



# Advocate Sherman Hospital Medical Office Building

1435 NORTH RANDALL ROAD,  
ELGIN, IL 60123



### On-Campus Location

Attached to the hospital with direct connections to multiple floors.

### State-of-the-Art Hospital Campus

Built in 2009.

### Class A Medical Office Space

Customized build outs available.

### Location

Superior access to Interstate 90.

### Parking

Ample parking offers convenience for physicians, patients and staff.

### Hospital Amenities

Access to the cafeteria, gift shop and Starbucks in the hospital.



New State of The Art Hospital



Marketing to Solely Medical Users



Community of Complementary Providers

### STATE OF THE ART



I-90 ACCESS

Exit 52



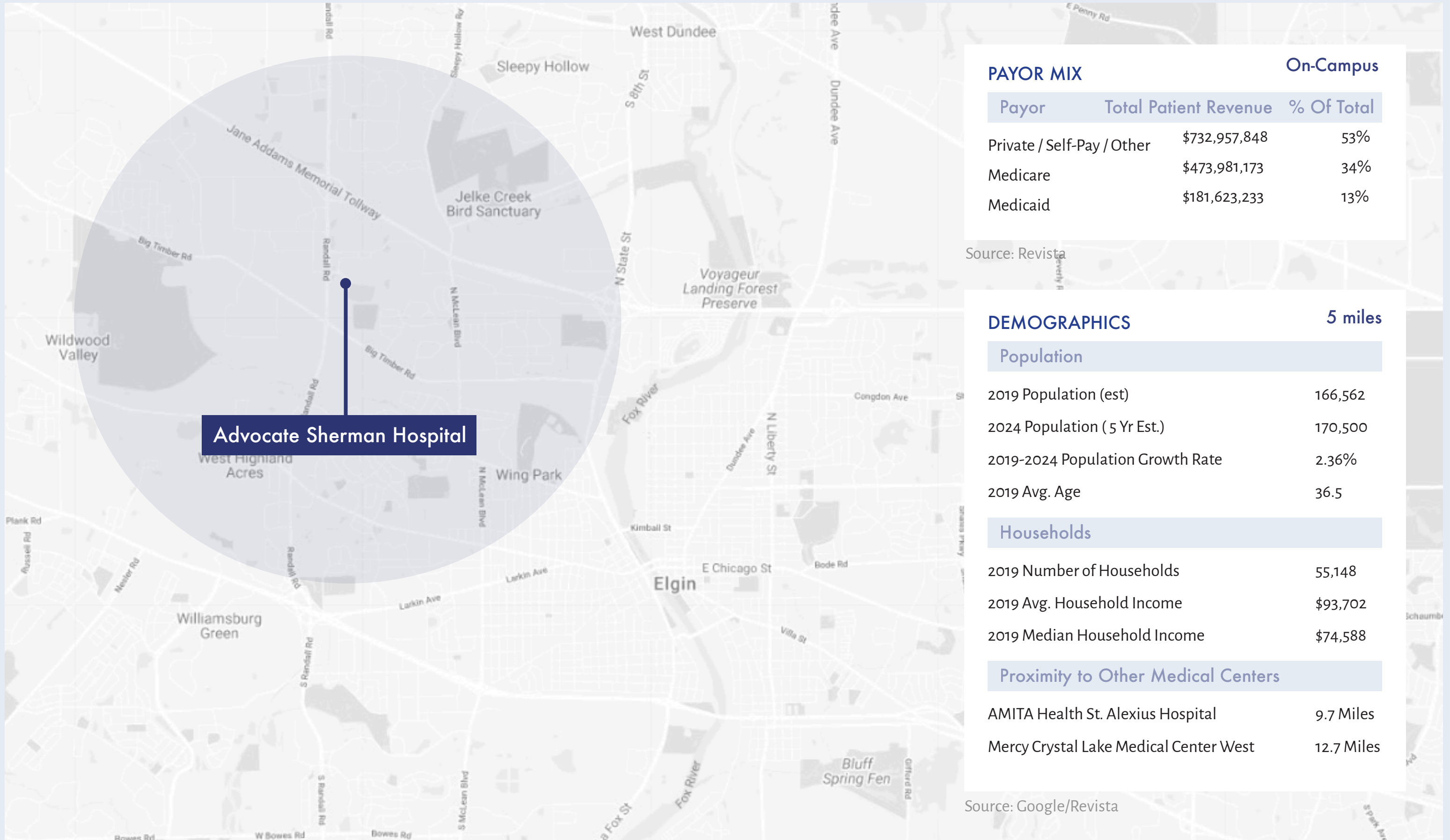
RANDALL ROAD

Advocate Sherman Hospital



CLASS A MEDICAL SPACE





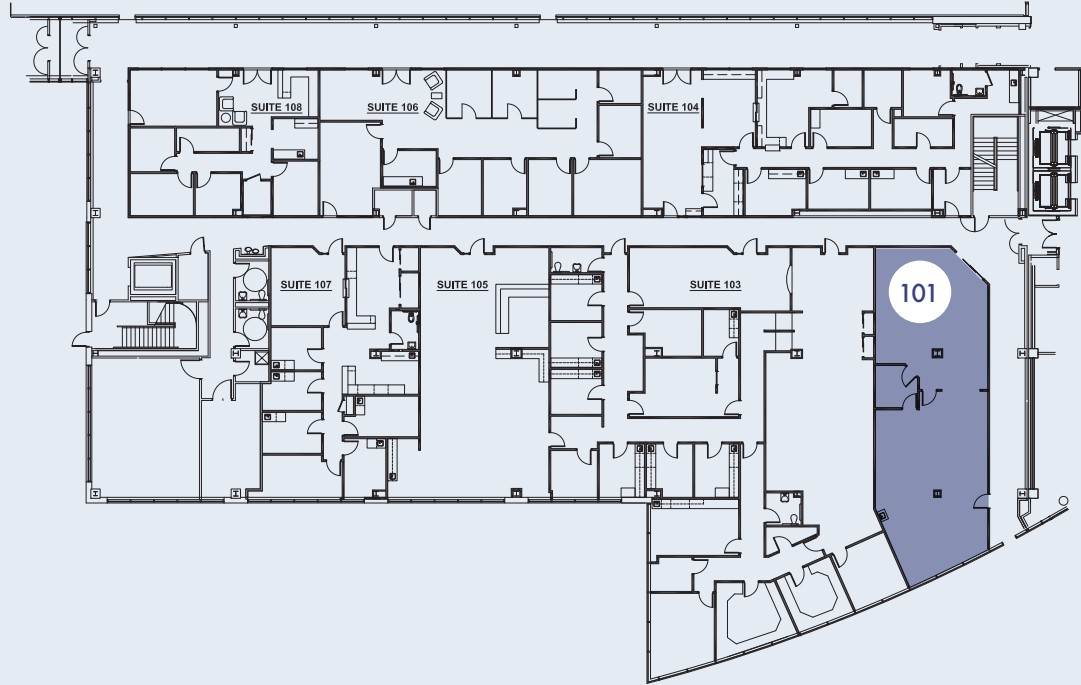
**Advocate Sherman Hospital**

PAYOR MIX		On-Campus
Payor	Total Patient Revenue	% Of Total
Private / Self-Pay / Other	\$732,957,848	53%
Medicare	\$473,981,173	34%
Medicaid	\$181,623,233	13%

Source: Revista

DEMOGRAPHICS		5 miles
<b>Population</b>		
2019 Population (est)		166,562
2024 Population (5 Yr Est.)		170,500
2019-2024 Population Growth Rate		2.36%
2019 Avg. Age		36.5
<b>Households</b>		
2019 Number of Households		55,148
2019 Avg. Household Income		\$93,702
2019 Median Household Income		\$74,588
<b>Proximity to Other Medical Centers</b>		
AMITA Health St. Alexius Hospital		9.7 Miles
Mercy Crystal Lake Medical Center West		12.7 Miles

Source: Google/Revista



1ST FLOOR

Suite 101:  
1,992 SF

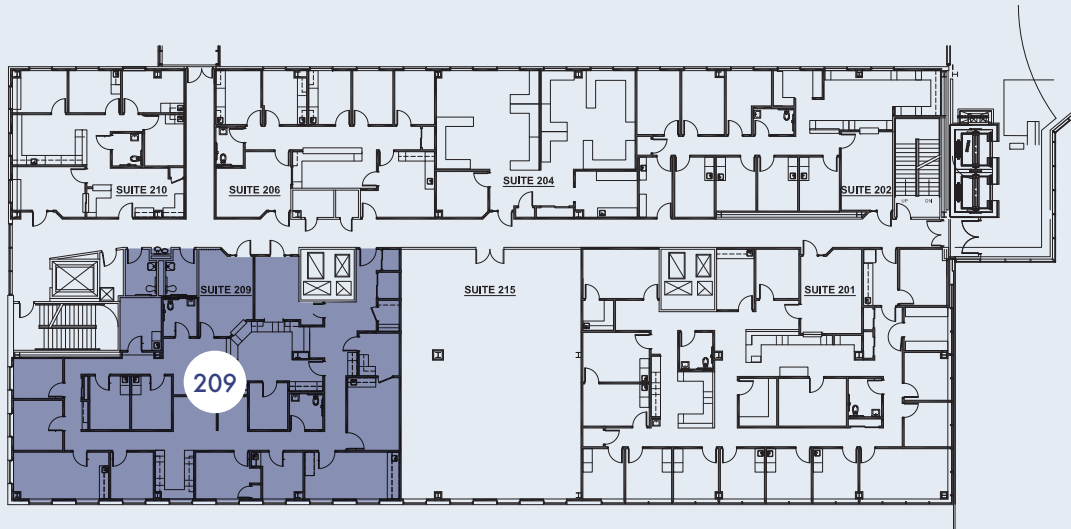


4TH FLOOR

Suite 402/404: \*  
4,067 SF

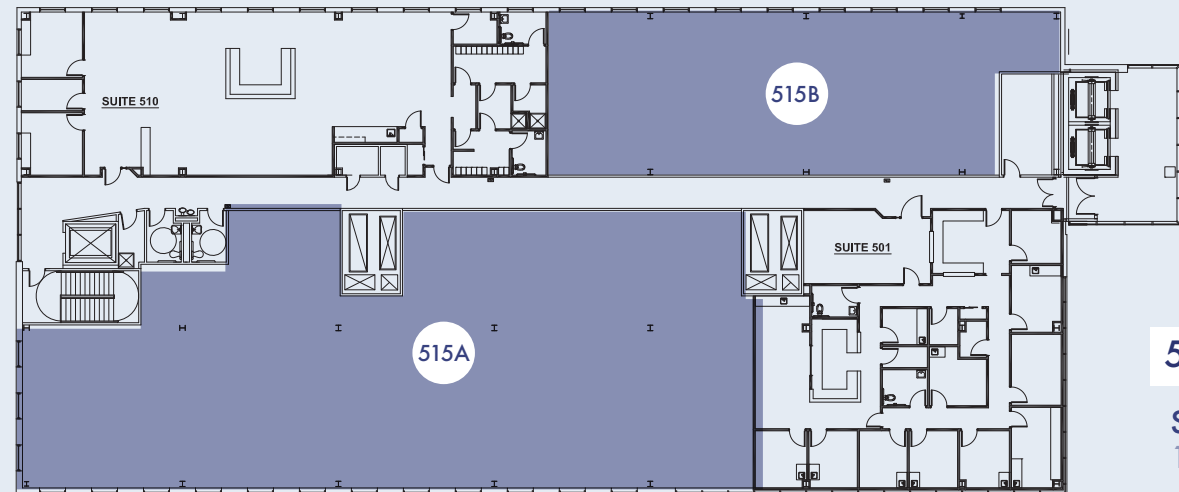
Suite 403/409: \*\*  
10,194 SF

Suite 410:  
1,114 SF



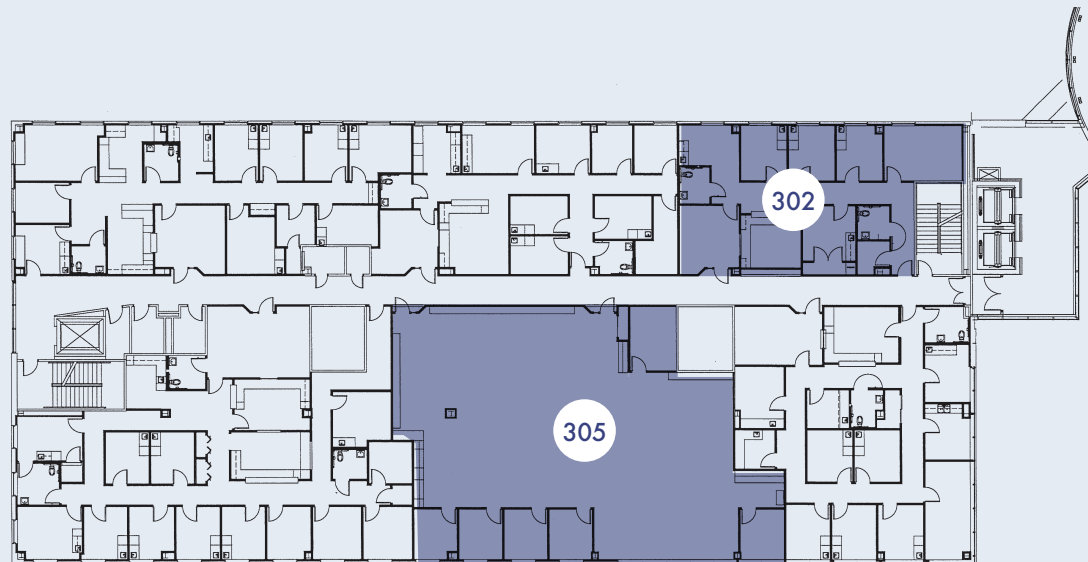
2ND FLOOR

Suite 209:  
4,381 SF



5TH FLOOR

Suite 515:  
11,619 SF



3RD FLOOR

Suite 302:  
2,038 SF

Suite 305:  
4,576 SF





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## Contacts

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