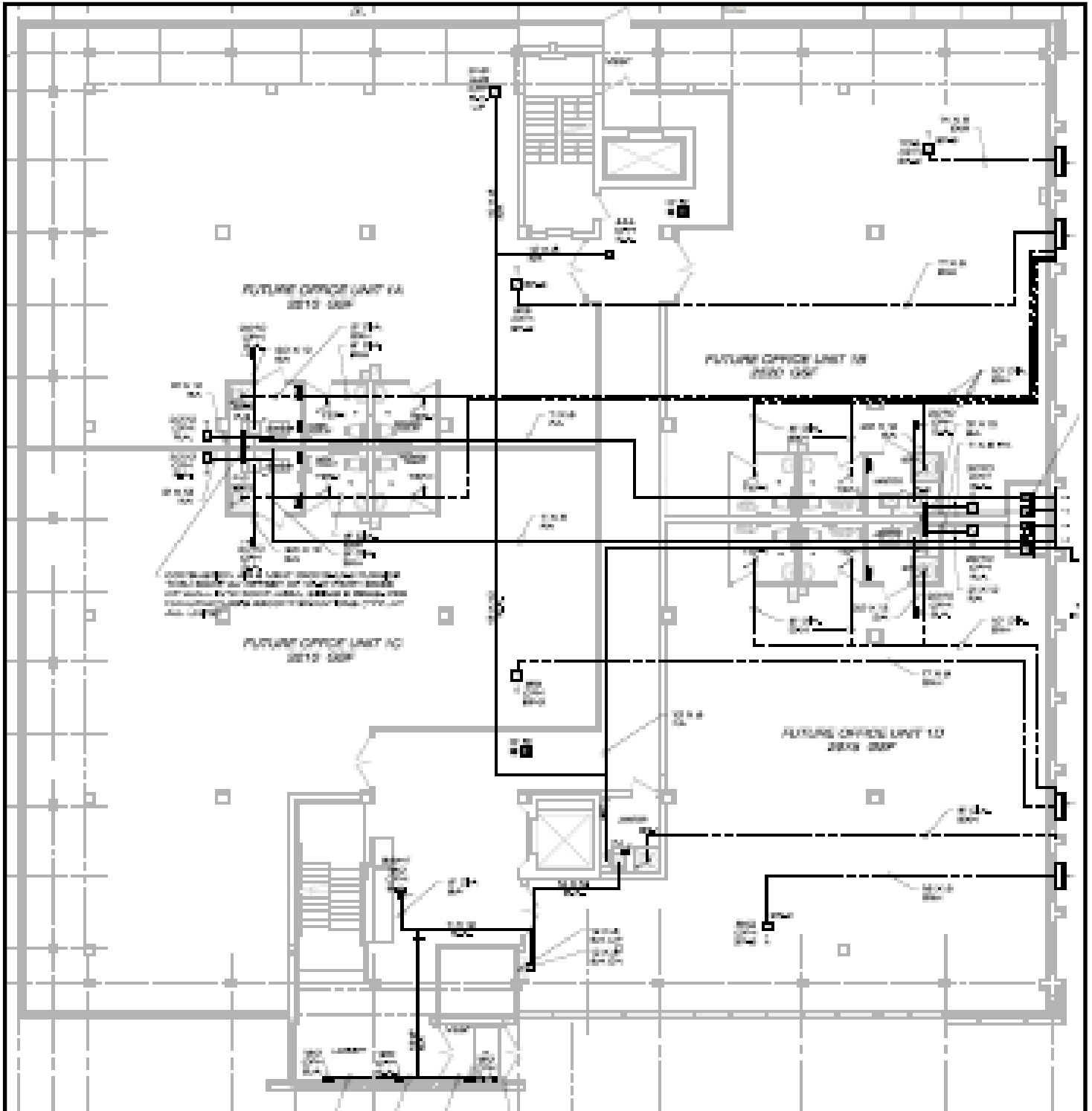
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FIRST IN
REALTY EXECUTIVES
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Ground Level Floor Plan



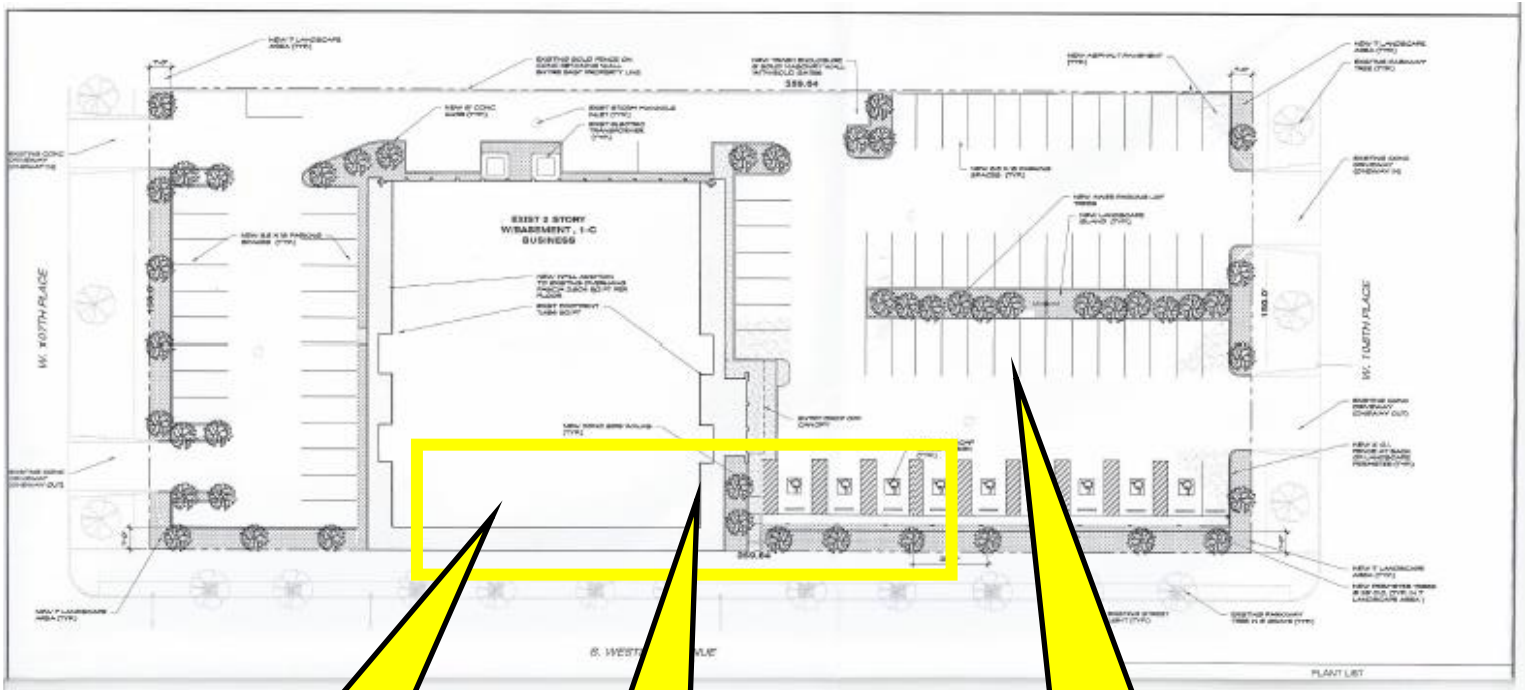
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Site Plan



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

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

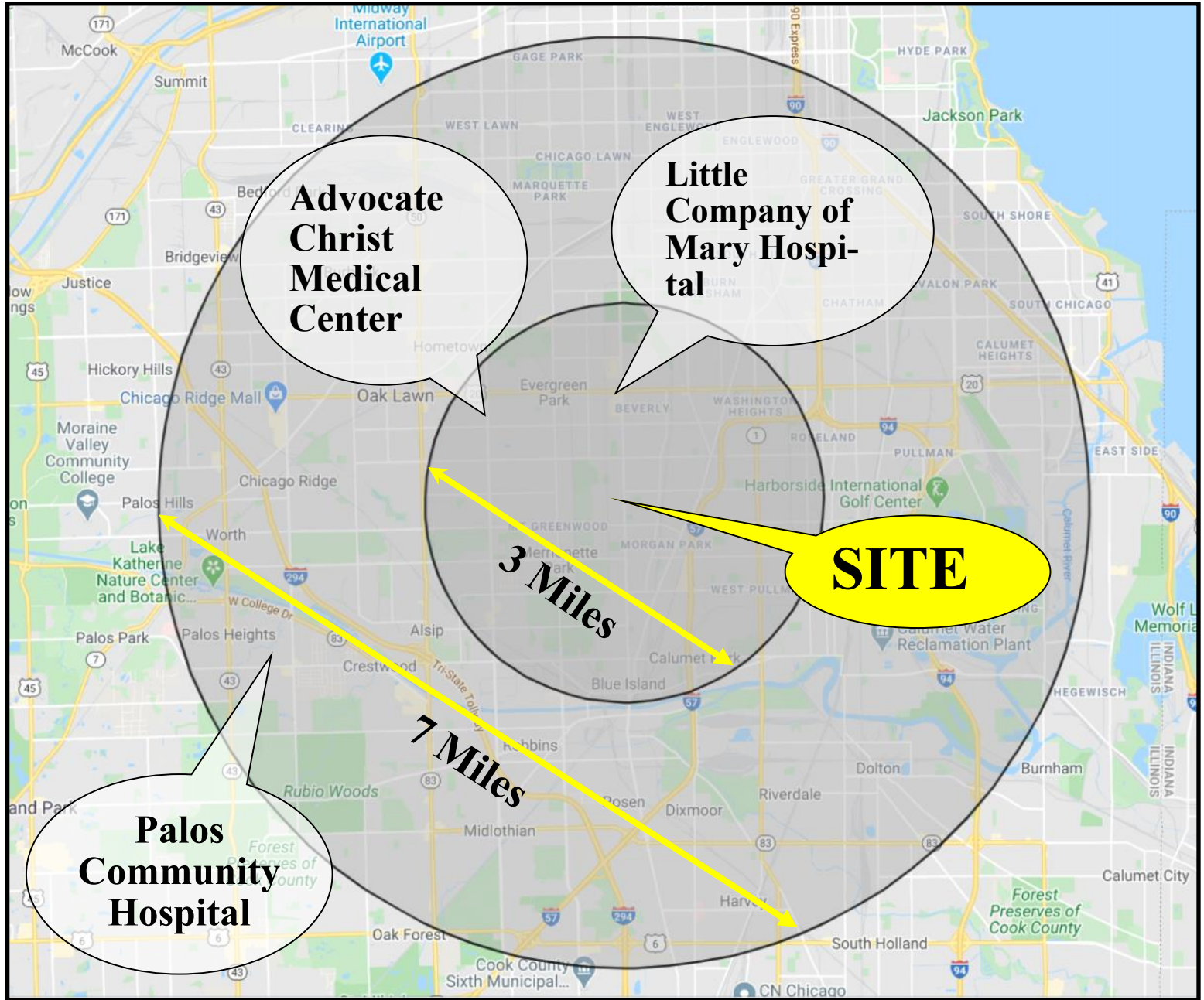
**+/- 80
surface
parking stalls
including 9
handicap**

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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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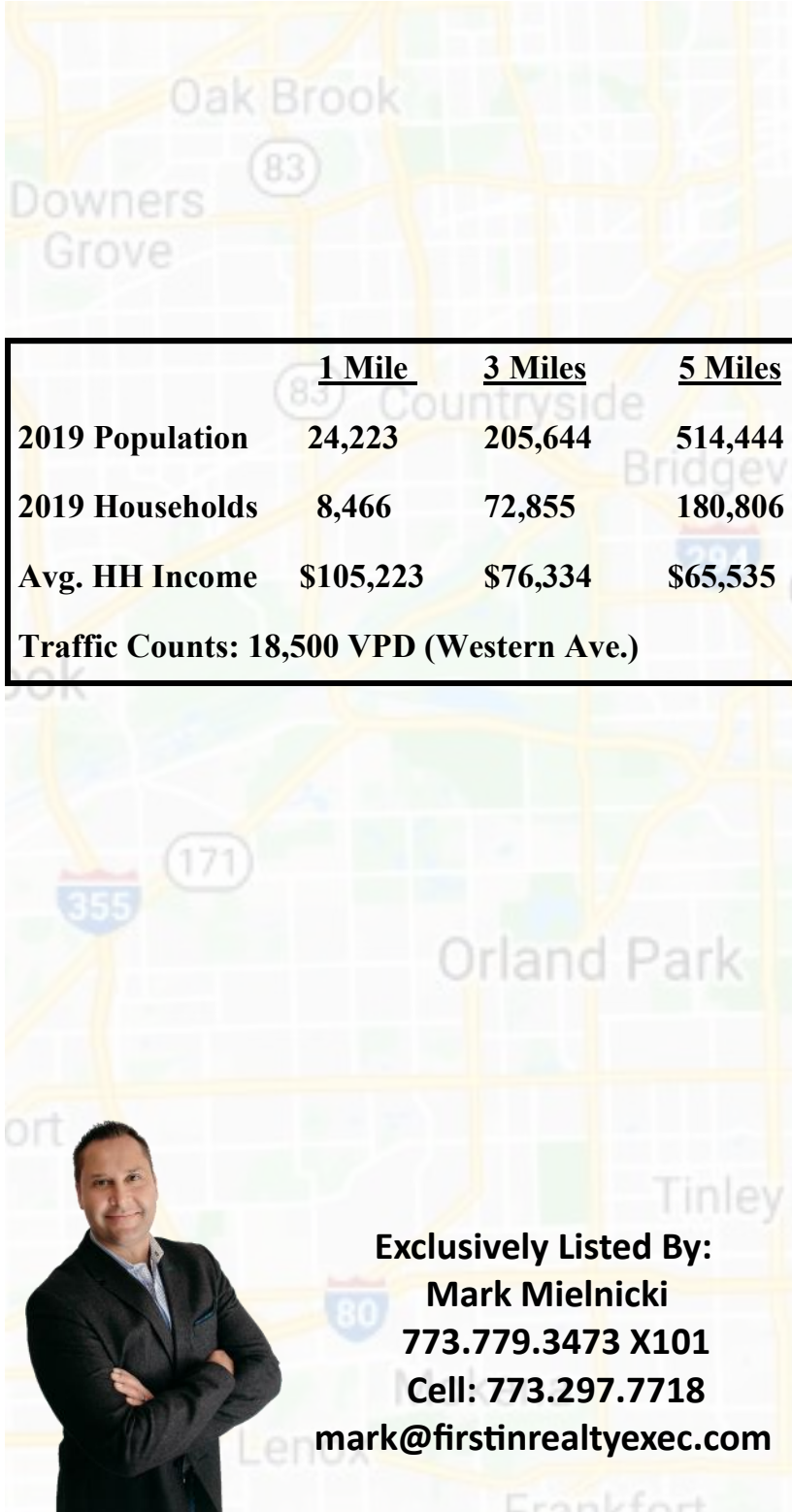


A map of the Chicago area, Illinois, showing the location of the Blue Island station. The station is marked with a black dot and a black circle, indicating its location relative to the surrounding area. The map includes major highways, city names, and the Lake Michigan coastline.

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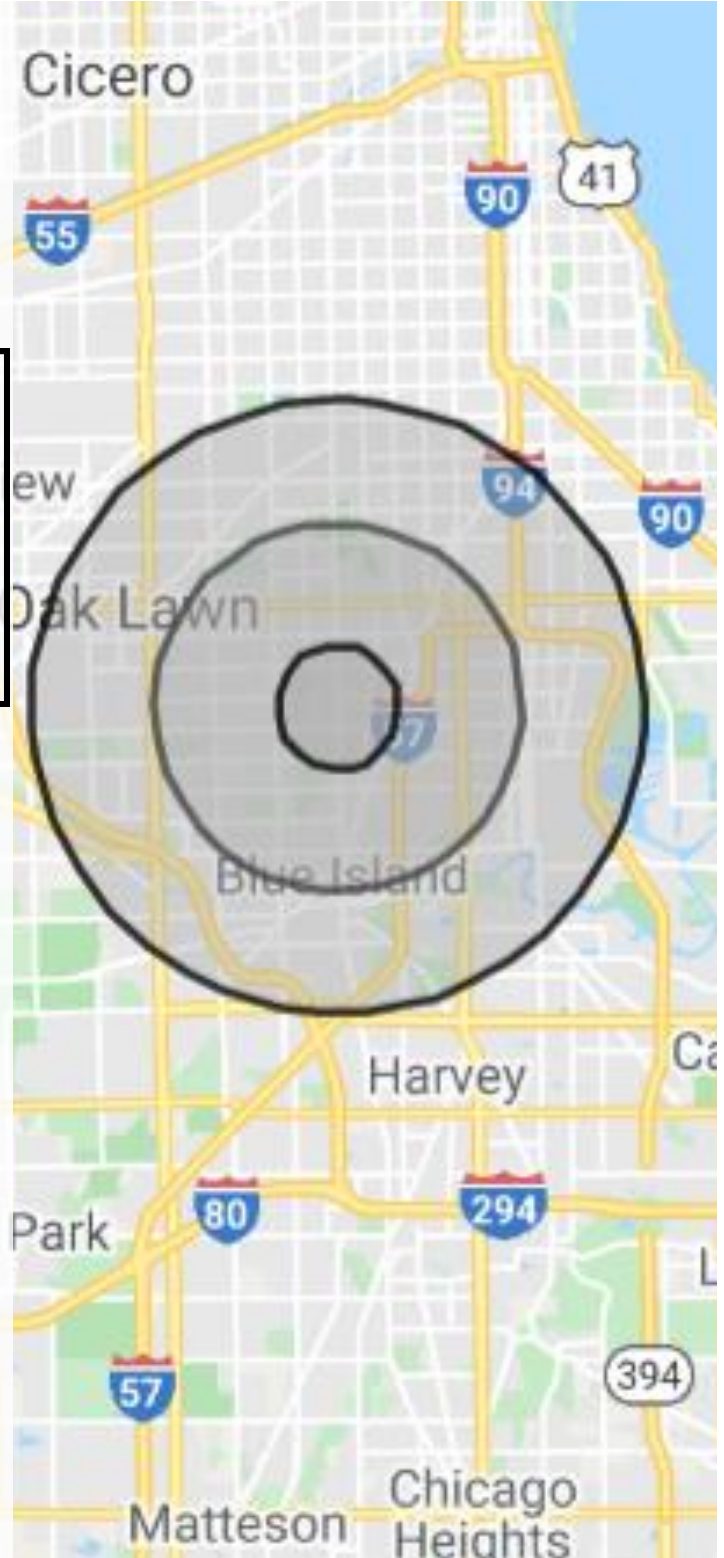
A map showing the area around Oak Brook and Downers Grove, Illinois. The map includes major roads like I-83 and I-171, and labels for various neighborhoods including Oak Brook, Downers Grove, Country Side, Bridgeview, Oak Lawn, Blue Island, Harvey, Tinley Park, Matteson, Chicago Heights, and Frankfort.

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population	24,223	205,644	514,444
2019 Households	8,466	72,855	180,806
Avg. HH Income	\$105,223	\$76,334	\$65,535

Traffic Counts: 18,500 VPD (Western Ave.)



Exclusively Listed By:
Mark Mielnicki
773.779.3473 X101
Cell: 773.297.7718
mark@firstinrealtyexec.com



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