

For LEASE \$20psf MG

Class A Medical/Office Space Available

Turn-Key Construction Provided!

- 4 Floor Tw-Elevator Building with floors 2 & 3 available
- 1,500 – 31,000 Sq. Ft.
- Building Signage Available for Anchor Tenant (128,000 vehicles per day on Jane Addams Tollway)
- Ample Parking (5/1000)
- Prime High Visibility I-90 Location
- Immediate Access to I-90 & Rt 59 (Sutton Rd) Interchange
- 2 Modern Oversized Elevators
- Fitness Room with Showers
- Breakroom / Dining Area
- 2 Conference Facilities
- 4 miles to AMITA Health St. Alexius Medical Center in Hoffman Estates
- 9 miles to Advocate Sherman Hospital in Elgin
- 174,353 Population in 5-mile Radius with 57,547 Households
- \$156,089 Average HH Income in 2-mile and \$114,336 in 10-mile Radius

Seconds From I-90/Rt-59 Ramp: Prairie Pointe Medical Center



4885 Hoffman Blvd., Hoffman Estates, IL 60192

4747 W. Peterson Ave. #200
Chicago, IL 60646
www.imperialrealtyco.com

Nearby Benefits Include: Walk to Starbucks, Claim Jumper Restaurant, Kyoto Japanese, Culvers, Target, Chicago Marriott Hotel, Honey Berry Pancakes & Café, Panda Express, Pita Pita Mediterranean Grill, Chase Bank, Red Robin, Which Wich, Subway, Chipotle and NOW Arena (formerly known as Sears Centre Arena) with seating capacity of 10,543

Please call to arrange a private viewing: Bob Huber, VP, 773-736-6652 bhuber@imperialrealtyco.com

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1,500-30,000 Square Feet Available

Landlord will Build-to-Suit



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Additional Details: 1,500 – 30,000 square feet available for lease. Prairie Point Medical is a Class A medical office building with amenities including an on-site fitness center, two shared conference rooms, a cafe and a 333 space on-site parking lot (5.00/1,000 SF) for both customers and employees. The available units are in vanilla box condition and landlord is willing to assist with build out (quick delivery) and provide tenant improvement dollars. The property is located right off of Interstate-90 (I-90) providing visibility and exposure to over 128,000 VPD. Additionally, Prairie Pointe Medical is in close proximity with numerous hospitals including St. Alexius Medical, NW Community Hospital and both Advocate Sherman and Good Shepard Hospital.

Please call to arrange a private viewing: Theron May, VP, 773-736-6461 tmay@imperialrealtyco.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.