

3500 Western Ave  
Highland Park, Illinois



Christine Simek  
+1 630.473.5070

[christine@xroadsadvisors.com](mailto:christine@xroadsadvisors.com)

# Introduction



Well maintained office-medical building. Unique opportunity. Landlord will provide turnkey buildout. GREEN, Energy Efficient Medical Building. Great demographics, heavy residential area. Digitized HVAC system. Building boasts large private solar panel system. Freight Elevator, loading dock & 2 DIDs. Grant from Gas Company & State of IL for efficiency. Electronic temperature monitoring system. Plenty of parking. Ideal for professional or medical tenants; dentist, orthodontist, sports medicine, personal training, yoga, OB-GYN, urology, psychiatry/psychology group; professional architect, financial planner, educational testing, insurance, attorney, accountant, testing facility.

# Building Features



- Building Size: 21,000 SF
- Suites Available
  - **LL2 = 512 SF** : is a rectangle office with 2 windows which is good for a general office user, yoga, or personal trainer.
  - **LL3 = 5,000 SF**: is good for light industrial, personal trainer, yoga, physical therapy, professional or medical tenants; dentist, orthodontist, sports medicine, OB-GYN, urology, psychiatry/psychology group; professional architect, financial planner, educational testing, insurance, attorney, accountant, testing facility.
- Sprinklered, security camera, improvements includes new roof in 2018 and new parking lot in 2019; New rooftop HVAC Unit in 2019
- Class B Energy Efficient Building.
- Located across the street from Ft. Sheridan Train Station

# Exterior Photos



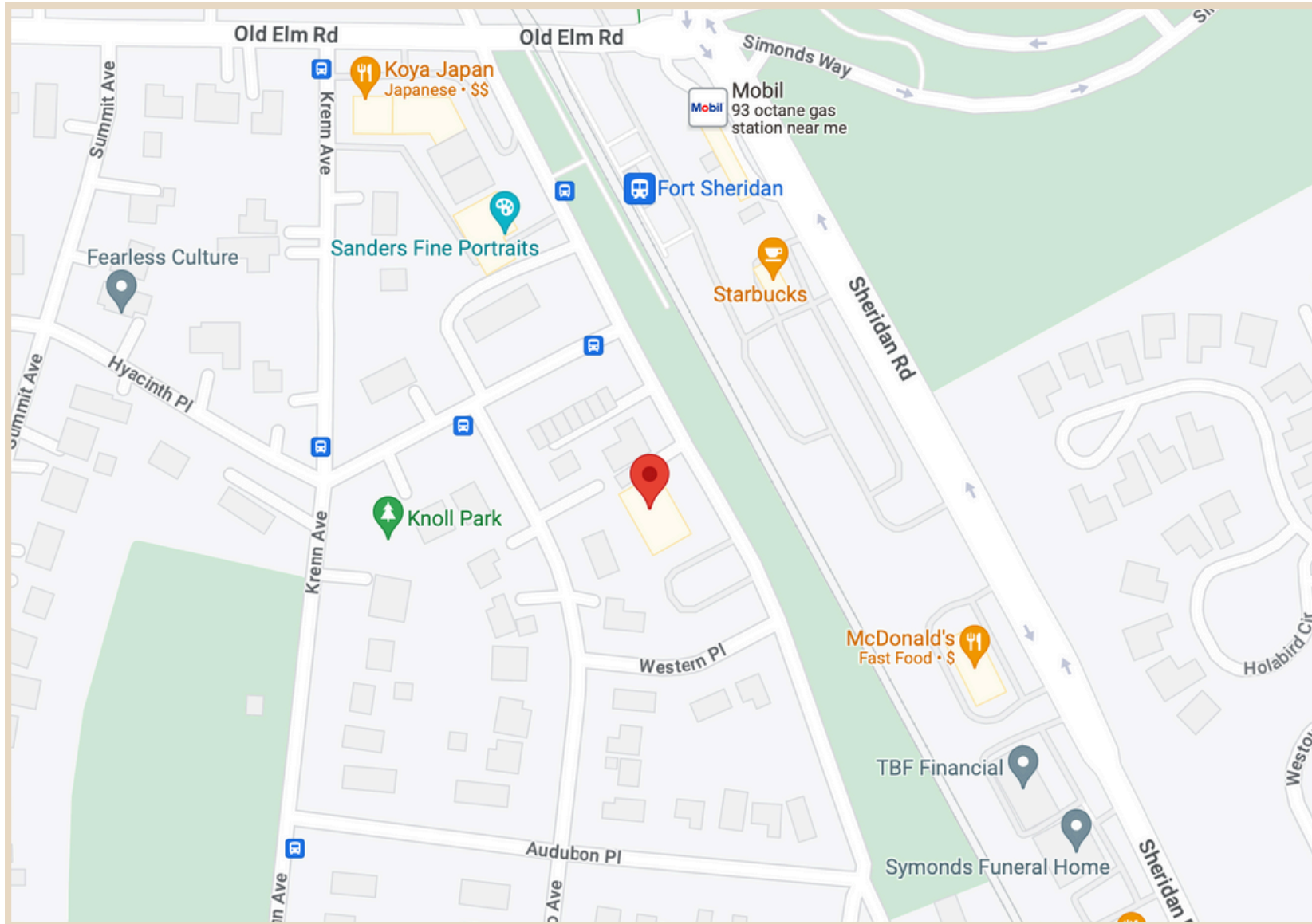
# Interior Photos



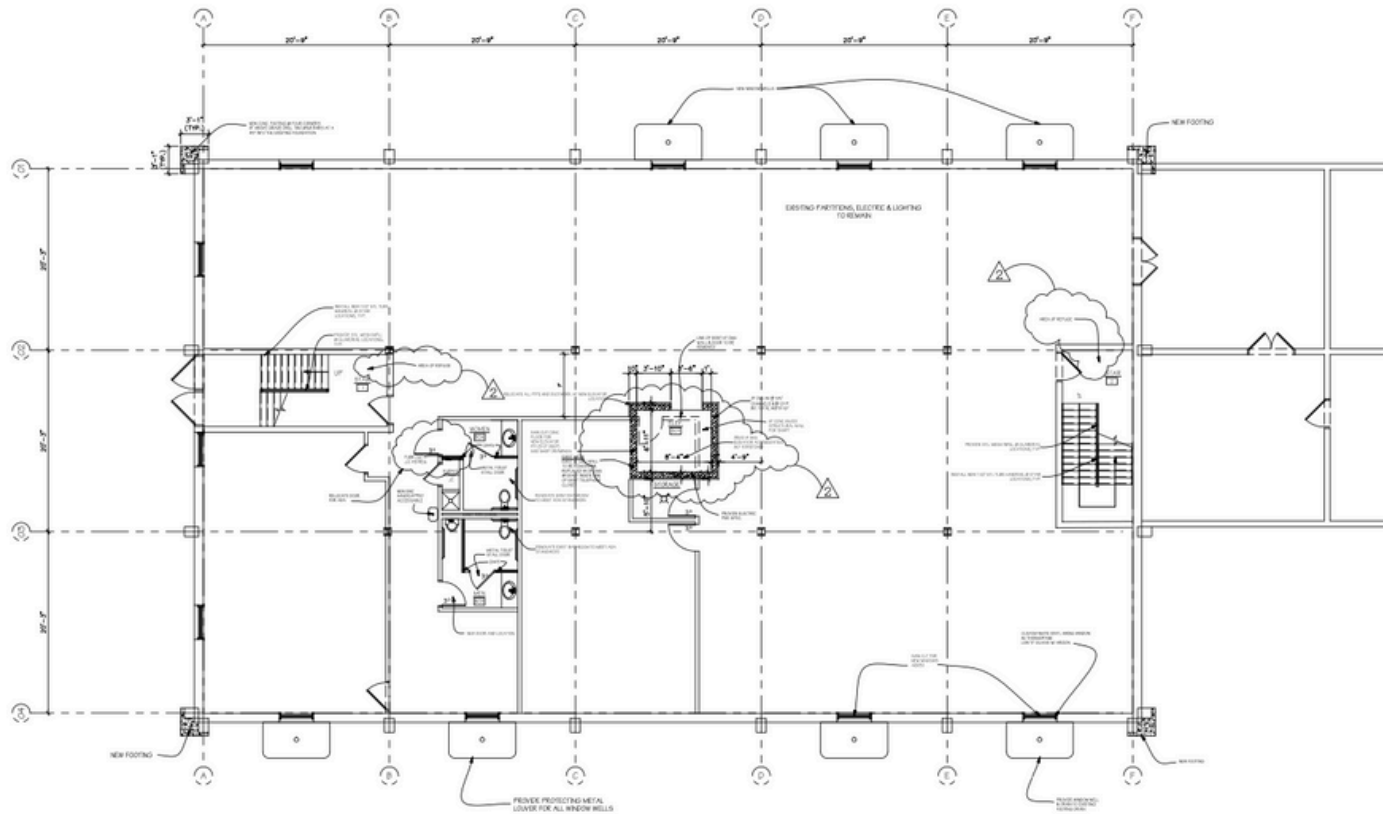
# Interior Photos: Lower Level



# Location

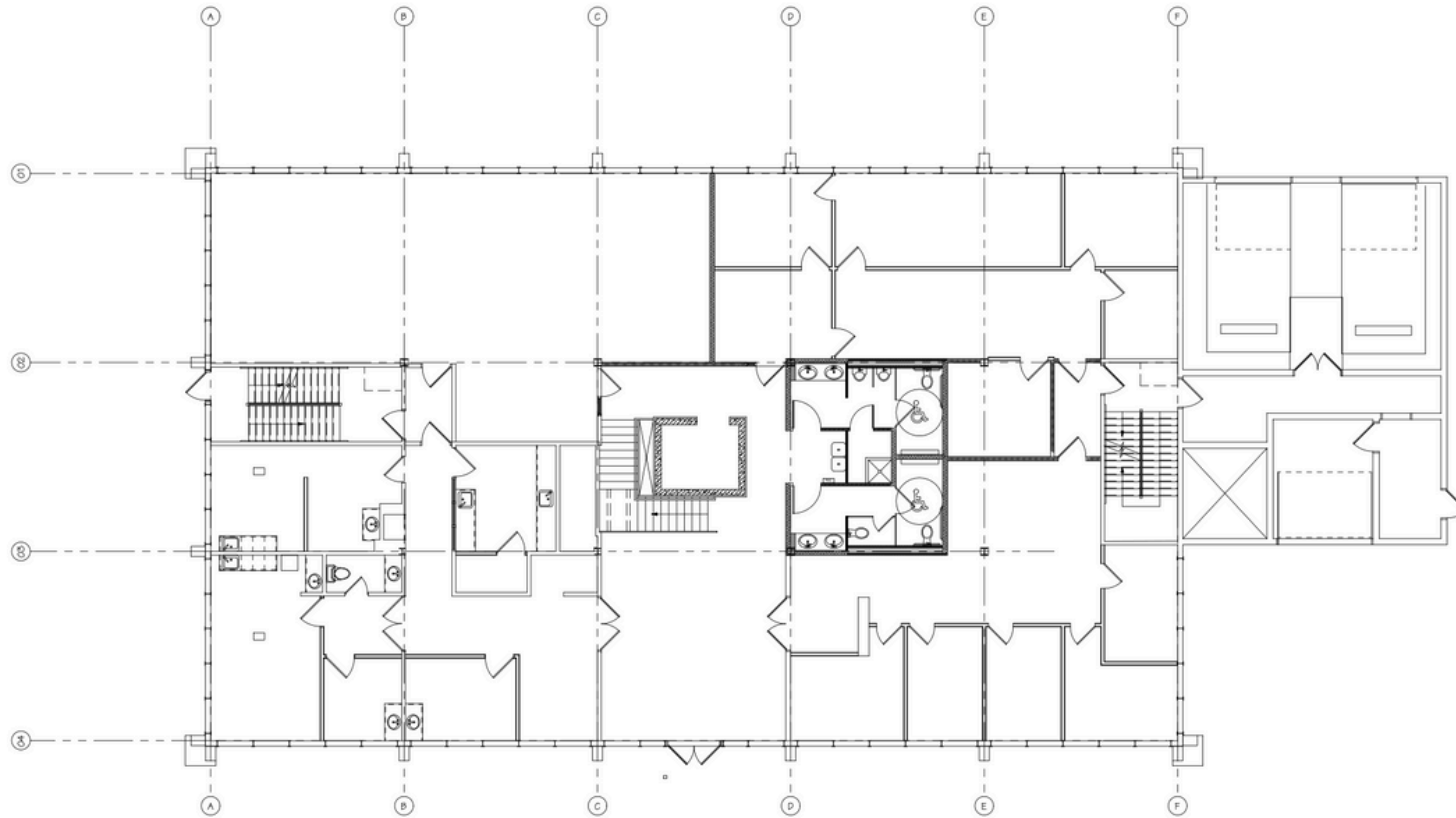


# Floor Plan: Lower Level





# Floor Plan: 1st Floor



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