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KAMMES COMMERCIAL

1417 N Main St  
kammescommercial.com  
Wheaton, IL 60187

FOR LEASE

OFFICE BUILDING

# MONA KEA - WEST BUILDING

501-517 THORNHILL DRIVE | CAROL STREAM, IL 60188



PRESENTED BY:

**MICHAEL KAMMES**

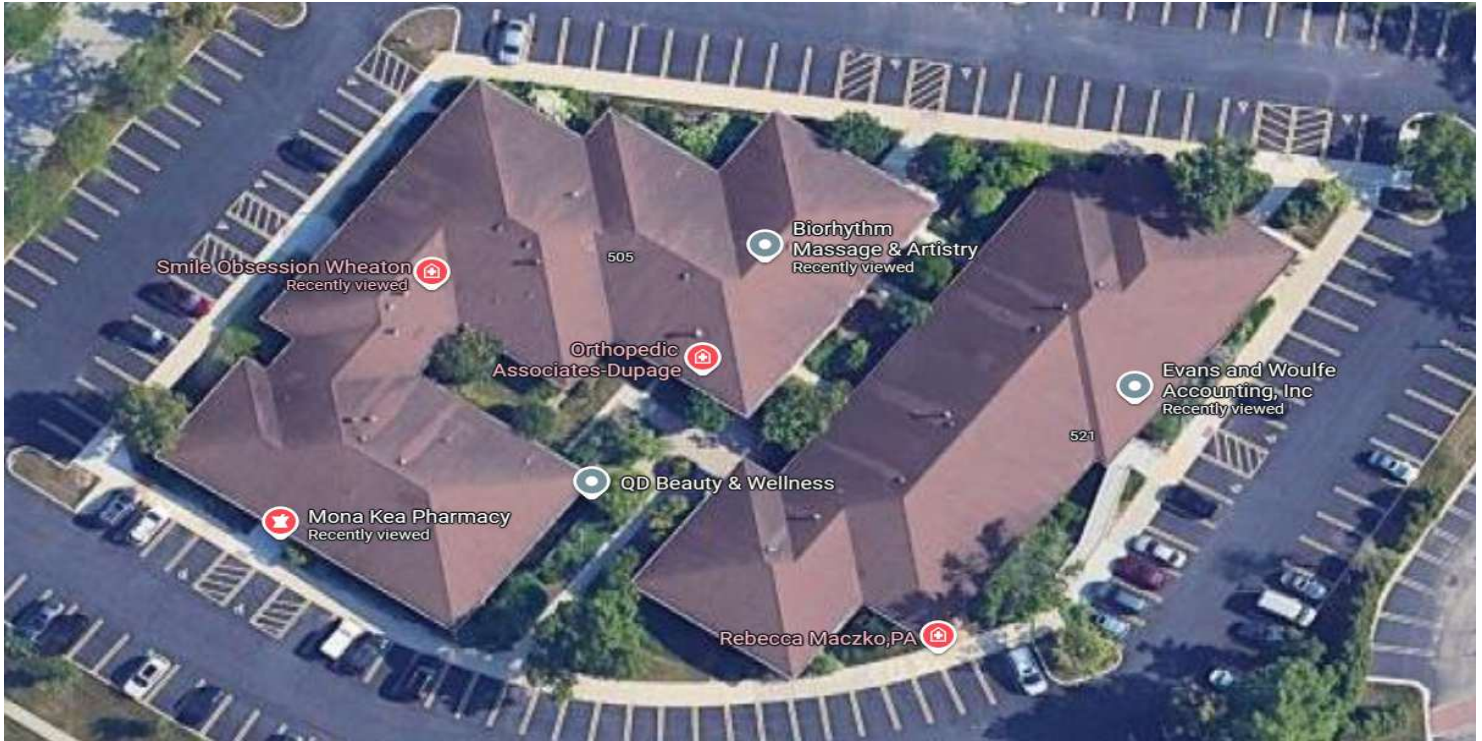
Senior Associate

630.793.0432

IL #475.193954

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## PROPERTY DESCRIPTION

Mona Kea Medical Park is a central location in Carol Stream, with both buildings being situated at the intersection of Schmale Rd and Thornhill Dr. Just North of the Home Depot and next door to the east of Chase Bank. 3 available Spaces in the East building and 4 available in the West

## PROPERTY HIGHLIGHTS

- Ideal location for medical industry tenants
- 25,000 cars per day Traffic Exposure
- 3.5 parking spots per 1,000 SF
- Lower rent in lower levels
- Zoning: B4

## OFFERING SUMMARY

Lease Rate:	\$8 - 12 /SF
Number of Units:	4
Available SF:	1,174 - 14,152 SF
Max Contiguous SF	8,000 SF
Building Size:	48,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,785	40,840	97,958
Total Population	12,255	115,807	269,140
Average HH Income	\$117,646	\$148,982	\$145,011



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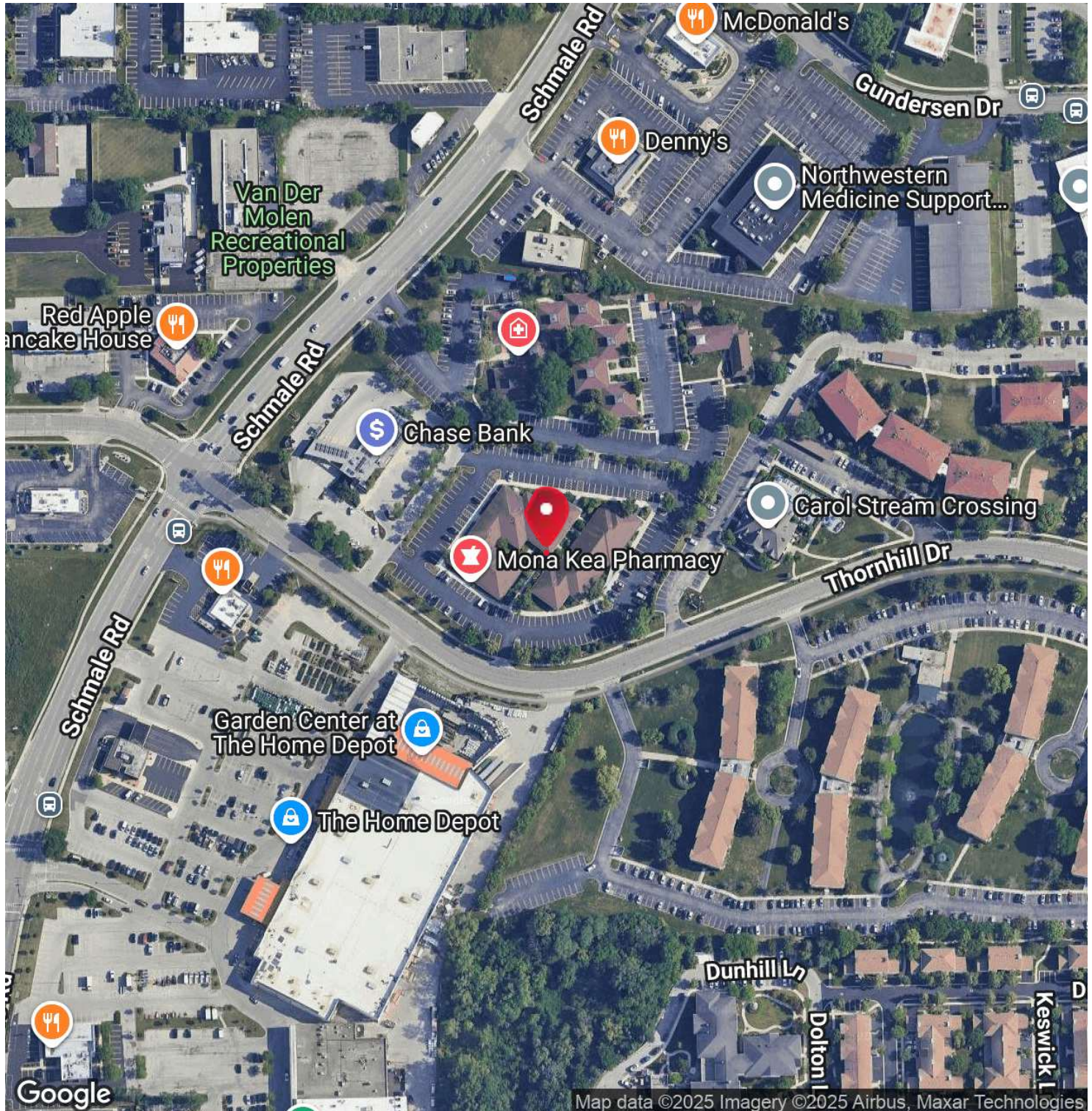
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LOCATION MAP

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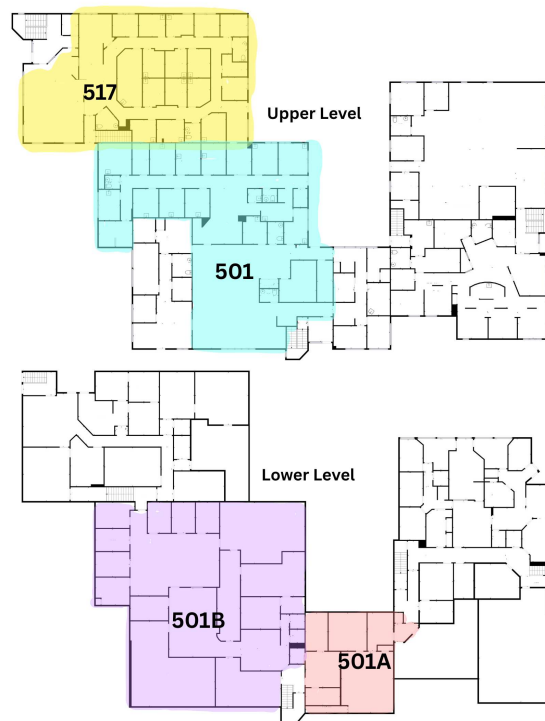
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,174 - 8,000 SF	Lease Rate:	\$8 - 12/SF

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
517 Thornhill Dr	Available	3,500 SF	NNN	\$12.00 SF/yr	Northeast Vacant of West Building
501 Upper Level Northwest Vacant of West Building	Available	4,300 SF	NNN	\$12.00 SF/yr	Northwest Vacant of West Building
501B Thornhill Dr	Available	5,178 SF	NNN	\$8.00 SF/yr	Lower Level Northwest Vacant of West Building
501A Thornhill Dr	Available	1,174 SF	NNN	\$8.00 SF/yr	Lower Level West Vacant of West Building



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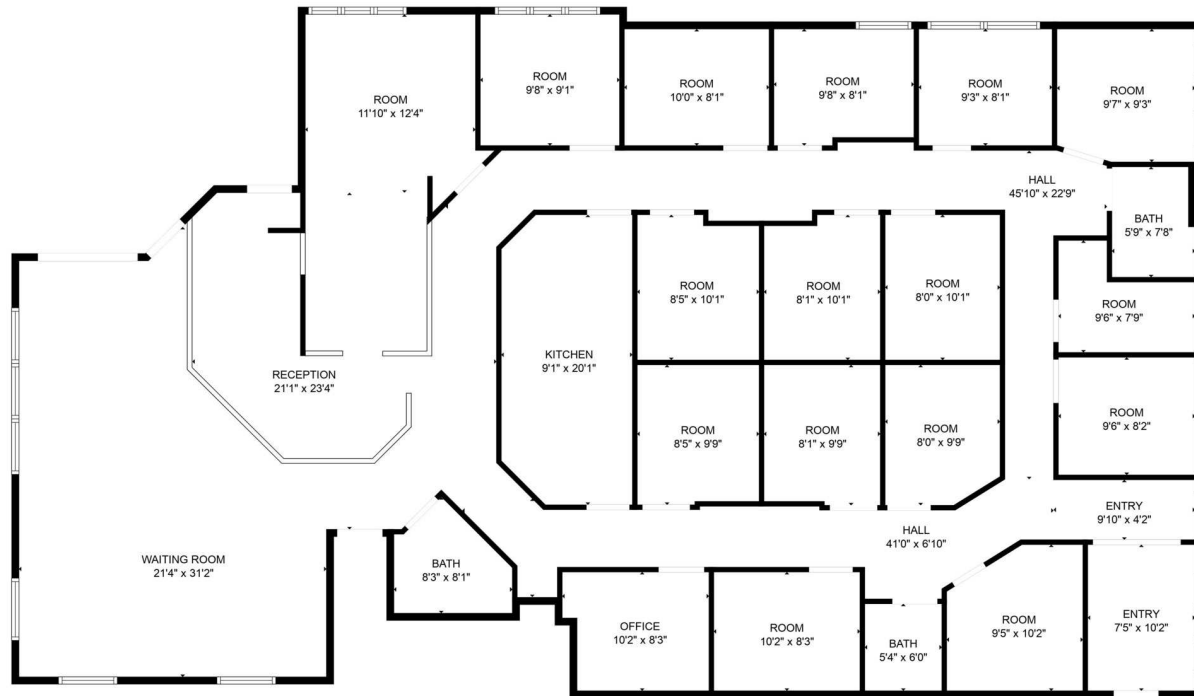
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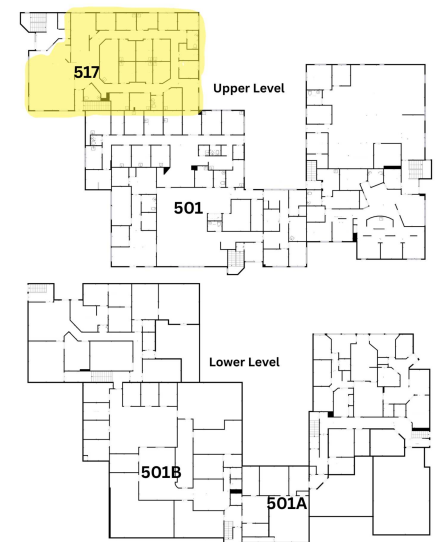
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## 517 THORNHILL DR, CAROL STREAM

- SF Available: 3,500 SF
- Main level
- Enter from the North
- Multiple exam rooms
- Multiple private offices
- Can be combined with 501 to make 8,000 contiguous SF



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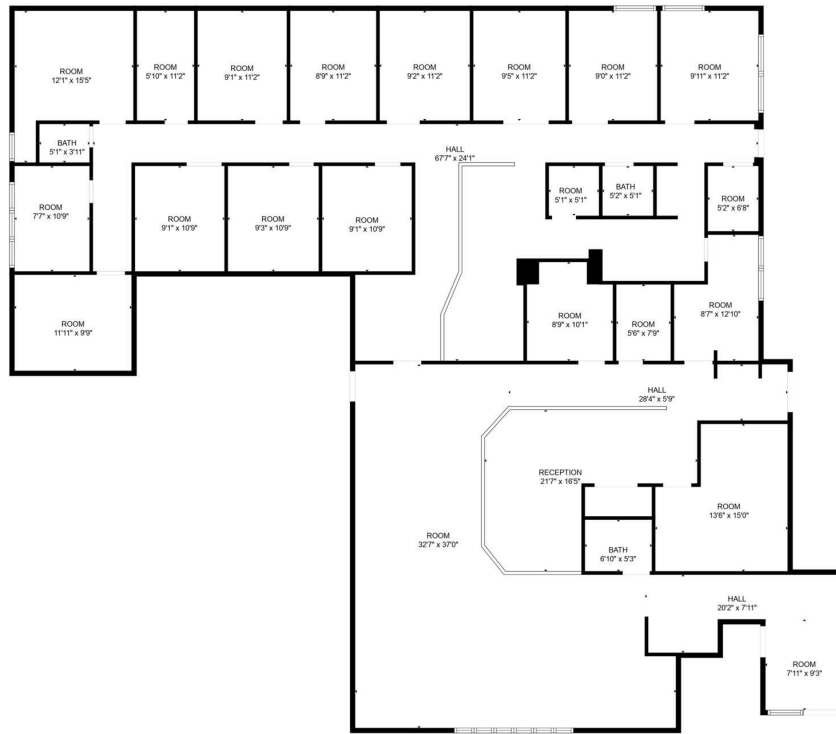
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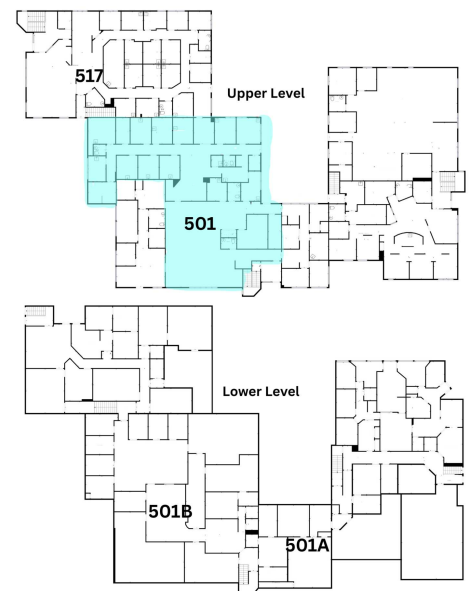
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501-517 THORNHILL DRIVE | CAROL STREAM, IL 60188



**501 THORNHILL DR, CAROL STREAM**

- SF Available: 4,300 SF
- Main level
- Enter from the West
- Multiple exam rooms
- Multiple private offices
- Can be combined with 517 to make 8,000 contiguous SF



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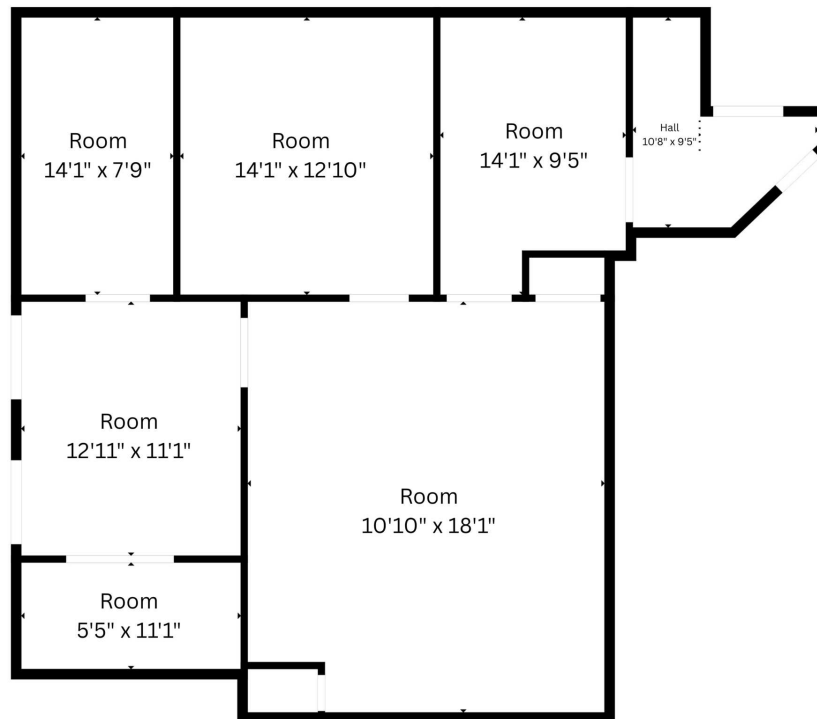
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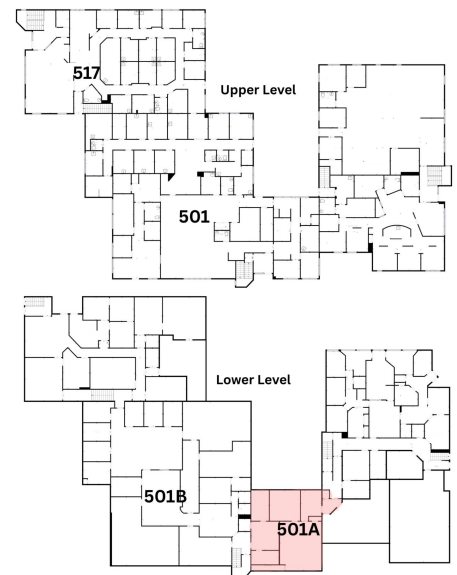
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## 501A THORNHILL DR, CAROL STREAM

- SF Available: 1,174 SF
- Lower Level
- Enter from West
- Private office
- Can be combined with 501B to make 6,352 contiguous SF



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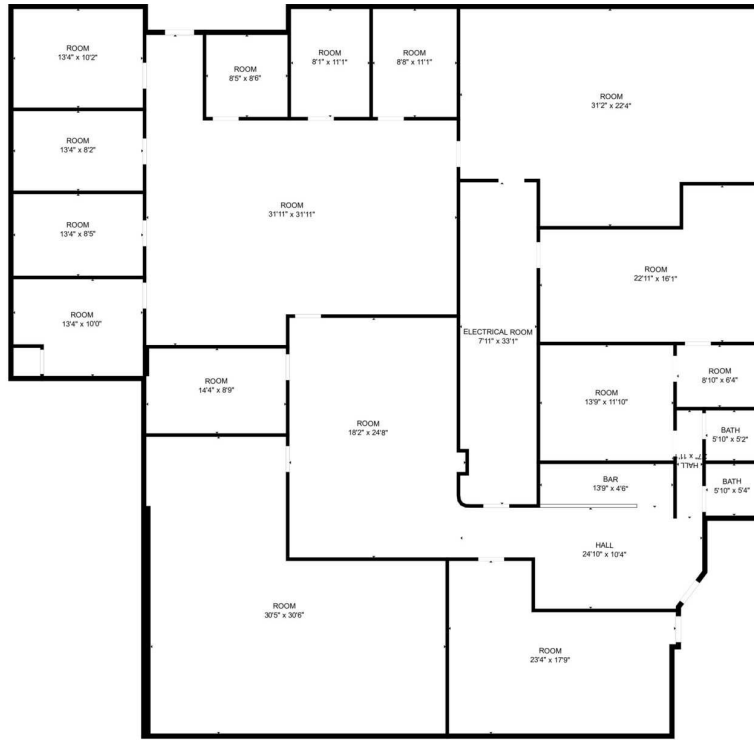
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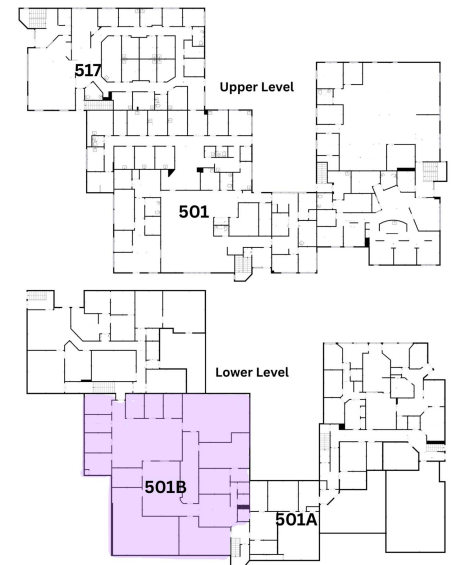
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## 501B THORNHILL DR, CAROL STREAM

- SF Available: 5,178 SF
- Lower Level
- Enter from West
- Multiple private offices
- Multiple exam rooms
- Can be combined with 501A to make 6,352 contiguous SF



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ADDITIONAL PHOTOS

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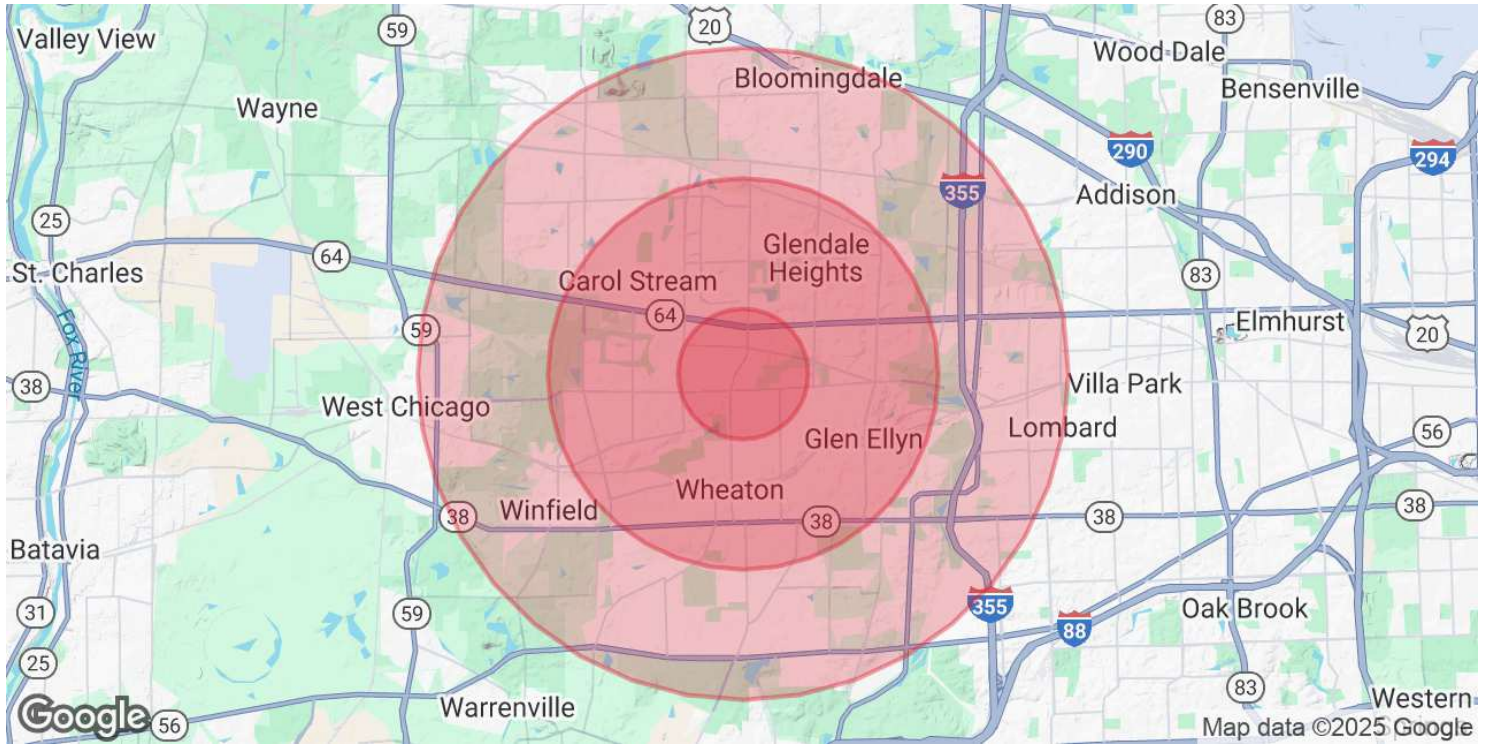
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,255	115,807	269,140
Average Age	38	40	41
Average Age (Male)	37	39	40
Average Age (Female)	39	41	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,785	40,840	97,958
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$117,646	\$148,982	\$145,011
Average House Value	\$384,604	\$436,171	\$418,952

Demographics data derived from AlphaMap



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