



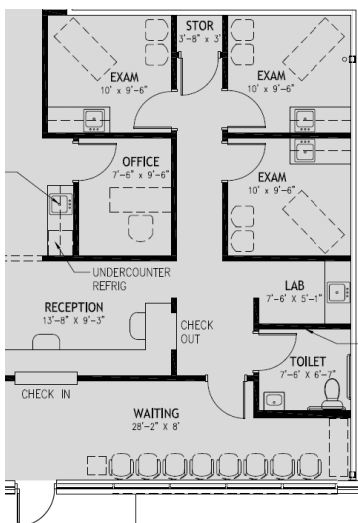
Medical Office Space with Class A Finishes near Delnor Hospital

BATAVIA MEDICAL CAMPUS II
2550 - 2586 W FABYAN PARKWAY | BATAVIA, IL

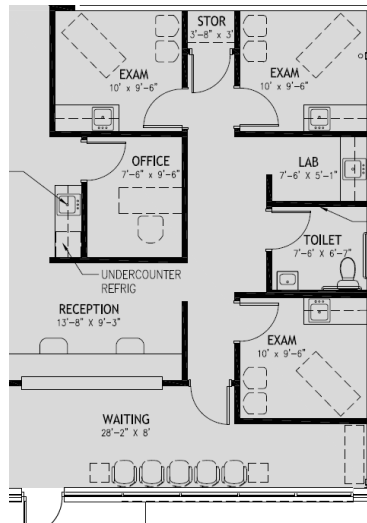
SUITE C | 1,308 SF

2550-2586 W FABYAN PKWY / BATAVIA

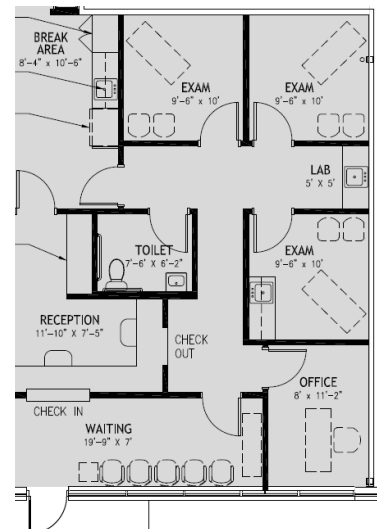
VERSA
 REAL ESTATE SERVICES



OPTION 1



OPTION 2



OPTION 3



BUILDING HIGHLIGHTS

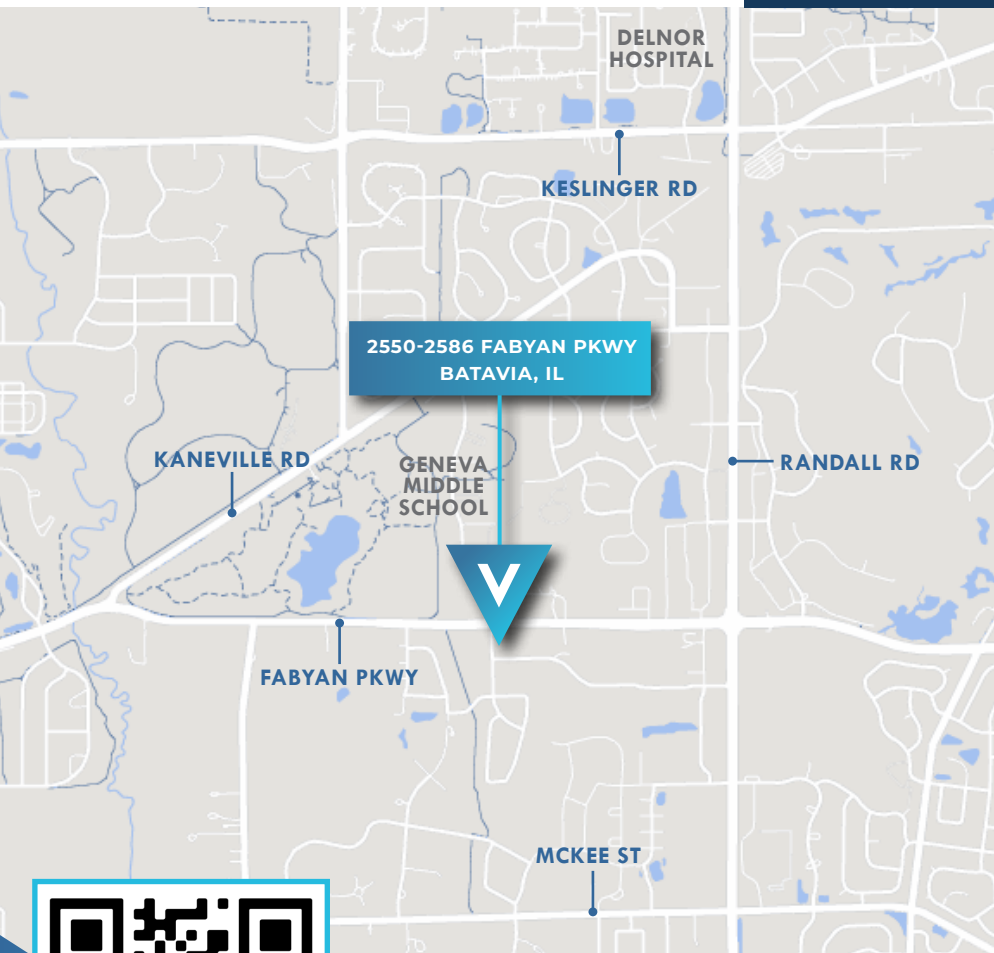
- ▶ Anchored by Advocate Healthcare and Fresenius Medical Care
- ▶ Building Signage Available
- ▶ Turn Key Buildouts
- ▶ Newer Construction

OFFERING SUMMARY

LEASE RATE	\$18.00 - \$20.00 PSF NNN
AVAILABLE SF	1,308 SF
BUILDING SF	17,374 SF
YEAR BUILT	2009
PARKING RATIO	4.82

AREA AMENITIES

- ▶ In Close Proximity to Delnor Hospital
- ▶ Easy Access to Randall Rd
- ▶ Numerous Fast Serve and Fine Dining Restaurants in Close Proximity
- ▶ Major Shopping Big Box Retailers Nearby



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