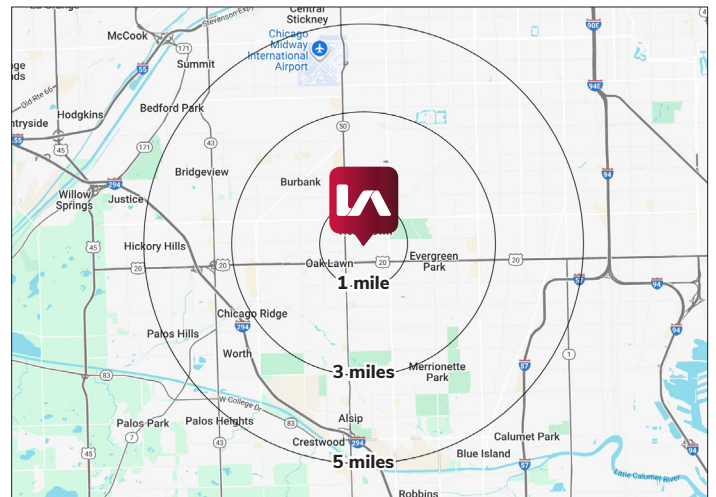


**MEDICAL OFFICE AVAILABLE FOR LEASE**  
**4457 SOUTHWEST HIGHWAY**  
 OAK LAWN, IL 60453



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	24,690 SF
<b>AVAILABLE:</b>	8,000 SF (divisible) - 3 <sup>rd</sup> floor
<b>SITE SIZE:</b>	±1.18 acres
<b>PARKING:</b>	72 spaces
<b>UTILITIES:</b>	Separately metered
<b>PINS:</b>	24-03-318-007-0000 24-03-318-008-0000 24-03-318-018-0000
<b>CAM:</b>	\$4.25 PSF
<b>INSURANCE:</b>	\$0.75 PSF
<b>TAXES:</b>	\$9.15 PSF (2024)
<b>LEASE RATE:</b>	Call for Pricing
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› One block to Advocate Christ Medical Center, a level 1 trauma center</li> <li>› Warm shell condition</li> <li>› TI allowance</li> <li>› Prime location within a thriving healthcare community</li> <li>› Ample parking spaces are available</li> <li>› Situated at signalized hard corner</li> </ul>

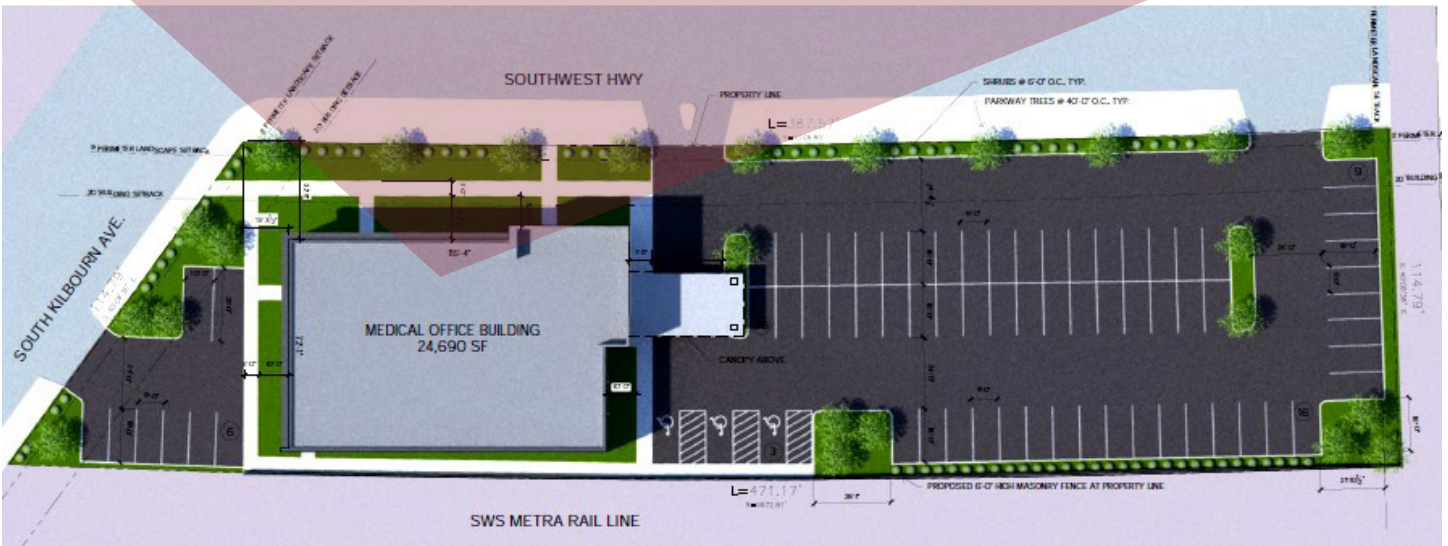
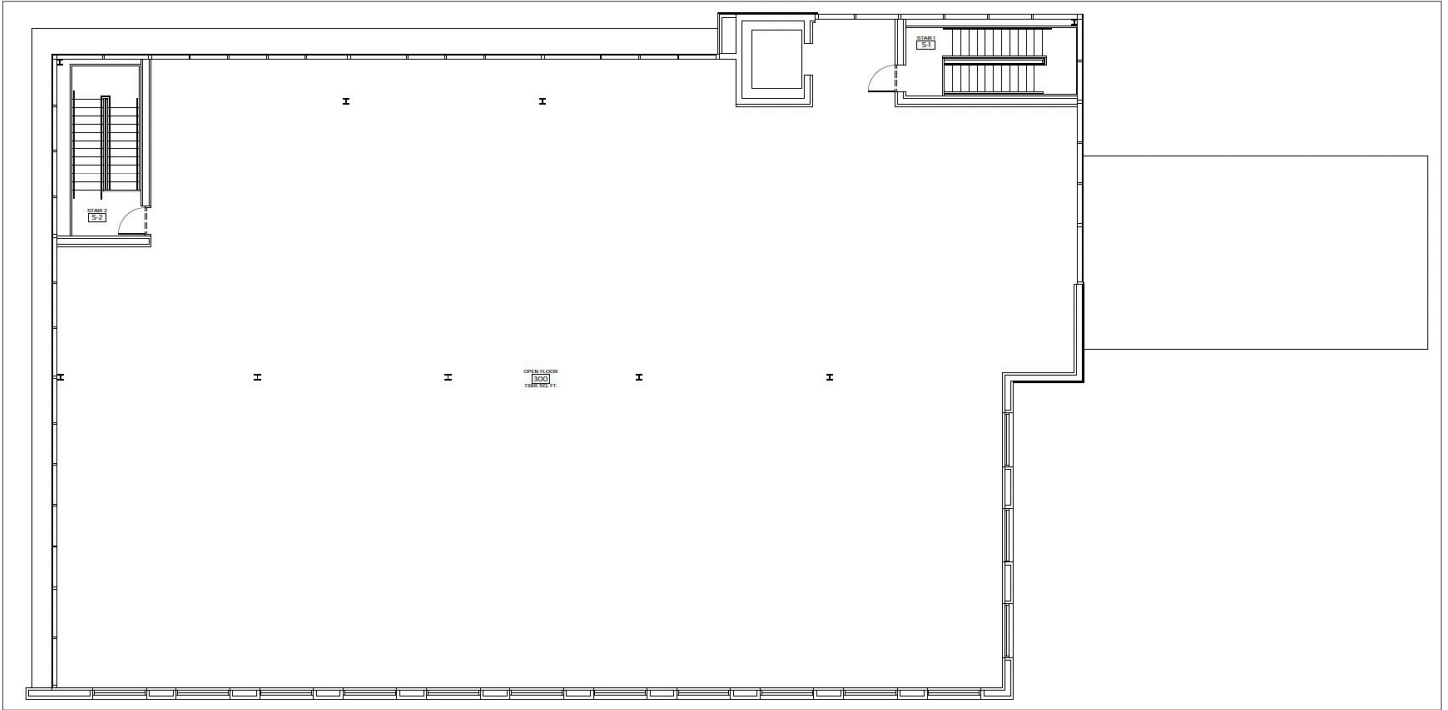


	1 MILE	3 MILES	5 MILES
Estimated Population	21,582	178,503	530,862
Number of Households	8,883	63,432	188,857
Household Income (AVG)	\$96,487	\$118,371	\$100,956
Daytime Population	13,783	100,100	316,040

**Carole Caveney**  
 Senior Vice President  
 ccaveney@lee-associates.com  
 D 773.355.5082

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**MEDICAL OFFICE AVAILABLE FOR LEASE**  
**4457 SOUTHWEST HIGHWAY**  
OAK LAWN, IL 60453



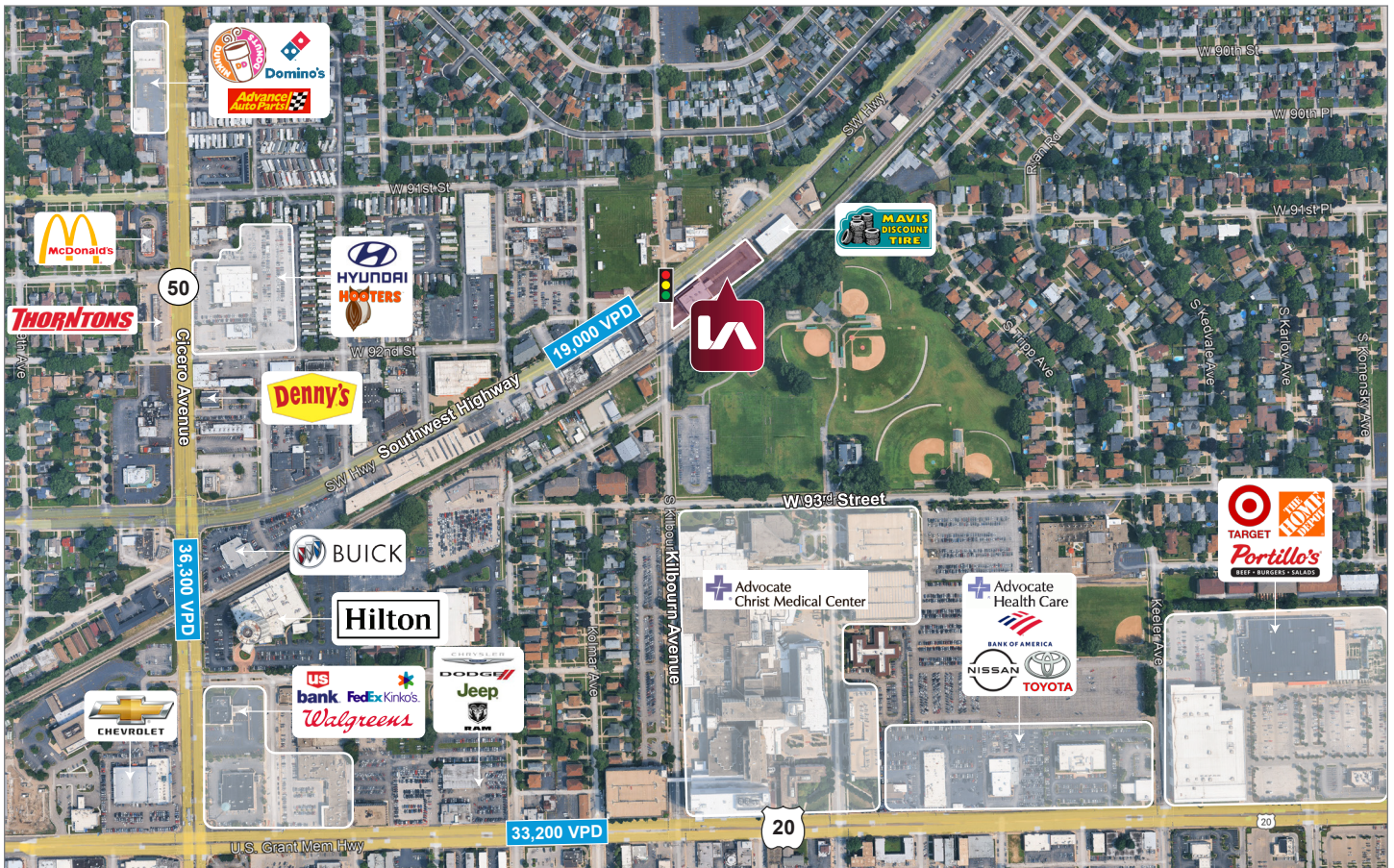
**Carole Caveney**  
Senior Vice President  
ccaveney@lee-associates.com  
D 773.355.5082

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# MEDICAL OFFICE AVAILABLE FOR LEASE

## 4457 SOUTHWEST HIGHWAY

OAK LAWN, IL 60453



**Carole Caveney**  
Senior Vice President  
ccaveney@lee-associates.com  
D 773.355.5082

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.