



**kw** ONEChicago  
KELLERWILLIAMS.

**MEDICAL OFFICE FOR  
LEASE**

# Medical & Professional Office Suites Available

AVAILABLE SUITES | 501-517 THORNHILL DRIVE | CAROL STREAM, IL

Exclusively Listed by

**David Piotrowski - Senior Commercial Broker** | (773) 349-4337 | [dp Piotrowski@kw.com](mailto:dp Piotrowski@kw.com) | 475.155906, IL

**Nate Thompson - Designated Managing Broker** | 312-216-2422 | [natethompson@kw.com](mailto:natethompson@kw.com) | 471.020205, IL

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

**KELLER WILLIAMS ONECHICAGO**  
700 Busse Hwy  
Park Ridge, IL 60068

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# Executive Summary



## Property Overview

Mona Kea Medical Park – West Building is a multi-tenant office and medical building located at 501–517 Thornhill Drive in Carol Stream, Illinois. The property is positioned near the intersection of Schmale Road and Thornhill Drive, providing convenient access to surrounding commercial corridors and nearby retailers including Home Depot and Chase Bank. The building offers a variety of suite sizes suitable for office or medical users, with both main level and lower level spaces available. Suites feature multiple private offices and exam rooms, making the property well suited for medical, therapy, professional office, and service-related businesses. Ample parking is available with approximately 3.5 parking spaces per 1,000 square feet. Lease rates are competitive for the area, and suites can be combined to accommodate larger space requirements.

## Property Highlights

- Medical and office suites available
- Suite sizes from approximately 1,174 SF to 8,000 SF contiguous
- Main level and lower level spaces available
- Multiple suites built out with exam rooms and private offices
- Approximately 3.5 parking spaces per 1,000 SF
- Located near Schmale Rd and Thornhill Dr
- Near Home Depot, Chase Bank, and other commercial businesses
- Competitive lease rates
- Zoning: B4
- Suitable for medical, office, therapy, and service users

<b>Address1:</b>	501, 511, 515, & 517 Thornhill Drive
<b>Price:</b>	\$16 first floor / \$12 lower level
<b>Floors:</b>	2
<b>Available SF:</b>	1,100 - 21,556 sq ft
<b>Lot Size:</b>	3.46 Acres
<b>Year Built:</b>	1979
<b>Building Class:</b>	A Class condo
<b>Parking:</b>	Surface
<b>Parking Ratio:</b>	1:13.2
<b>Elevator - Passenger:</b>	Yes

# Property Photos

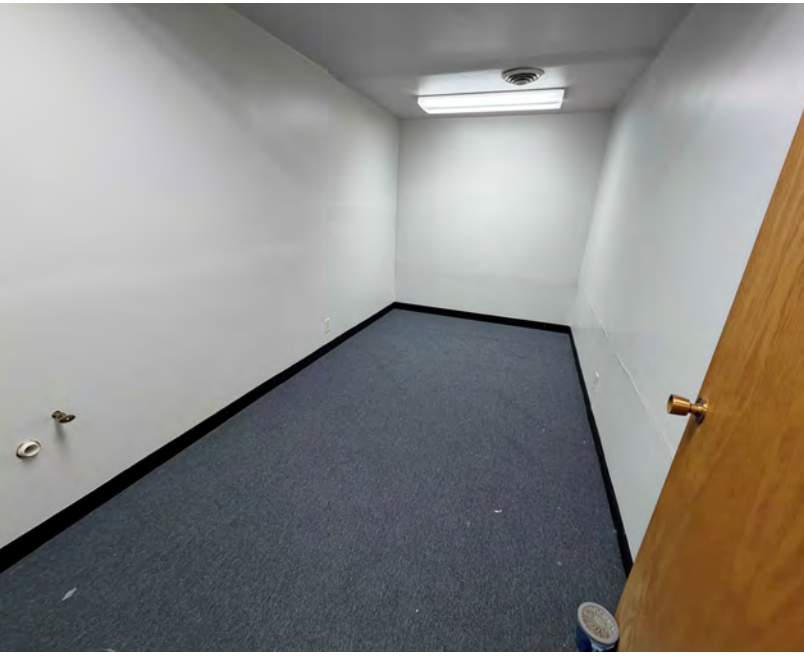


# Property Photos

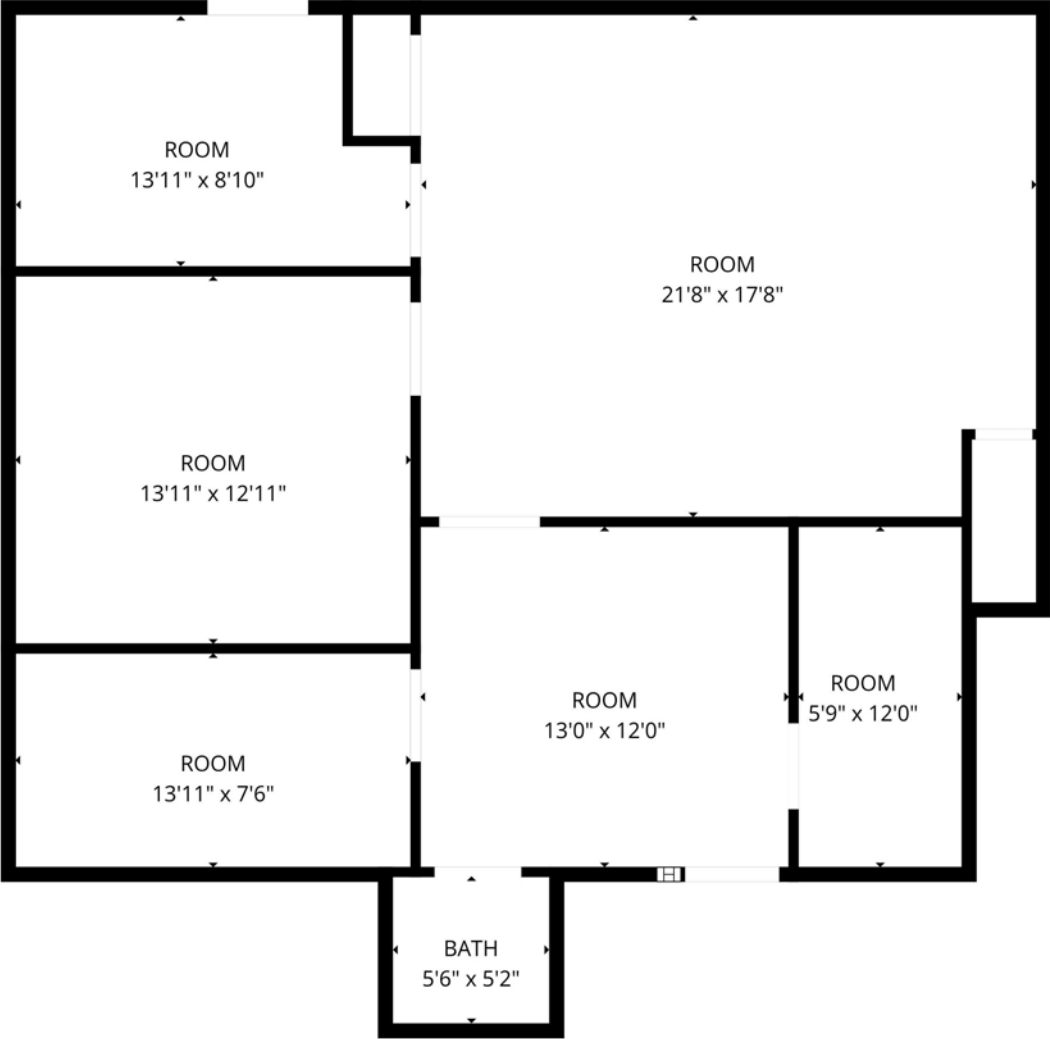


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Property Photos

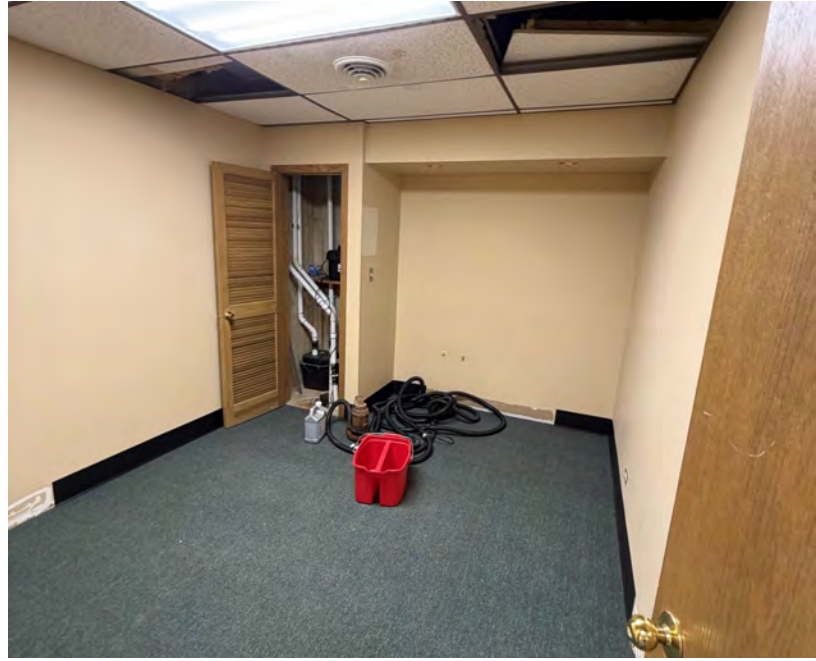


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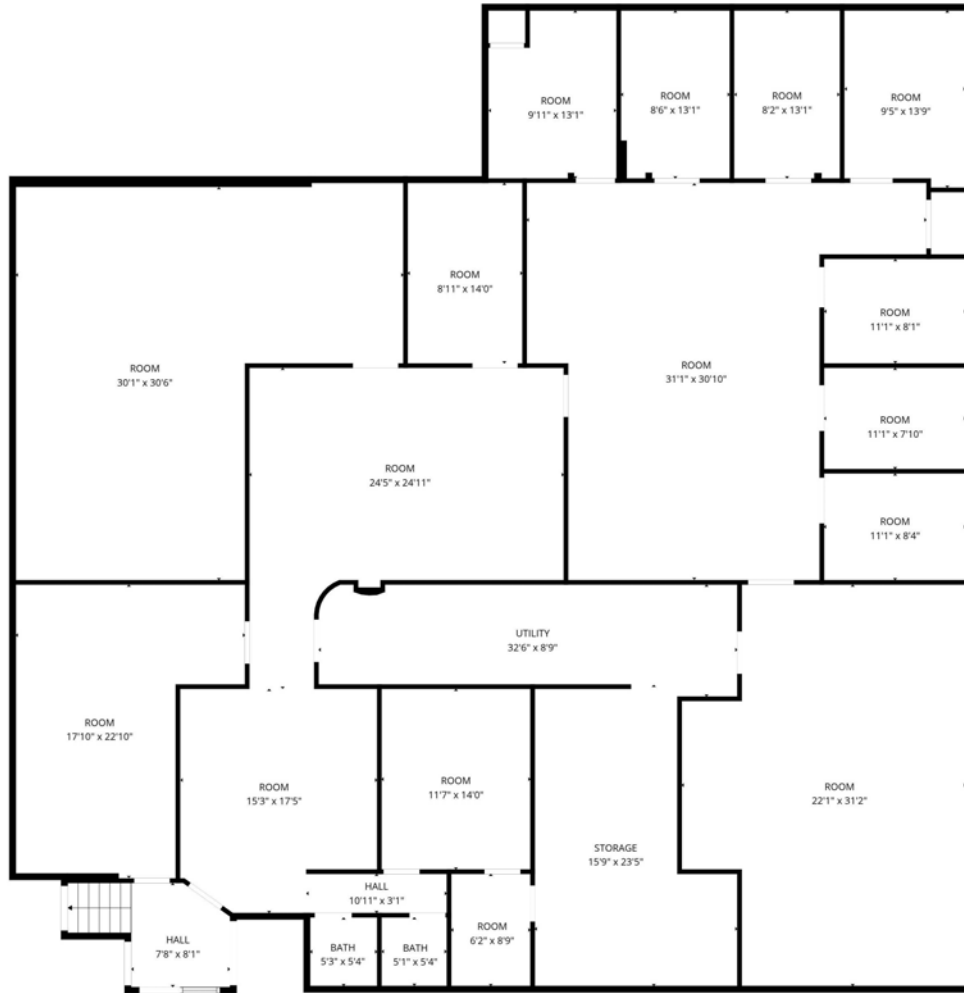


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# Property Photos



# Property Photos



**TOTAL: 2476 sq. ft**  
1st floor: 2476 sq. ft  
EXCLUDED AREAS: ROOM: 1974 sq. ft, UTILITY: 258 sq. ft, STORAGE: 298 sq. ft,  
WALLS: 163 sq. ft

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# PROPERTY PHOTOS

511 THORNHILL DR UNIT F



# PROPERTY PHOTOS

511 THORNHILL DR UNIT F



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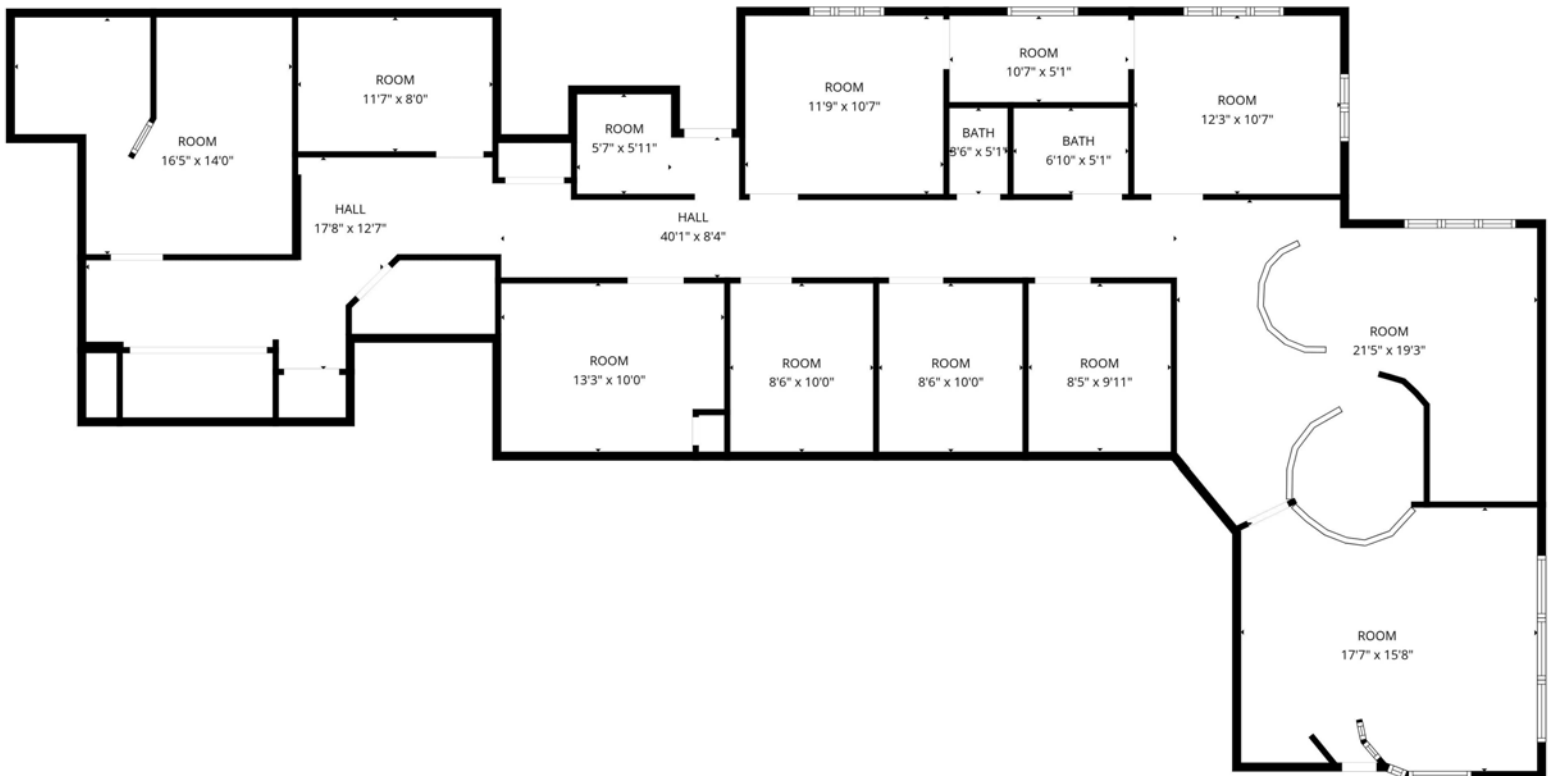
# PROPERTY PHOTOS

515 THORNHILL DR UNIT A



# PROPERTY PHOTOS

515 THORNHILL DR UNIT A



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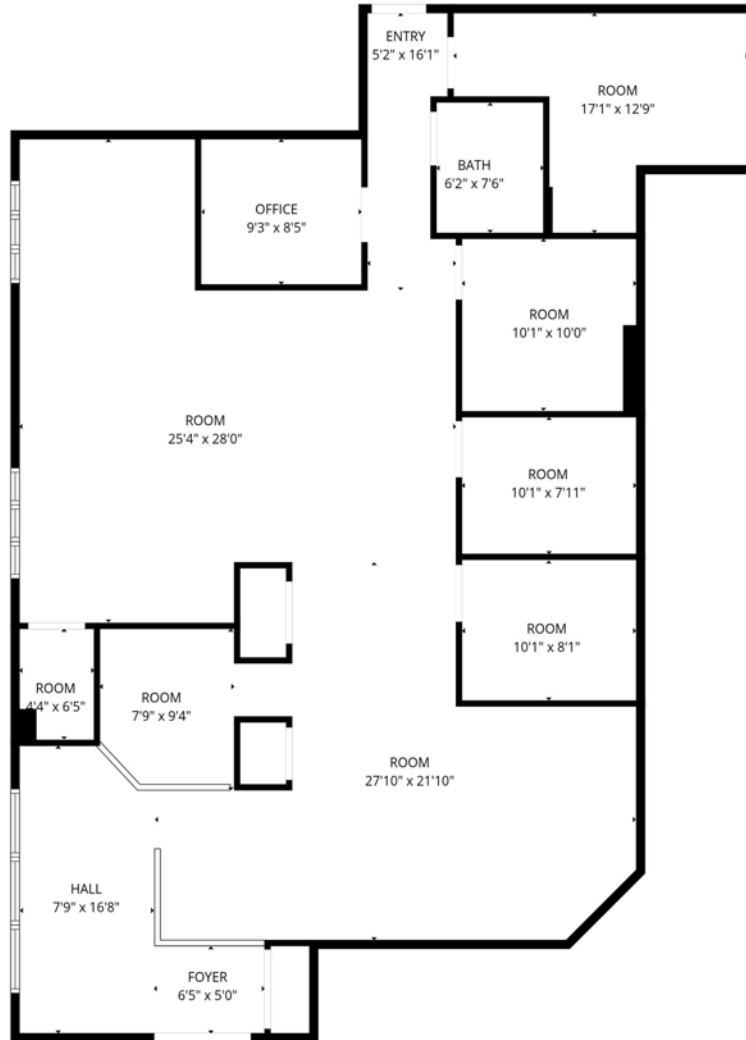
# PROPERTY PHOTOS

515 THORNHILL DR UNIT B



# PROPERTY PHOTOS

515 THORNHILL DR UNIT A



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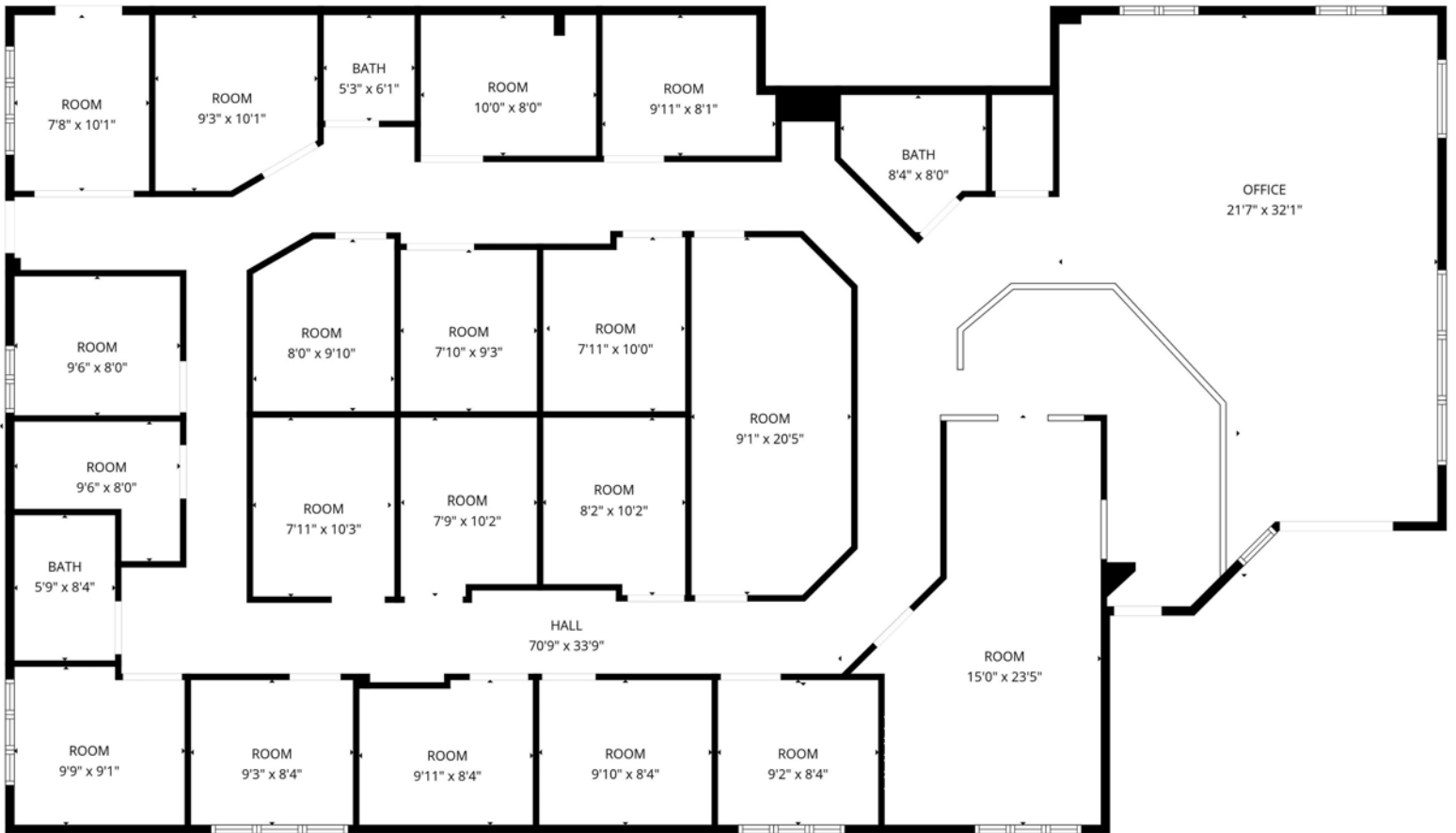
# PROPERTY PHOTOS

517 THORNHILL DR



# PROPERTY PHOTOS

517 THORNHILL DR



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# Available Spaces



Space	Size	Term	Rate	Space Use	Condition	Available
501	4,300	36-120 Months	\$16 / year	Medical	Fully build out	Immediately
501A LL	1,174	36-120 Months	\$12 / Year	Office	Fully build out	30-60 Days
501B LL	5,178	36-120 Months	\$12 / Year	Office	Fully build out	30-60 Days
511F LL	2,127	36-120 Months	\$12 / Year	Medial	Fully build out	Immediately
515 A	2,644	36-120 Months	\$16 / year	Medical	Fully build out	Immediately
515 B	2,644	36-120 Months	\$16 / year	Medical	Fully build out	Immediately
517	3,500	36-120 Months	\$16 / year	Medical	Fully build out	Immediately

# Professional Bio



**DAVID PIOTROWSKI**  
Senior Commercial Broker

## PROFESSIONAL BACKGROUND



Keller Williams OneChicago  
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David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.

# Medical & Office Space – Mona Kea Medical Park

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