

**PROFESSIONAL OFFICE/MEDICAL
SPACE**



LEASE

1888 SF Medical / Office

82 MILLER DR

North Aurora, IL 60542

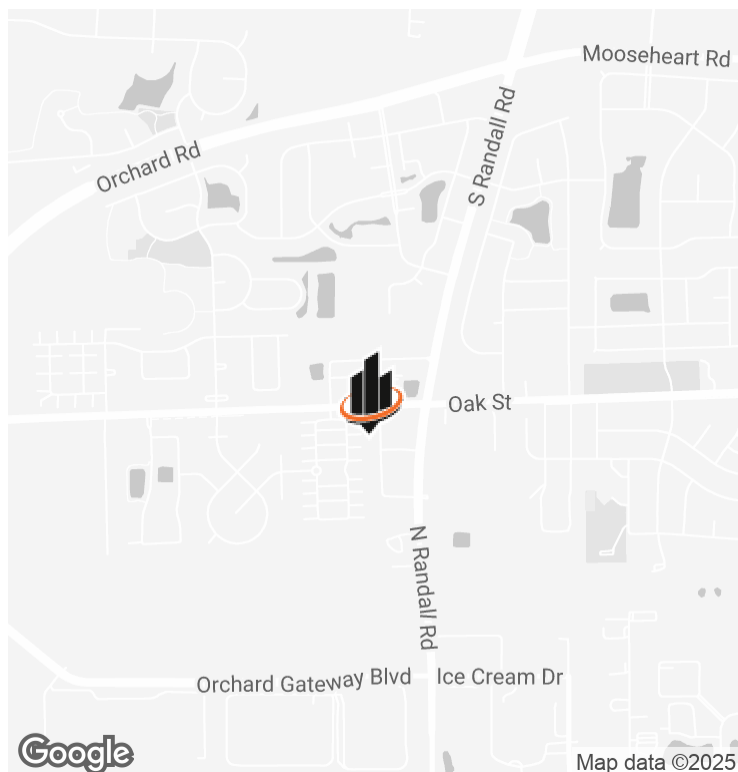
PRESENTED BY:

SHARON O'LEARY

O: 630.938.4950

sharon.oleary@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	1,888 SF
LOT SIZE:	42,409 SF
BUILDING SIZE:	10,200 SF

PROPERTY DESCRIPTION

1,888 SF medical or general office space for lease. Join Advocate Health Care in this professional medical building. Unit offers large waiting area, reception and admin area, 5 treatment rooms/offices, break area and 2 restrooms.

PROPERTY HIGHLIGHTS

- Convenient location Randall Road & Oak St
- Easy access to I-88 off of Orchard Rd
- Modern, Attractive building
- Join Advocate Health Care in the building
- Medical or general office space

SHARON O'LEARY

O: 630.938.4950

sharon.oleary@svn.com

ADDITIONAL PHOTOS



Medical office building



Reception area



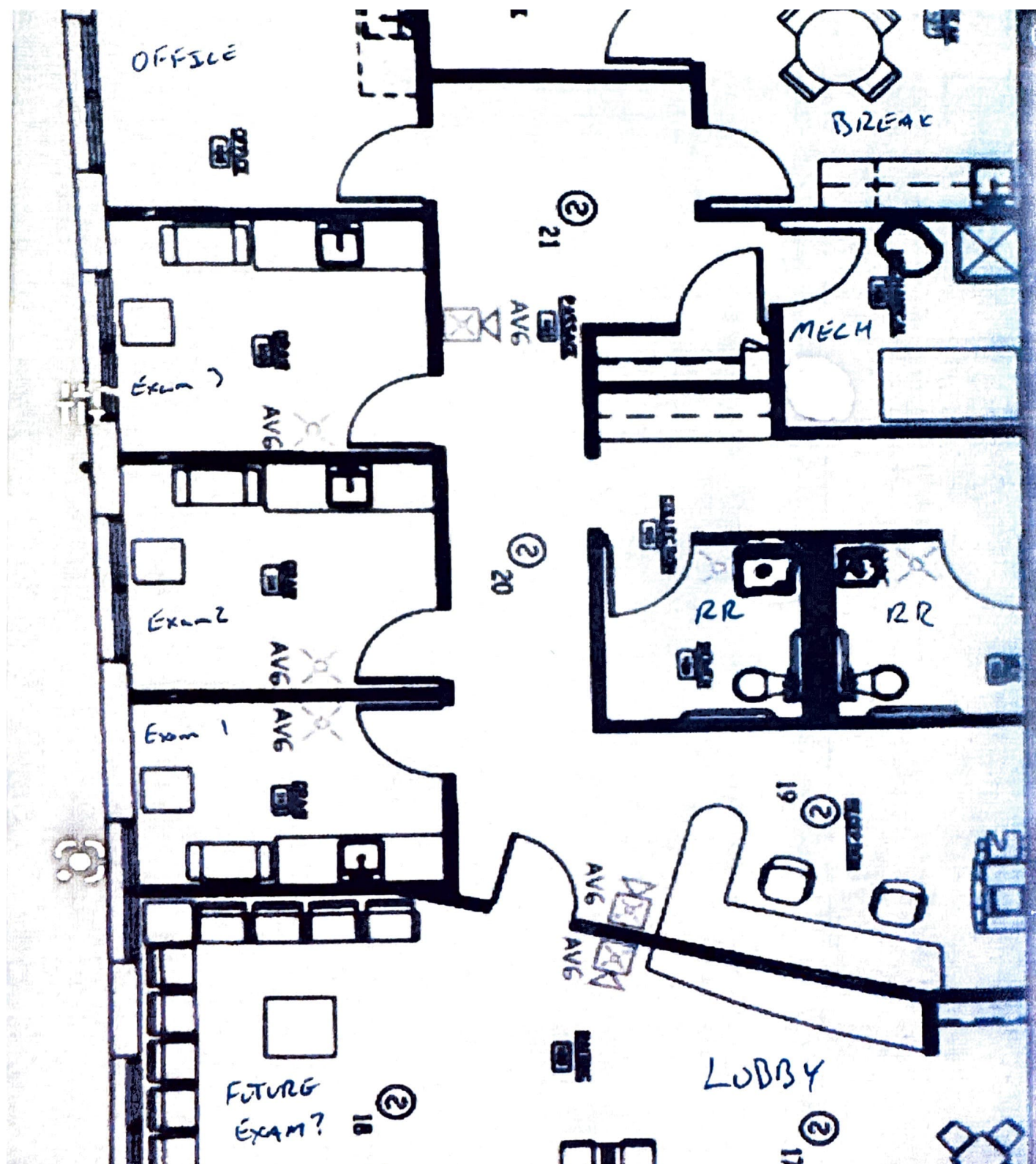
Office



Waiting room

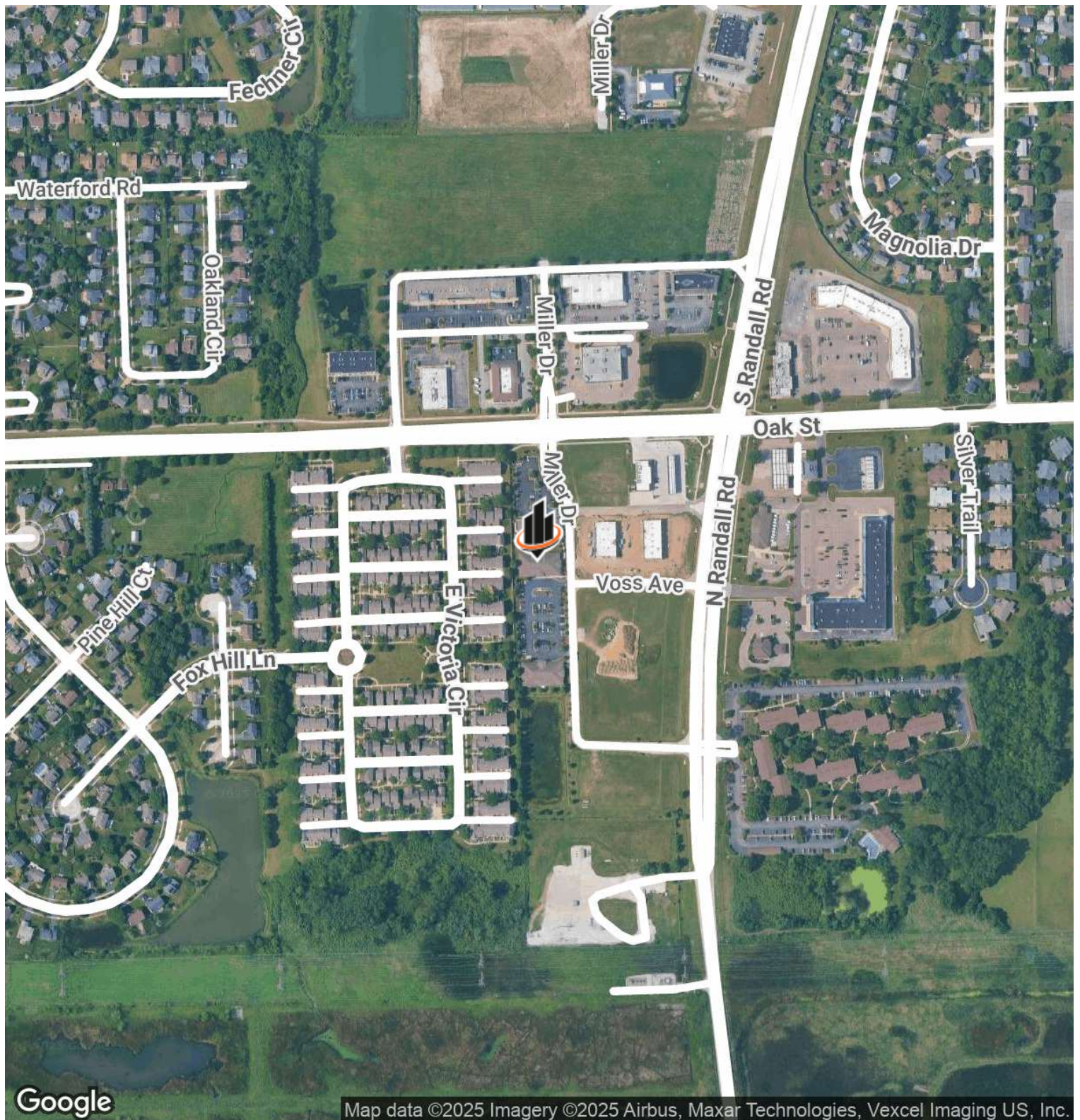
SHARON O'LEARY
O: 630.938.4950
sharon.oleary@svn.com

SUITE FLOORPLAN



SHARON O'LEARY
 O: 630.938.4950
 sharon.oleary@svn.com

LOCATION MAP

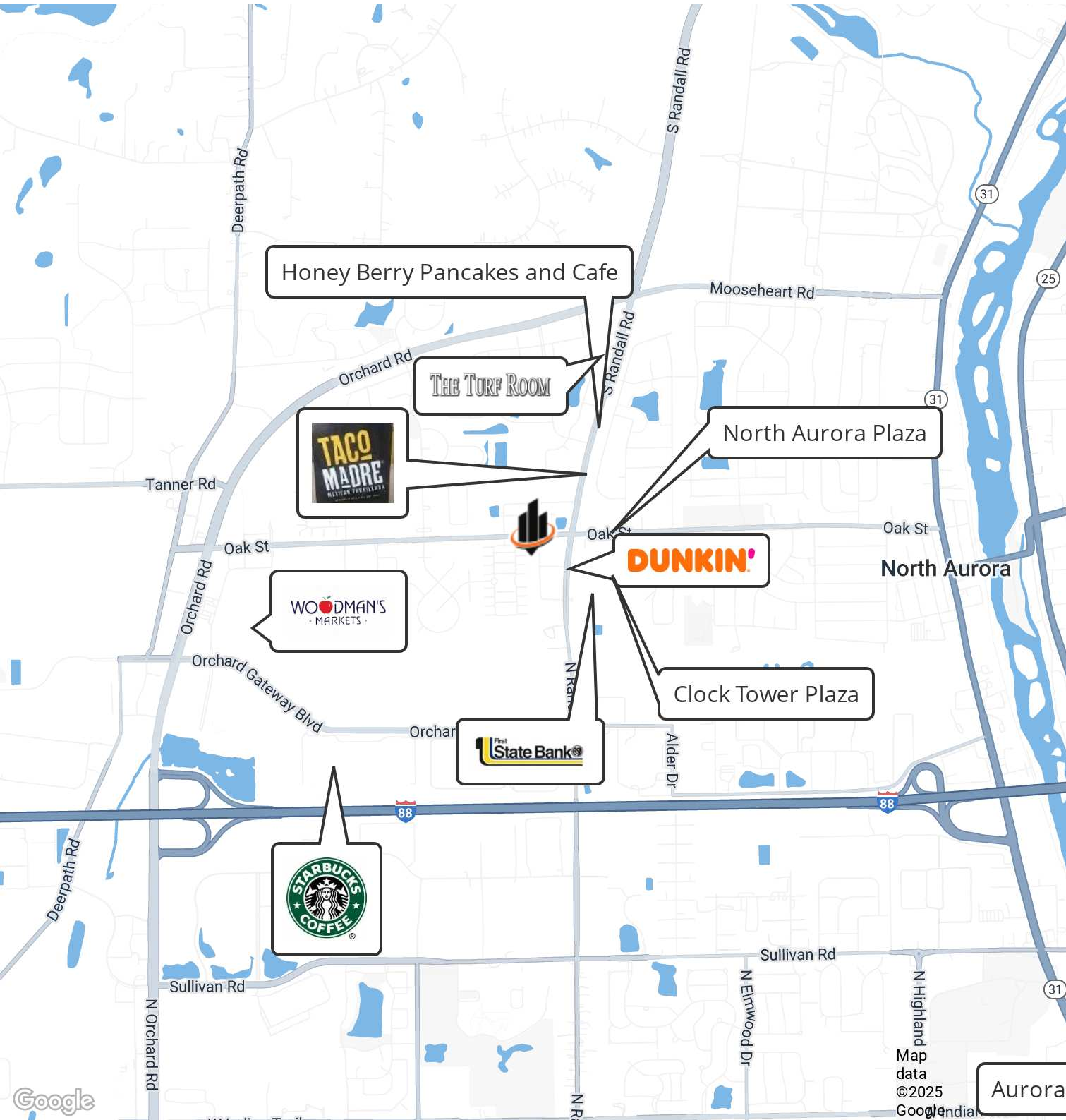


SHARON O'LEARY

O: 630.938.4950

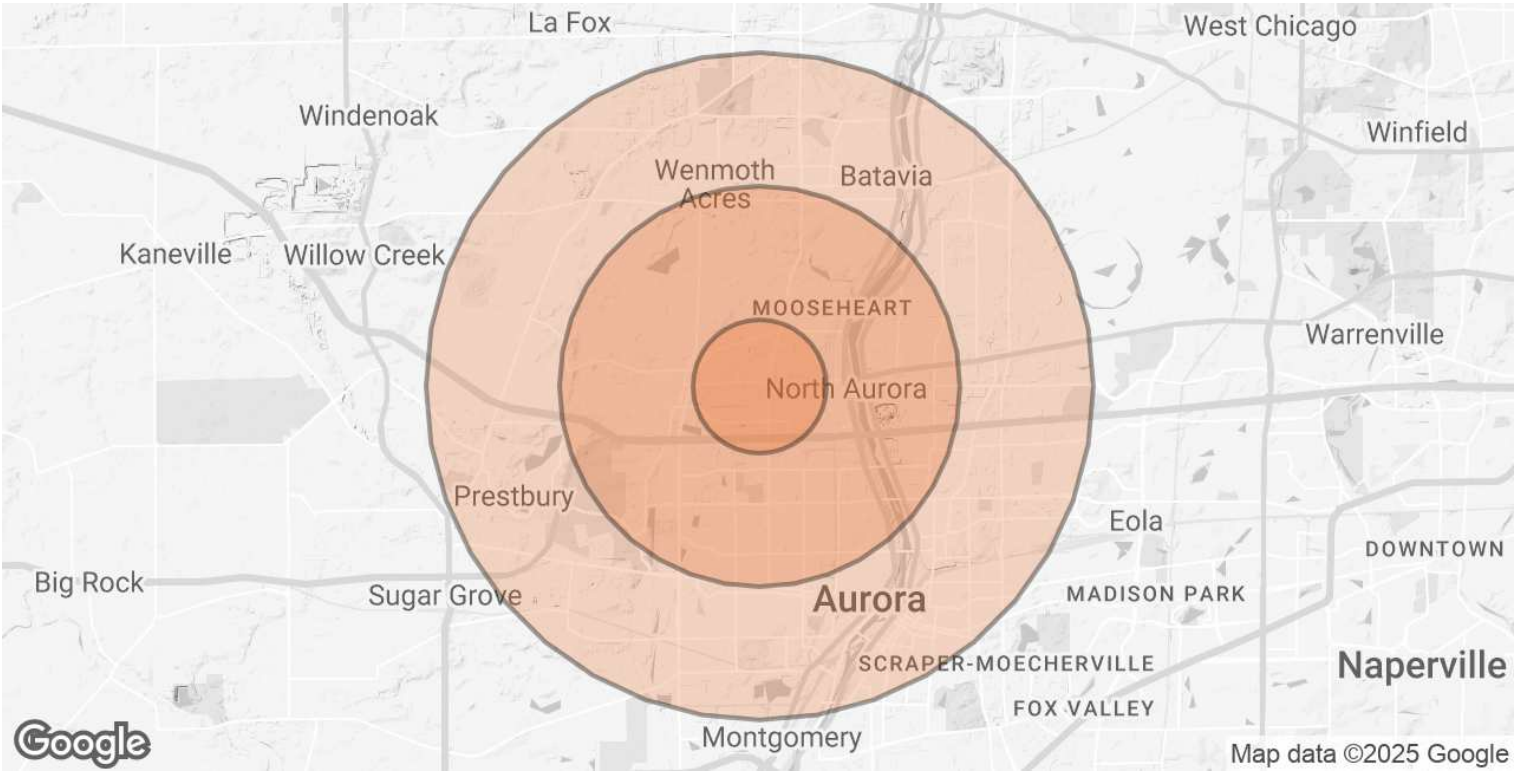
sharon.oleary@svn.com

RETAILER MAP



SHARON O'LEARY
O: 630.938.4950
sharon.oleary@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,102	54,081	155,111
AVERAGE AGE	43	39	39
AVERAGE AGE (MALE)	41	38	38
AVERAGE AGE (FEMALE)	44	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,852	19,115	54,258
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$128,258	\$122,328	\$122,329
AVERAGE HOUSE VALUE	\$307,317	\$296,501	\$299,893

Demographics data derived from AlphaMap

SHARON O’LEARY
O: 630.938.4950
sharon.oleary@svn.com