

8780 WEST GOLF ROAD  
NILES



**RETINA INSTITUTE &  
SURGICAL CENTER  
MEDICAL OFFICES FOR LEASE**



9450 WEST BRYN MAWR AVENUE  
SUITE 550 | ROSEMONT, IL 60018  
773.355.3000 (main)  
www.lee-associates.com

**TONY RUSSO**  
Senior Vice President  
trusso@lee-associates.com  
630.728.1179

**GRANT BOLLMAN**  
Vice President  
gbollman@lee-associates.com  
708.420.9996



28,950 SF THREE-STORY BUILDING ON 1.29 ACRES  
1,011-9,650 SF FOR LEASE  
LEASE RATE: \$18.00 PSF NNN



2 ELEVATORS AVAILABLE



RENOVATED IN 2023 (TENANT INCENTIVES)



1.2 MILE FROM I-294



FULL SECOND FLOOR OPTION AVAILABLE



1.4 MILE FROM ADVOCATE LUTHERAN GENERAL HOSPITAL



OTHER TENANTS IN THE BUILDING: RETINA INSTITUTE OF ILLINOIS, CENTER FOR CORRECTIVE EYE SURGERY, AND NINVA FAMILY MEDICAL GROUP



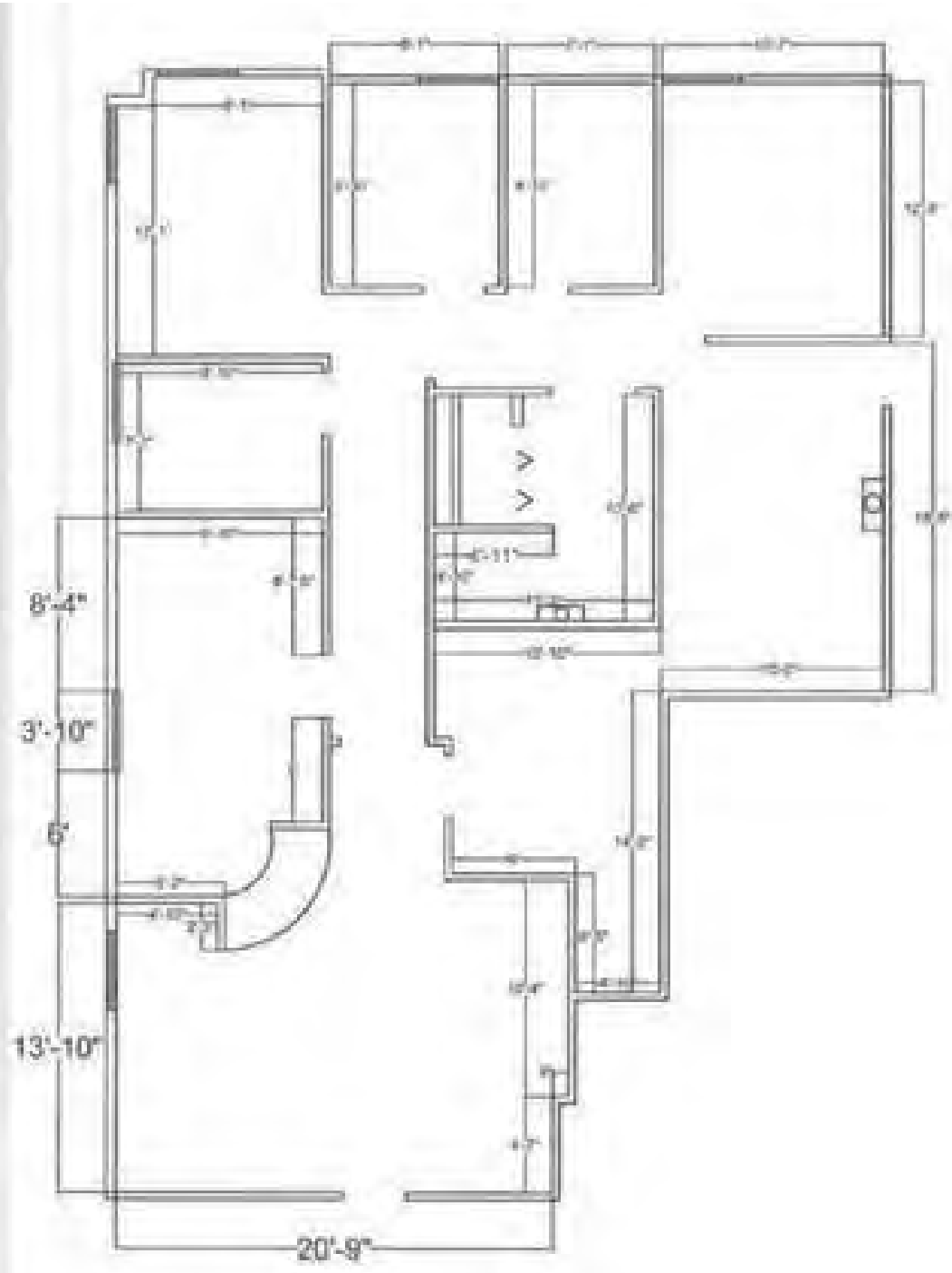
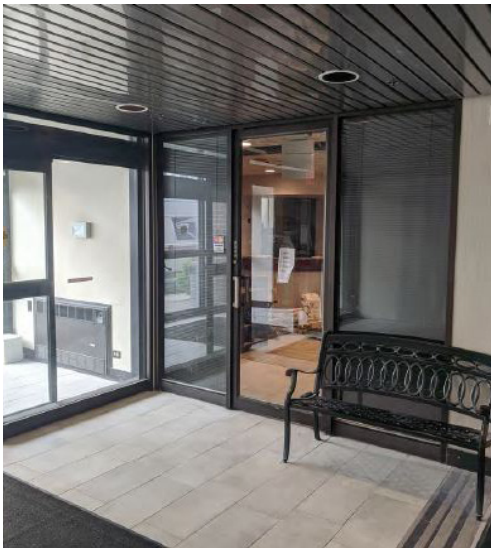
0.8 MILE FROM GOLF MILL SHOPPING CENTER  
1.4 MILE FROM GOLF MILWAUKEE PLAZA

	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
<b>SUITE 103</b> PRIME EXECUTIVE OFFICE	2,076	NNN	\$18.00 PSF	±2,076 SF prime 1st floor unit, located at main entry, large reception and lobby, 3 offices, storage area, kitchenette
<b>ENTIRE SECOND FLOOR</b>	9,050	NNN	\$18.00 PSF	Entire second floor is available for lease
<b>SUITE 200</b> MEDICAL OFFICE	3,250	NNN	\$18.00 PSF	±3,250 SF medical office, lobby and reception area, 3 exam rooms, 2 offices, 2 procedure rooms, kitchenette
<b>SUITE 202</b> MEDICAL   EXECUTIVE OFFICE	1,817	NNN	\$18.00 PSF	±1,817 SF private suite, lobby, reception area, 2 exam rooms, 3 offices, storage, kitchenette, private restroom
<b>SUITE 203</b> MEDICAL OFFICE	1,011	NNN	\$18.00 PSF	±1,011 SF private medical suite, lobby, reception area, 3 exam rooms, 2 offices, private restroom, open business area
<b>SUITE 204</b> MEDICAL   EXECUTIVE OFFICE	2,972	NNN	\$18.00 PSF	±2,972 SF private suite, 3 large executive offices, 6 exam rooms, procedure room, private restroom, large lobby, reception area, break area, laboratory, storage space, billing station, plenty of natural light
<b>SUITE 300</b> EXECUTIVE OFFICE	1,836	NNN	\$18.00 PSF	±1,839 SF private office, lobby, reception area, business area, storage, private restroom, kitchenette, 2 exam rooms, office / CT scan
<b>SUITE 302</b> MEDICAL   EXECUTIVE OFFICE	1,560	NNN	\$18.00 PSF	±1,560 SF private suite, 2 - 11'x14' executive offices, 2 exam rooms, business area, private restroom, large lobby, reception area



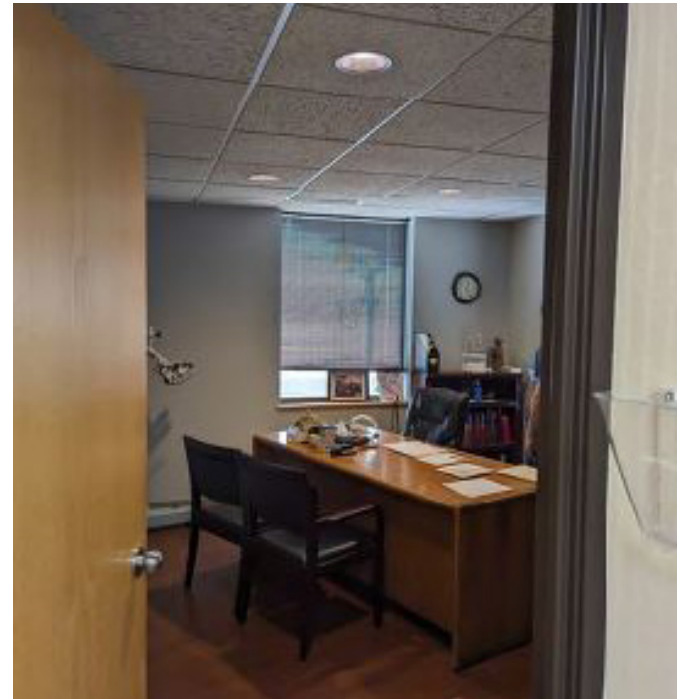
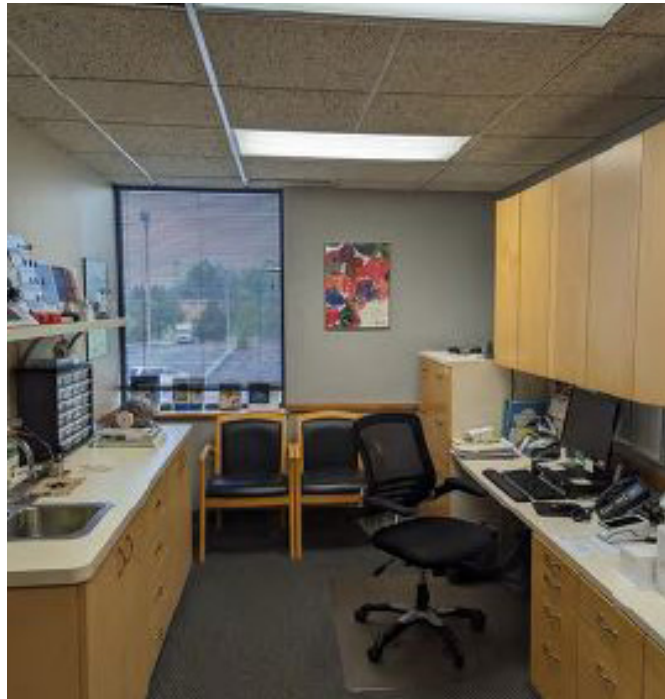
# UNIT 103

2,076 SF



# UNIT 200

3,250 SF

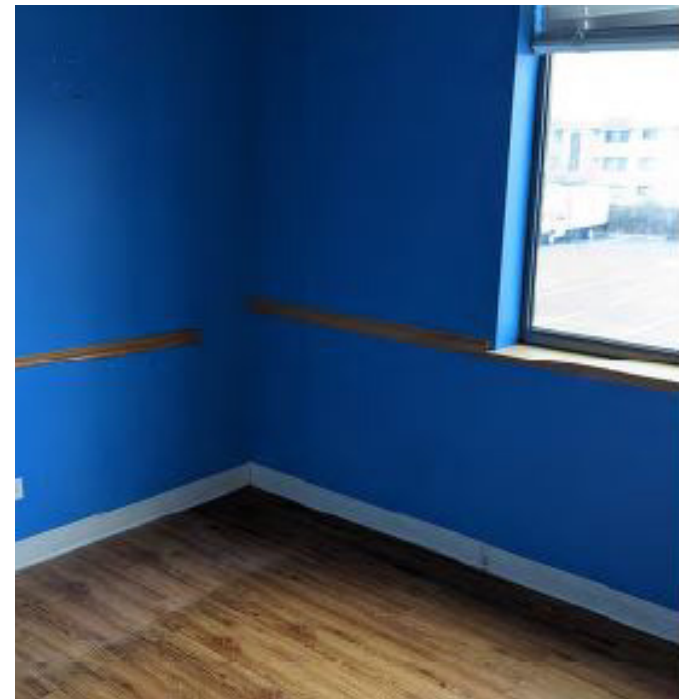
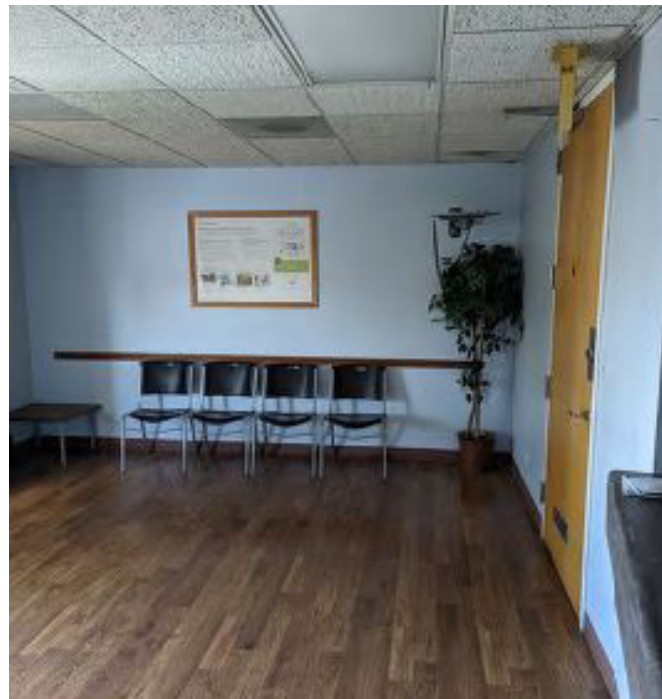
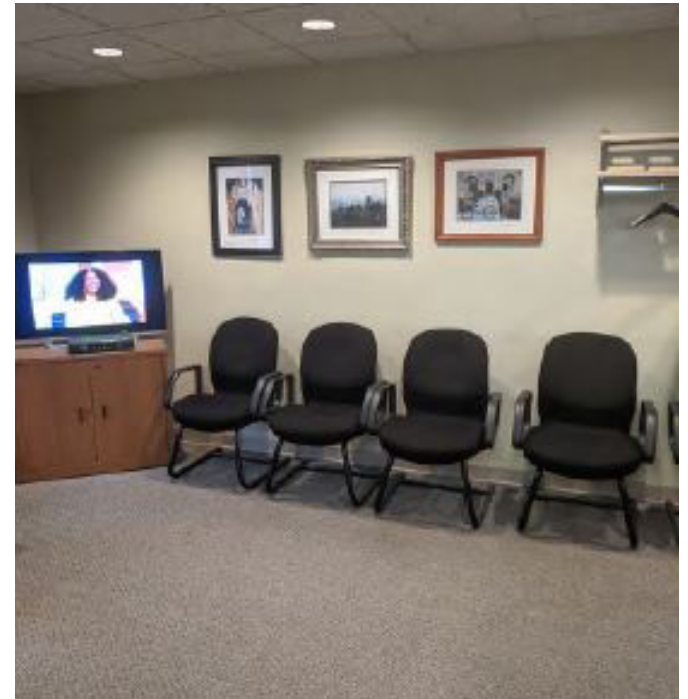
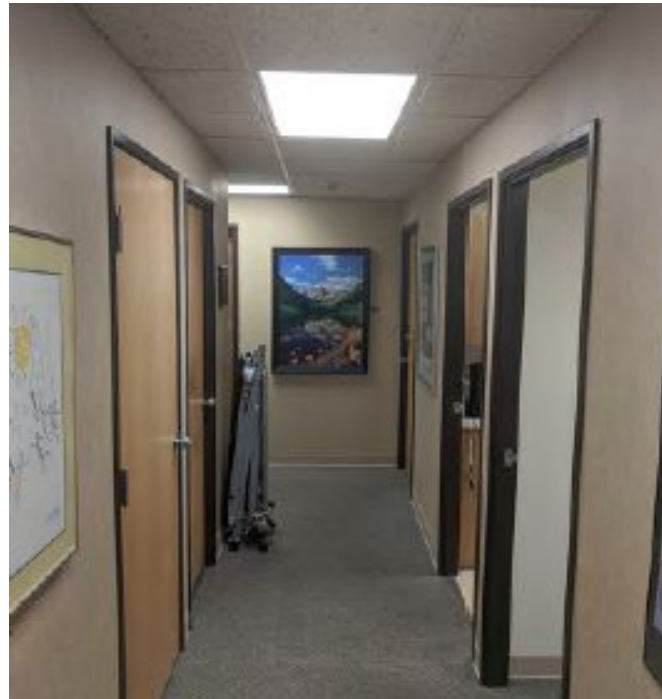


**UNIT 202**

1,817 SF

**UNIT 203**

1,011 SF





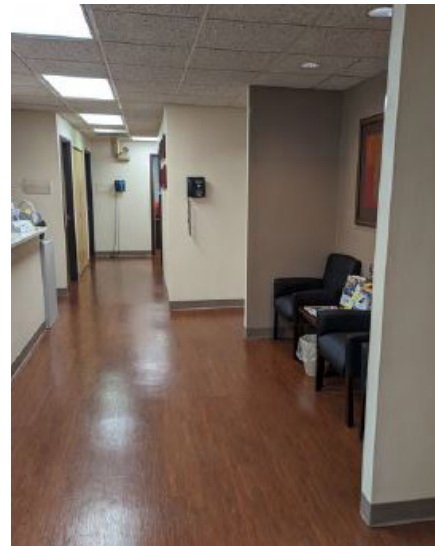
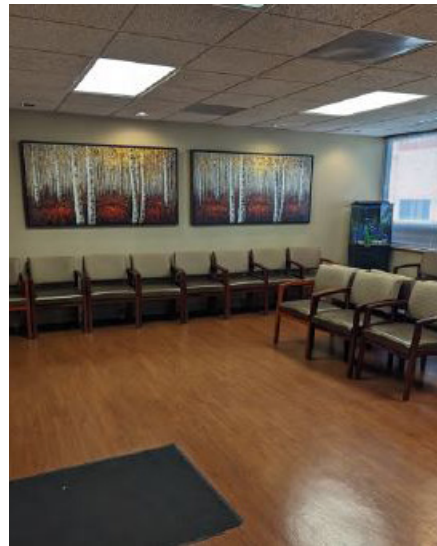
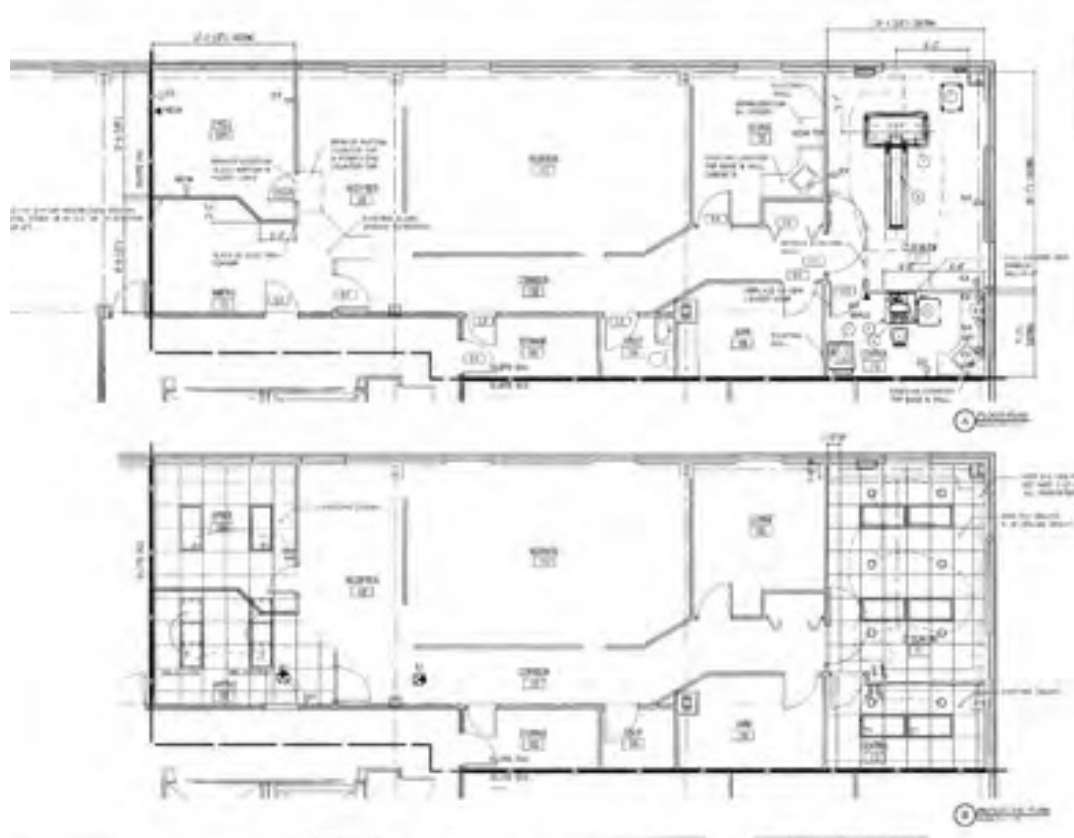
# UNIT 204

2,972 SF



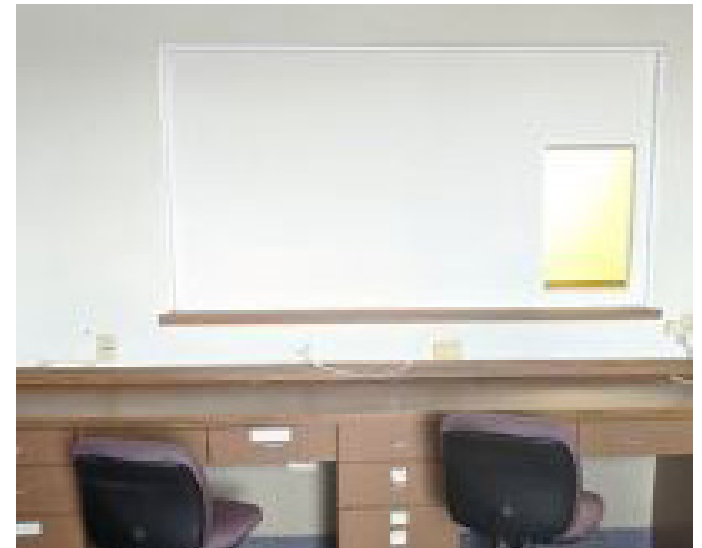
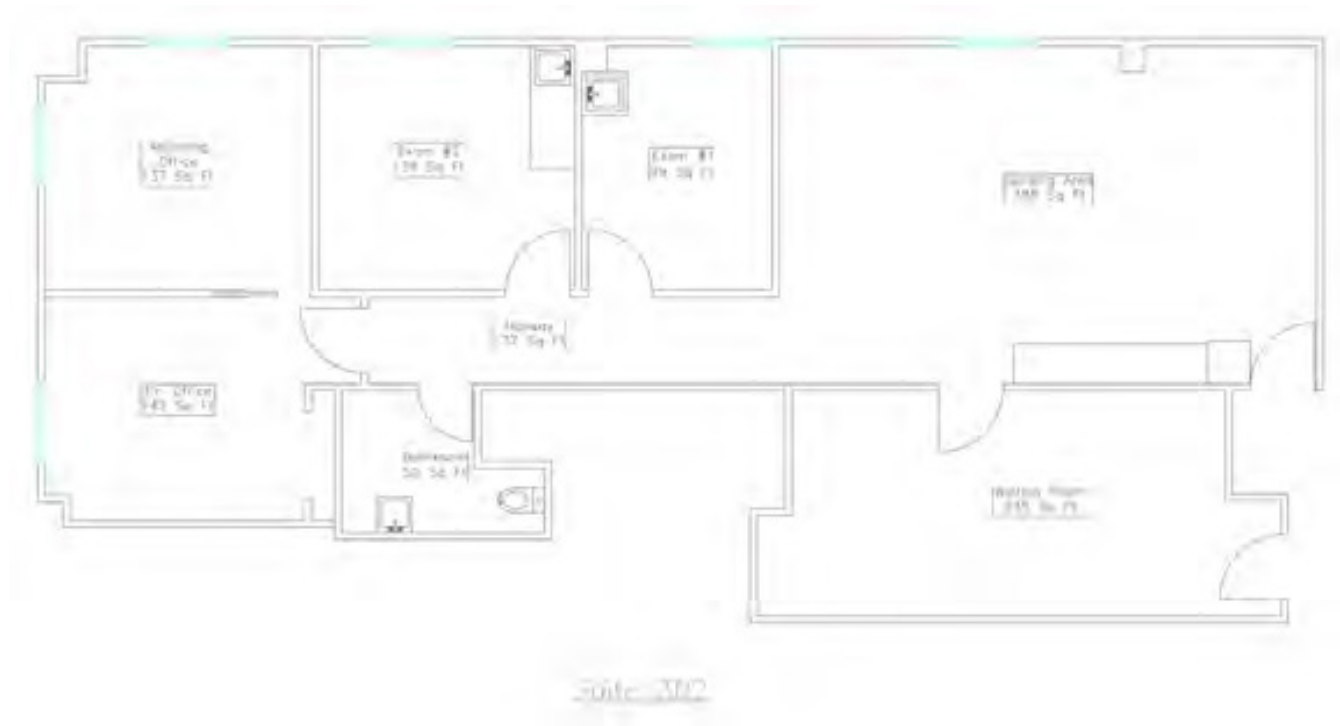
# UNIT 300

1,839 SF



# UNIT 302

1,560 SF









### 1 MILE

**26,525**

Estimated  
Population

**10,228**

Number of  
Households

**\$96,301**

Household  
Income

**16,326**

Daytime  
Population

### 3 MILES

**137,404**

Estimated  
Population

**53,977**

Number of  
Households

**\$129,284**

Household  
Income

**95,290**

Daytime  
Population

### 5 MILES

**329,610**

Estimated  
Population

**128,372**

Number of  
Households

**\$139,846**

Household  
Income

**320,352**

Daytime  
Population

