



## Medical Office For Lease

Urgent Care/Immediate Care/Office



# Medical and Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

**Kevin J. O'Donnell**  
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## OFFERING SUMMARY

Available SF: 1,539-16,202 SF

Lease Rate: \$25.00 NNN

Estimated Tax &  
Operating: \$13.50 PSF

Building Size: 32,415 SF

## PROPERTY HIGHLIGHTS

- Fully built out medical office ideal for urgent care, surgery center, physical therapy, or large medical practice, i.e., orthopedics, dermatology, imaging
- Entire first floor with private staff entry, with over 20 exam rooms
- Infrastructure and power in place for complete immediate care triage, CT scan, imaging room with X-ray tech booth, mammography
- Large break room with kitchenette, plus a dedicated locker room
- Generous nursing area to support ER/Urgent care requirements
- Waiting room, reception area, and multiple restrooms (staff and patient)
- Monument signage just off Randall Road and at ample parking lot entrance
- Close to Northwestern Delnor Hospital and Advocate Sherman Hospital
- See video tour at <https://vimeo.com/590080349/76a5a3e986>

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## PROPERTY DESCRIPTION

Unique opportunity to lease a fully built-out hospital/immediate care grade medical space for lease in the Medical and Legal Arts Building in South Elgin, complete with covered patient drop off and ambulance entrance with extensive patient and doctor parking.

The first floor medical office includes triage/nurses center and multiple exam/treatment rooms with sinks, Infrastructure is in place for CT scan, X-ray, and comprehensive mammography with dedicated patient locker rooms for treatment.

Fiber-optic is available in the building from AT&T or Xfinity, as well as optional roof installation of satellite communication equipment.

The building includes sophisticated systems, including a computer controlled, pressure regulated and high efficiency MERV-13 HEPA filtered HVAC system. Staff can enjoy a private breakroom and staff locker room.

Co-tenants include Illinois Gastroenterology Group and Midwest Center for Women's Healthcare for referral opportunities.

Professionally managed and building includes computerized building directory with maps, weather, and other features. Move-in ready and available on 12/31/2022.

## LOCATION DESCRIPTION

On McDonald Road, just west of Randall Road, surrounded by many retailers and several new and existing dense housing developments including Thornwood, Robin Glen, and several new housing developments along Randall Road and also Stearns Road, with more residential expansion planned. Across from South Elgin Fire and EMS Station 2.

New senior housing developments have been built and are in progress, including Silver Glen Senior Living and Heritage Woods of South Elgin.

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,539 - 16,202 SF	Lease Rate:	\$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	Available	3,000 - 16,202 SF	NNN	\$25.00 SF/yr	Fully built out high end urgent care or immediate care center built to urgent care standards, with infrastructure in place for CT Scans, X-ray, Mammography, Nurse's triage station surrounded by exam rooms, procedure rooms, and open Physical Therapy area. Move-in ready and available on 12/31/2022.
210/220	Available	1,539 - 3,239 SF	NNN	\$25.00 SF/yr	Fully built out medical office with in-suite restrooms
270	Available	1,790 SF	NNN	\$25.00 SF/yr	Ready for custom build out - see sample spec layout

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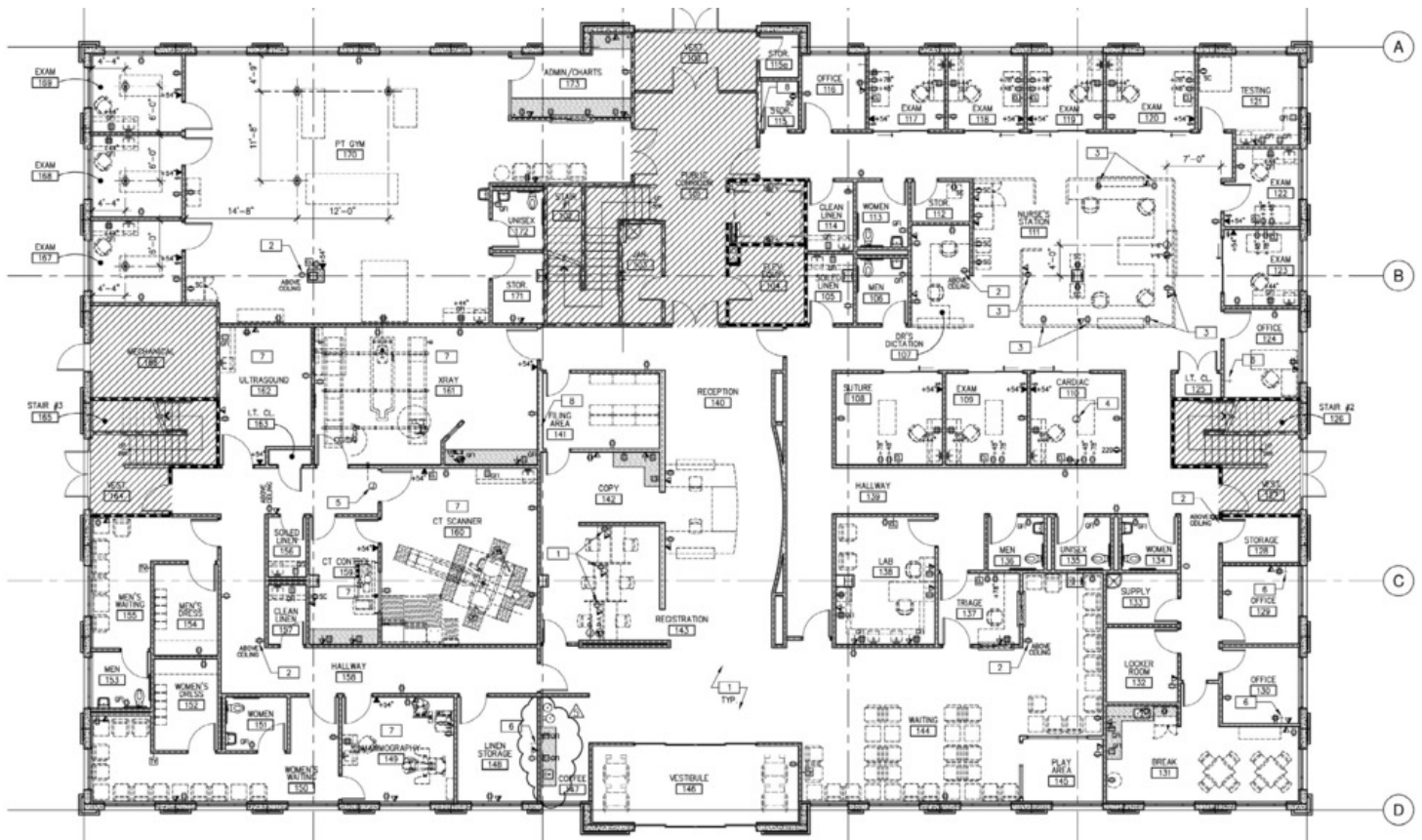
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Urgent Care For Lease - First Floor  
Existing Medical/Urgent Care Layout  
Including Open Physical Therapy  
Area



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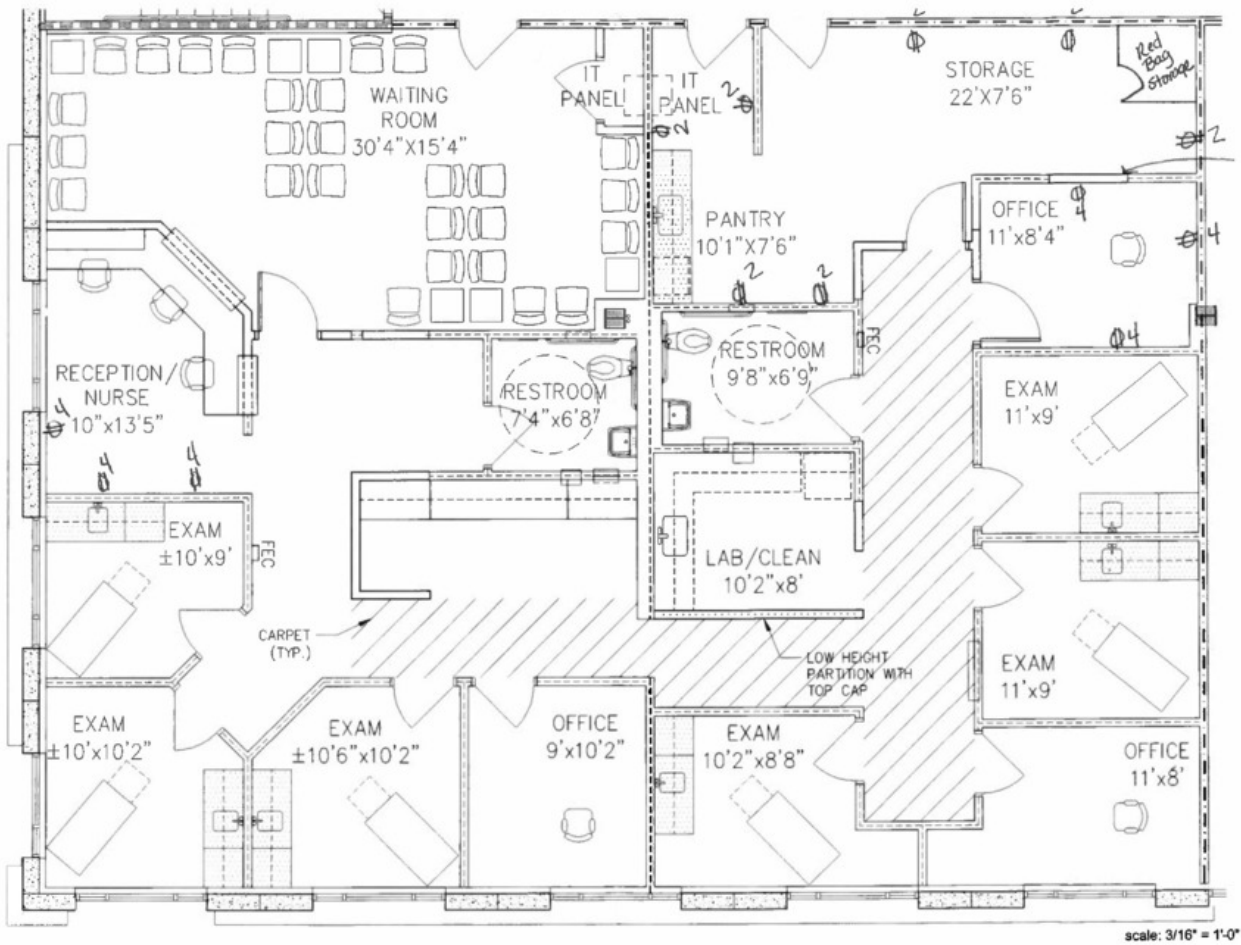
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FLOOR PLANS  
SUITE 210/220  
1,539-3,239 RSF

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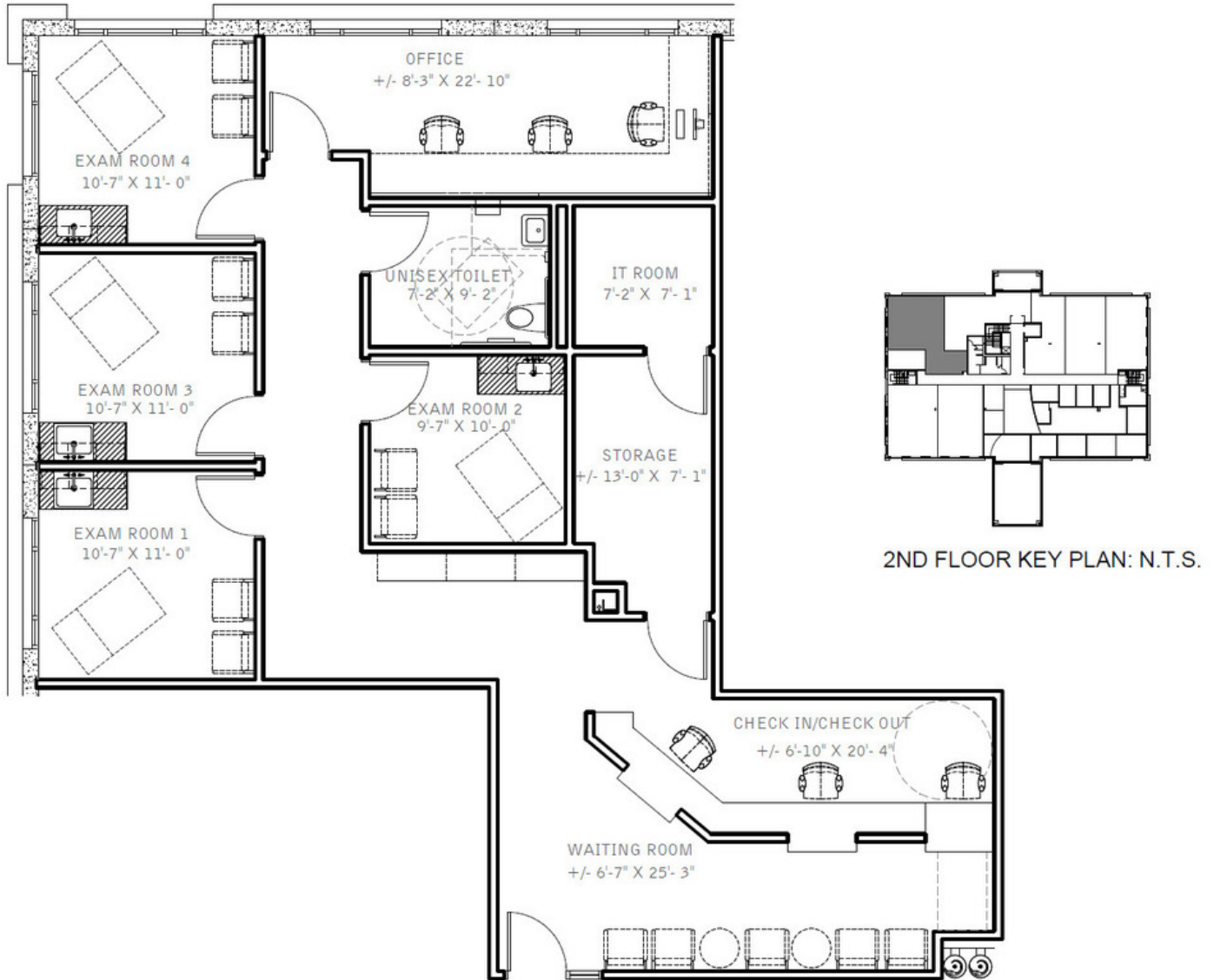
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Sample Spec Plan - Medical Or Office



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ADDITIONAL  
PHOTOS

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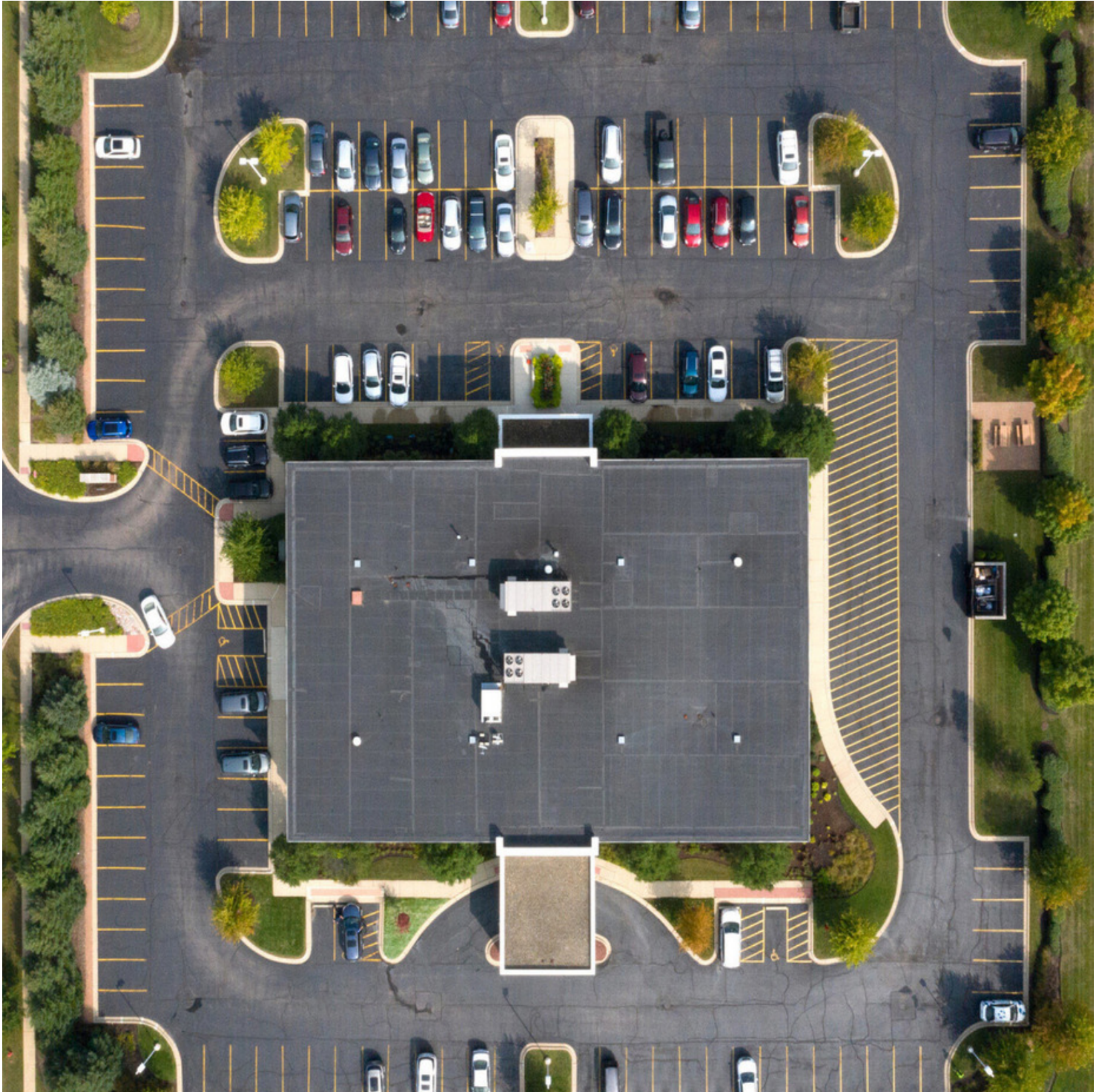


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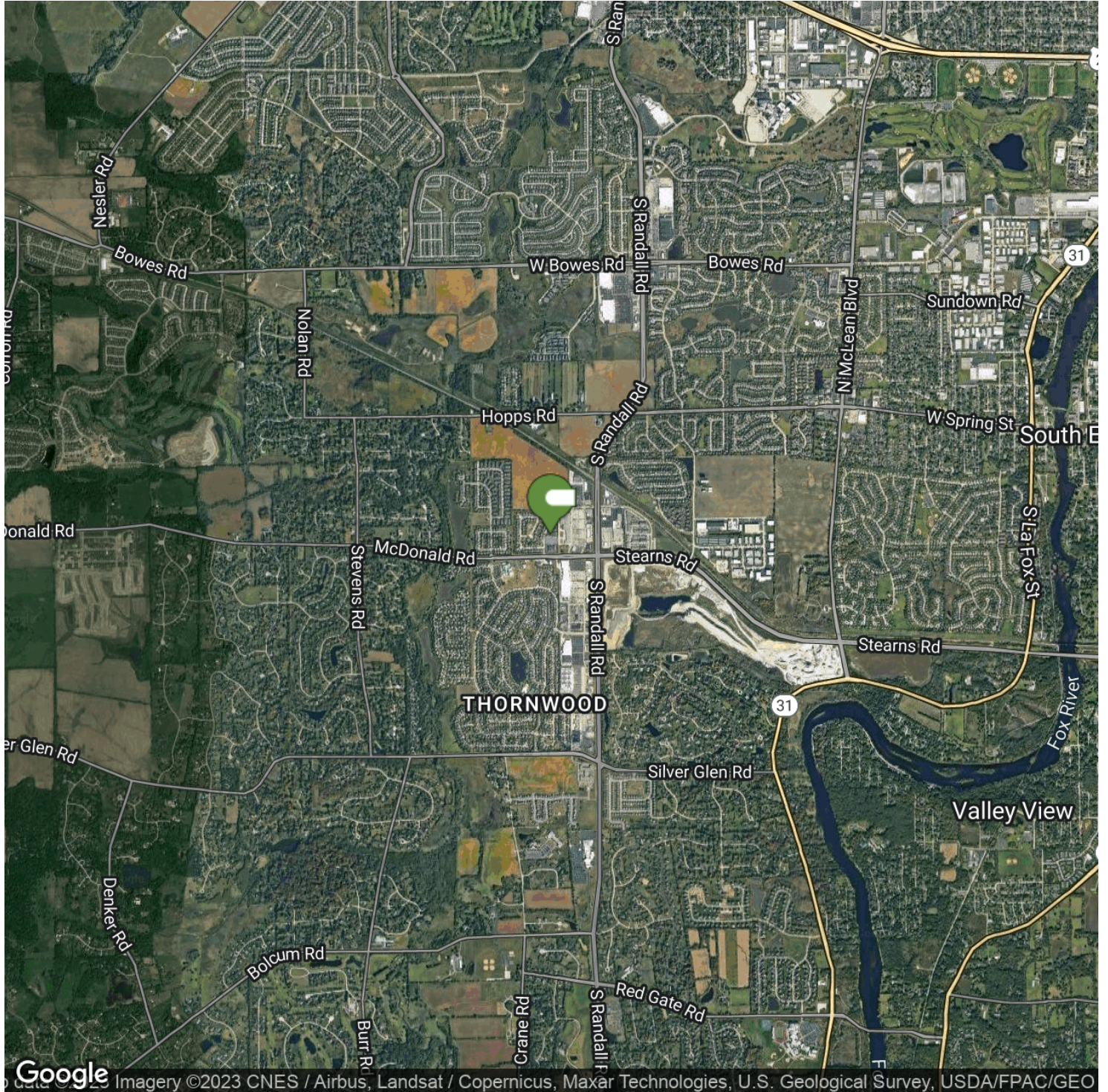
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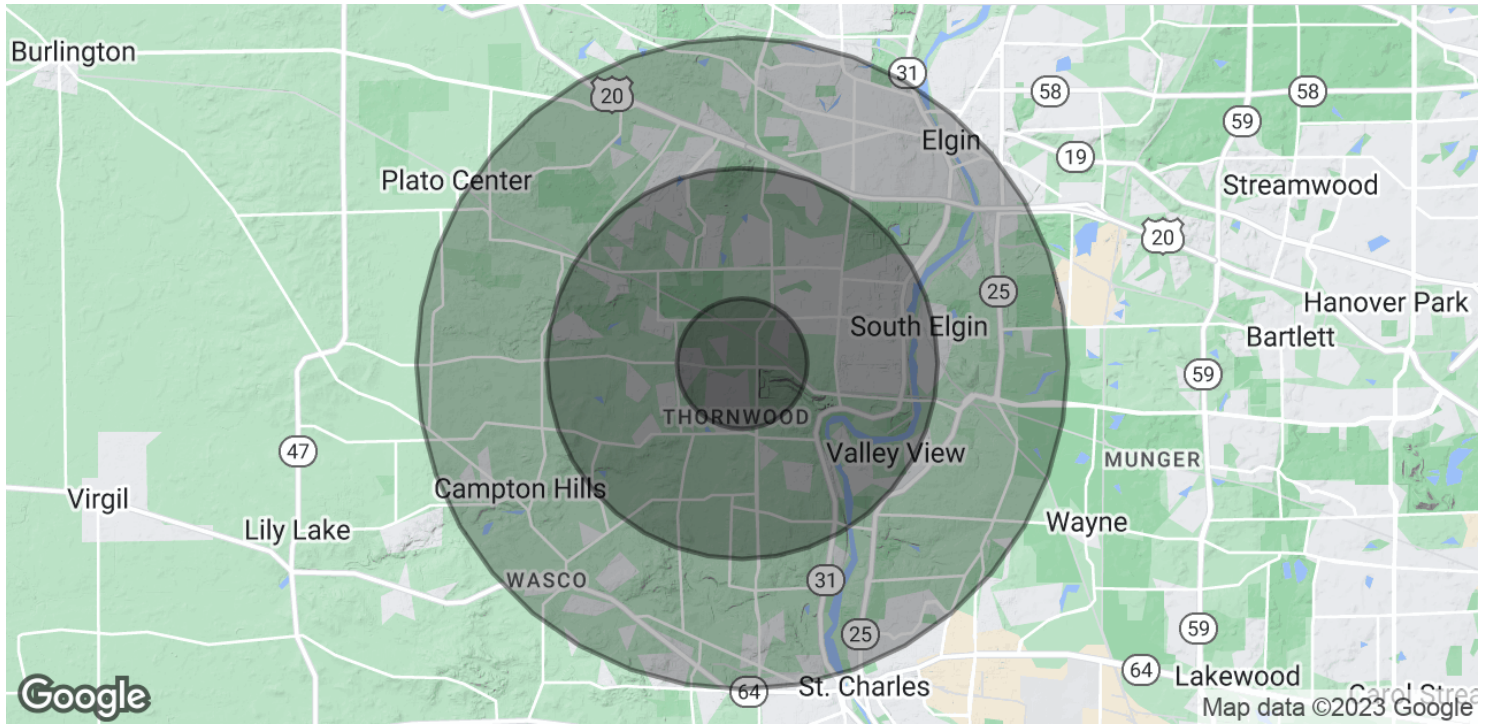
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,312	43,931	112,124
Average age	35.4	35.4	36.0
Average age (Male)	36.3	35.4	35.4
Average age (Female)	34.9	35.6	36.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,715	14,367	37,805
# of persons per HH	3.1	3.1	3.0
Average HH income	\$112,653	\$107,830	\$97,880
Average house value	\$409,894	\$376,465	\$347,024

\* Demographic data derived from 2020 ACS - US Census

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