

954 - 8,773 SF OF MEDICAL OFFICE SPACE



# Medical Office

800 Enterprise Dr. Oak Brook , IL 60523

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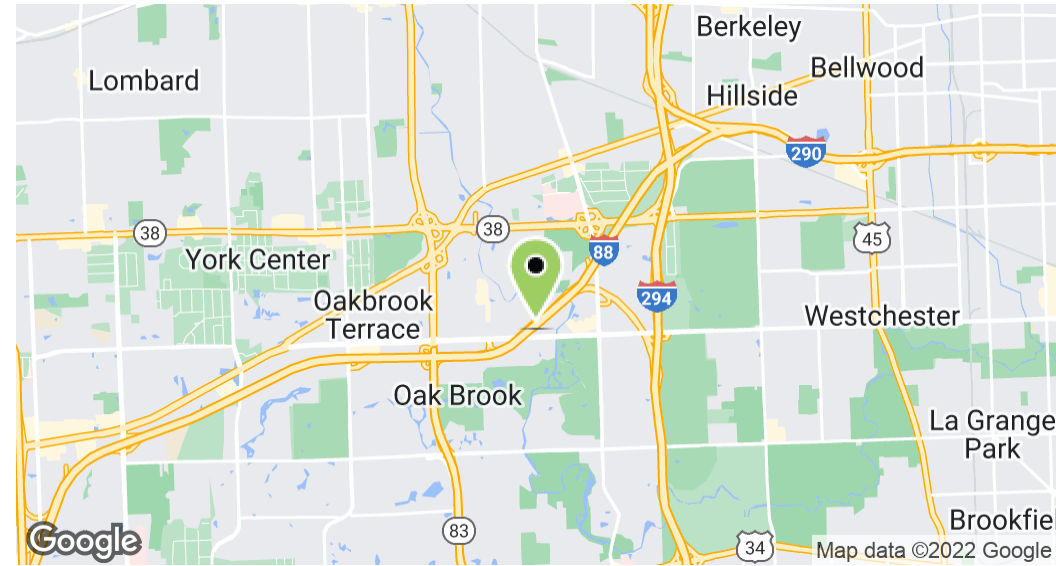
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**JRA**  
HEALTHCARE

REAL ESTATE &  
PRACTICE ADVISORY

# 800 Enterprise Dr. | Oak Brook , IL 60523

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Under new ownership/management! High visible medical office building located on Northwest Corner of 22nd Street and Enterprise Drive. This property is located just minutes away from the heavily-trafficked Oak Brook Shopping Center and has multiple signage opportunities for your business brand.

Numerous property improvements/upgrades planned and already completed, including: new parking lot (Completed), Significant Landscaping Improvements, New Roof, New Pylon/Monument Signage, Common Area Upgrades (LED Lighting, Ceiling Tiles, New Flooring, etc.), and New Exterior Paint Coming in Summer 2022. Along with these improvements, this building will still serve as a significantly below-market lease option that is offering above-market concessions for qualified tenants.

## OFFERING SUMMARY

Lease Rate:	\$18.00 - 19.00 SF/yr (MG)
Available SF:	954 - 8,773 SF
Building Size:	55,130 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,347	102,651	393,681
Total Population	2,684	280,494	1,065,230
Average HH Income	\$139,493	\$113,828	\$92,912



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## LEASE SPACES

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	954 - 8,773 SF	Lease Rate:	\$18.00 - \$19.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 126	-	954 SF	Modified Gross	\$18.00 SF/yr	General Office Space with open space and one private office
Suite 201	-	4,996 - 8,496 SF	Modified Gross	\$18.00 SF/yr	Currently Built-Out as Office Space with 8 Private Offices, a 26'x16' Conference Room, A Large IT/Server Room with Ventilation, and Open Work Area . Can be combined with Suite 205 to create up to 8,496 SF.
Suite 202	Available	1,875 SF	Modified Gross	\$19.00 SF/yr	General Office Space with 4 Private Offices, Kitchen, and Open Work Area for Approximately 7 Work Stations.
Suite 214	-	1,648 SF	Modified Gross	\$18.00 SF/yr	Built Out as General Office With Open Office Fitting Approximately 10 Work Stations, Conference Room, Two Large (12'x12') Private Offices, and Kitchenette
Suite 225	Available	3,473 - 8,773 SF	Modified Gross	\$19.00 SF/yr	Office/Medical Space Formerly Used as Medical Weight-Loss Clinic. Current Buildout includes: Reception/Waiting Area, 5 Exam Rooms w/Sinks, Conference Room, 3 Doctor's Offices, IT Closet, One Restroom, and a Lab/Kitchenette. Can be combined with Suite 215 to create up to 8,773 SF.
Suite 205	Available	3,500 SF	Modified Gross	\$18.00 SF/yr	Currently Built Out as Corporate Office. Current Buildout Includes: Reception, IT Closet, Multiple Storage Areas, Employee Lounge, 10 Large (20'x12') Private Offices, Conference Room (28'x18') and Open Area to fit Approximately 20 Work Stations. Can be combined with Suite 201 to create up to 8,496 SF.
Suite 215	Available	5,400 - 8,773 SF	Modified Gross	\$19.00 SF/yr	Shell Condition. Can be combined with Suite 225 (Which is Built-Out Medical) for a Total of 8,773 SF.
Suite 100	Available	1,863 SF	Modified Gross	\$18.00 SF/yr	General Office. Two Private Offices and Conference Room with Additional Work Stations
Suite 212	Available	954 SF	Modified Gross	\$18.00 SF/yr	General Office Space. Move-In Condition



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## PROPERTY HIGHLIGHTS



### FEATURES:

- AMPLE PARKING IN BRAND NEW PARKING LOT
- MULTIPLE SPACE SIZES WITH FLEXIBLE CONFIGURATIONS / CONTIGUOUS OPTIONS
- DEDICATED ON-SITE PROPERTY MANAGEMENT
- LOW DUPAGE COUNTY TAXES
- CORNER MONUMENT SIGNAGE
- POTENTIAL FOR BUILDING SIGNAGE VISIBLE FROM 22nd STREET AND I-88
- SIGNIFICANT PROPERTY IMPROVEMENTS UNDERWAY

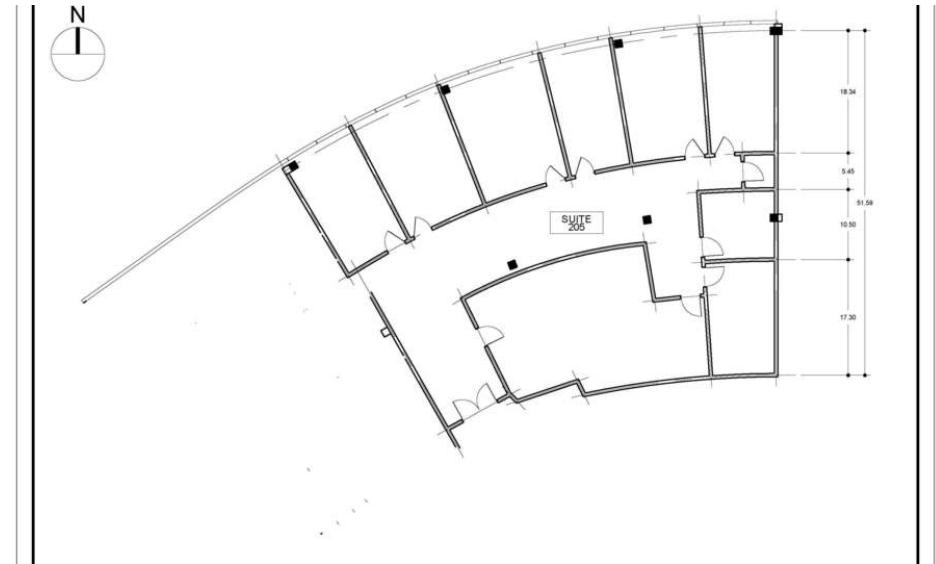


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## SUITE 205

### SPACE HIGHLIGHTS

- SEVEN (7) LARGE (20'x12') PRIVATE OFFICES
- LARGE (28'X18') CONFERENCE ROOM
- RECEPTION AREA
- EMPLOYEE LOUNGE
- IT/SERVER ROOM
- GREAT WINDOW LINE
- WORK STATIONS CURRENTLY IN SUITE



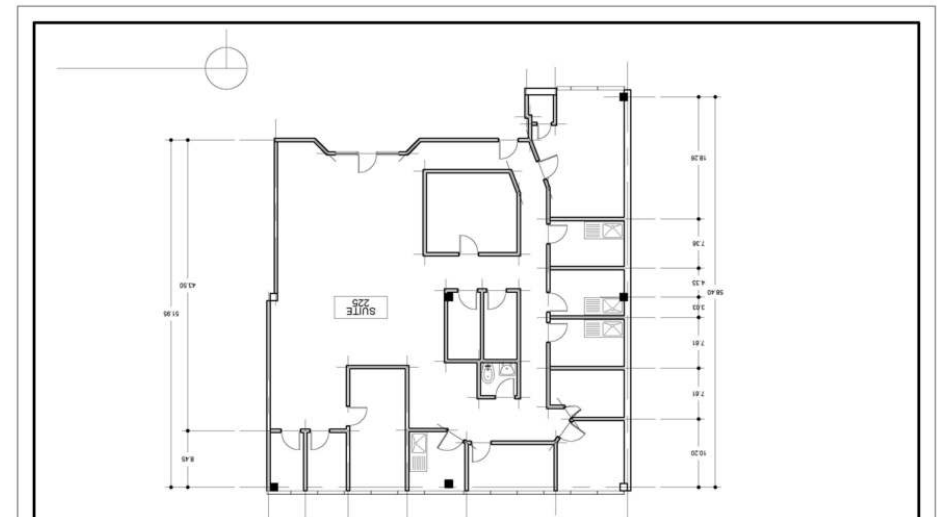
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SUITE 225



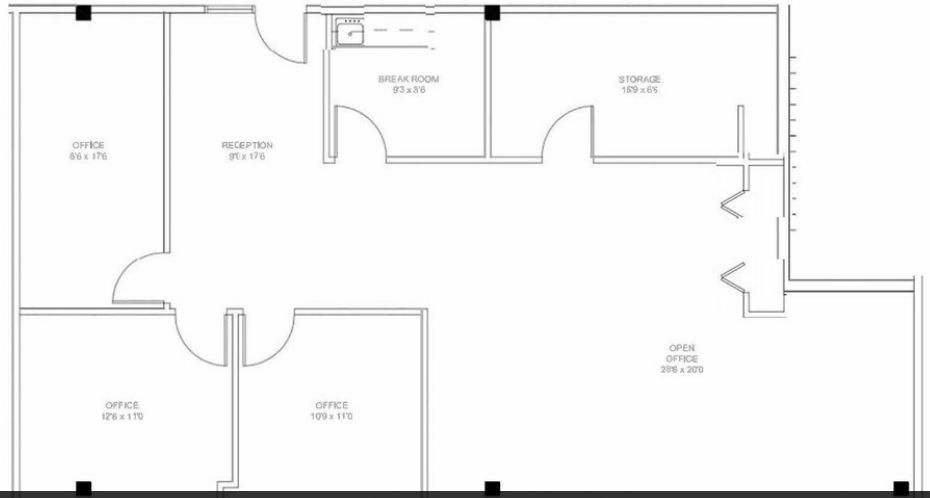
**SPACE HIGHLIGHTS**

- BUILT-OUT MEDICAL OFFICE FORMERLY USED AS MEDICAL WEIGHT LOSS CLINIC
- LARGE RECEPTION/WAITING AREA
- RESTROOM IN-SUITE
- FIVE (5) EXAM ROOMS WITH SINKS
- THREE (3) DOCTOR'S OFFICES
- SMALL LAB
- KITCHENETTE

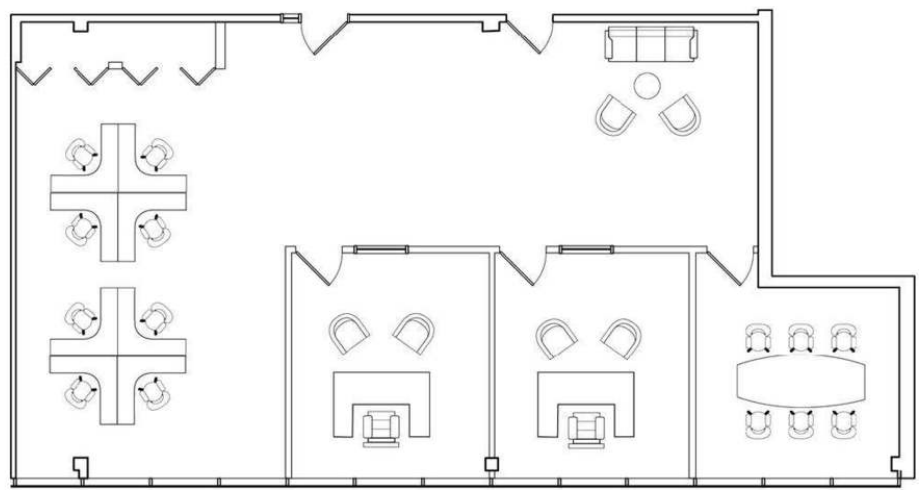


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## ADDITIONAL FLOOR PLANS

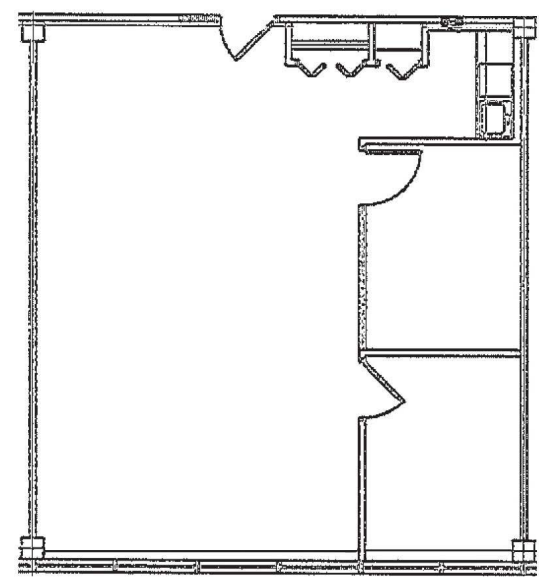


SUITE 202



SUITE 100

### SUITE 212 954 RSF 800 ENTERPRISE DRIVE | OAK BROOK, IL



SUITE 212



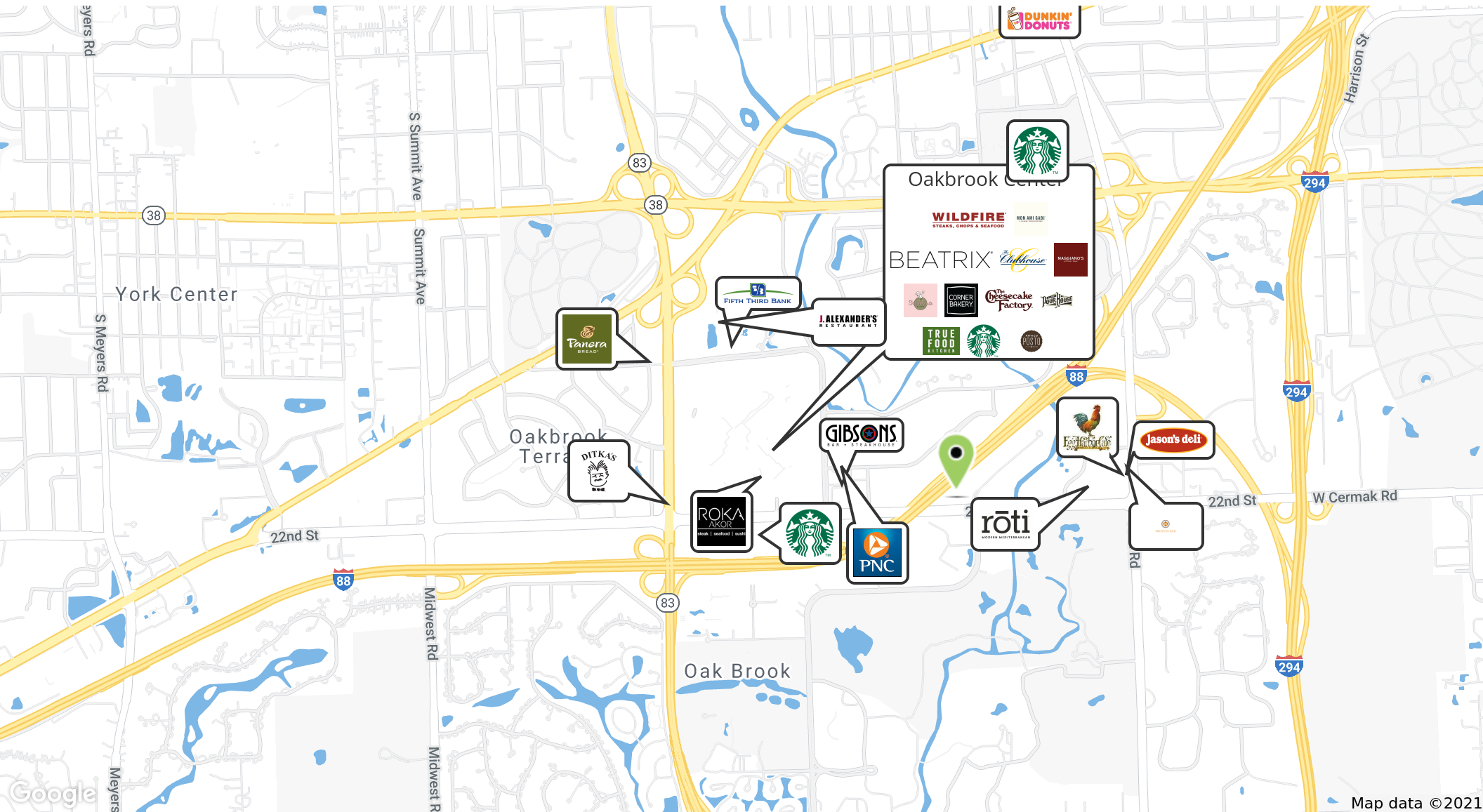
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## RETAILER MAP



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