

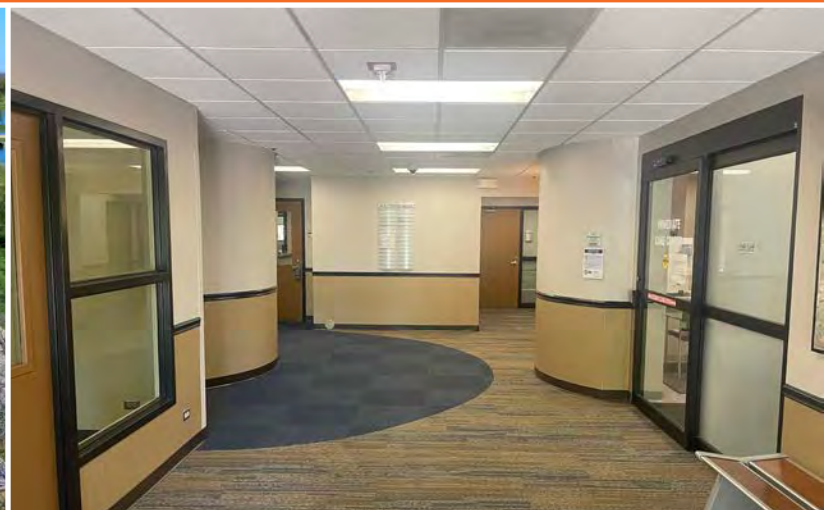


TOWNLINE *Medical Center*

6 E Phillip Road, Vernon Hills, IL

VIEW
VIDEO
FOOTAGE
HERE

918 - 7,865 SF MEDICAL SPACES FOR LEASE



presented by
Your SVN Suburban
NEXT LEVEL TEAM

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PROPERTY & OFFERING SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (NNN)
2025 CAM & TAXES:	\$10.00 SF/yr
AVAILABLE SF:	918 - 7,865 SF
LOT SIZE:	4.93 Acres
BUILDING SIZE:	21,621 SF
YEAR BUILT:	1986
BUILDING CLASS:	B
VPD:	37,000 VPD on Route 60
SUBMARKET:	Central North

PROPERTY DESCRIPTION

6 E Phillip Road is a 21,621 square-foot, single-story, multi-tenant medical office building offering suites available for lease ranging from 918 to 7,865 square feet. Designed specifically for healthcare providers, the building features private suite entrances, abundant parking, and easy patient access. Located in the heart of Vernon Hills just off Route 60, the property provides excellent visibility and is minutes from I-94, major hospitals, and a wide range of retail and dining amenities.

Ideal for a variety of medical and wellness practices, 6 E Phillip Road offers flexible floor plans to accommodate small private practices or larger group medical offices, all within a well-maintained and professionally managed setting.

LOCATION DESCRIPTION

The Property is directly on IL Route 60 (Townline Road) and located within minutes of Advocate Condell Medical Center, the largest health care provider, and only Level I Trauma Center in Lake County. Ample on-site parking, nearby public transportation options, and a well-established healthcare corridor further enhance the convenience and appeal of this location for both providers and patients.

PROPERTY HIGHLIGHTS

- Ample Parking - 220 Surface Spaces
- New Exterior Monument Signage with Tenant Panels Coming Soon
- TV Directory in Common Area

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AVAILABLE LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	918 - 7,865 SF	LEASE RATE:	\$13.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	1,597 - 3,695 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 4 exam rooms with sinks, 2 private offices, private bathroom, and storage. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 103	918 - 3,695 SF	NNN	\$13.50 SF/yr	Suite will be available 9/1/2025. Waiting room and reception area, 3 exam rooms with sinks, lab area, private bathroom, and storage room. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 104	1,533 - 3,349 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 3 exam rooms with sinks, 2 private offices and storage. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 105	1,180 - 3,695 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 1 exam room with sink & 3 additional exam rooms, lab area, 1 private office, private bathroom. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 106	1,816 - 3,349 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 3 exam rooms with sinks, lab area, 4 private offices, private bathroom, and storage. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 111	3,164 SF	NNN	\$13.50 SF/yr	Large waiting room and reception area, 4 exam rooms with sinks, lab area, staff lounge, 2 private bathrooms, 2 private offices, large open area and storage. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suite 114	1,663 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 4 exam rooms with sinks, lab area, 2 private offices, staff lounge, private bathroom, and storage. Please refer to the floor plan in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suites 101-111	7,865 SF	NNN	\$13.50 SF/yr	Ability to combine suites 101-111 for a total of 7,865 SF. Please refer to the floor plans in the brochure. 2025 CAM/Tax \$10.00 PSF.
Suites 104-108	4,776 SF	NNN	\$13.50 SF/yr	Ability to combine suites 104-108 for a total of 4,766 SF. Please refer to the floor plans in the brochure. 2025 CAM/Tax \$10.00 PSF.

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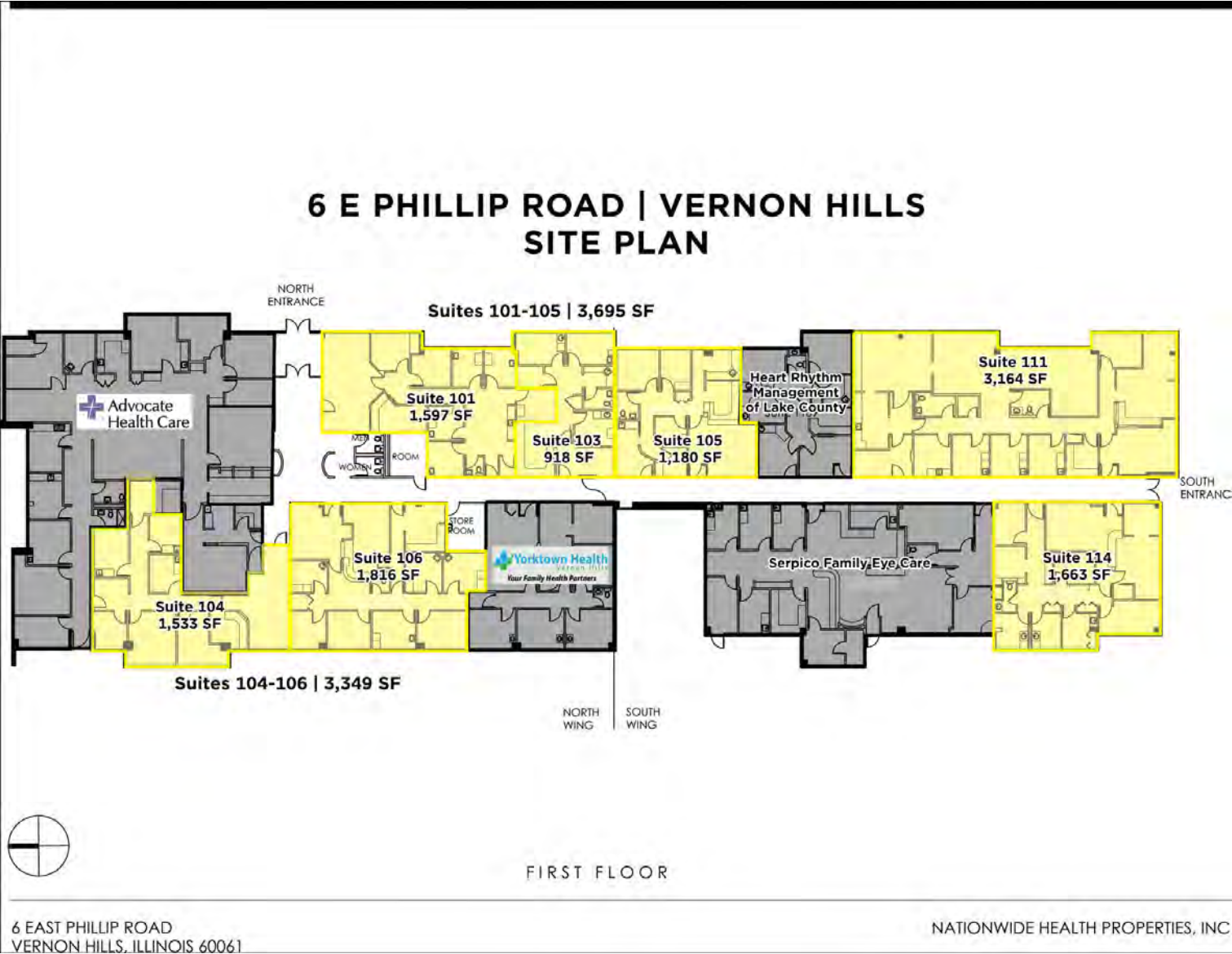
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BUILDING SITE PLAN

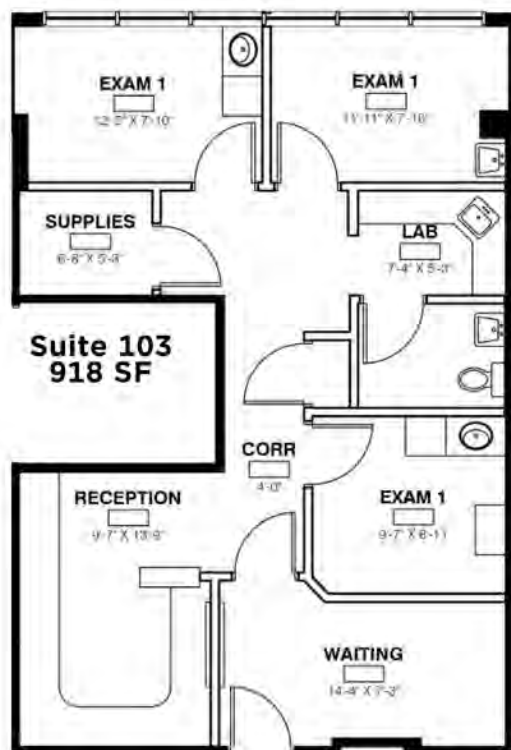
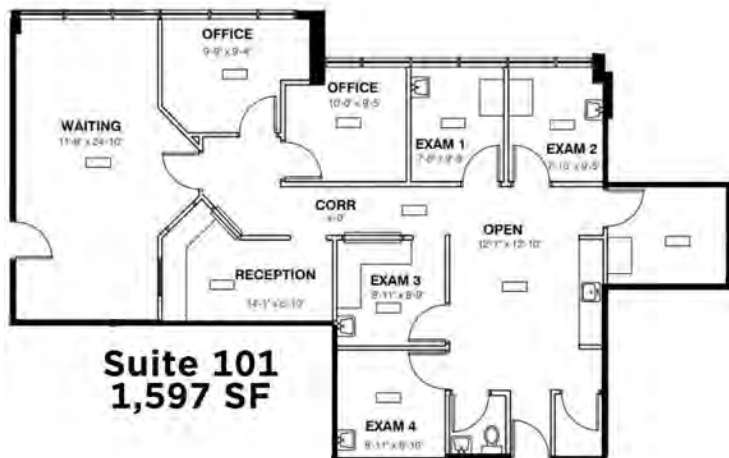


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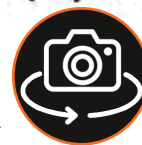
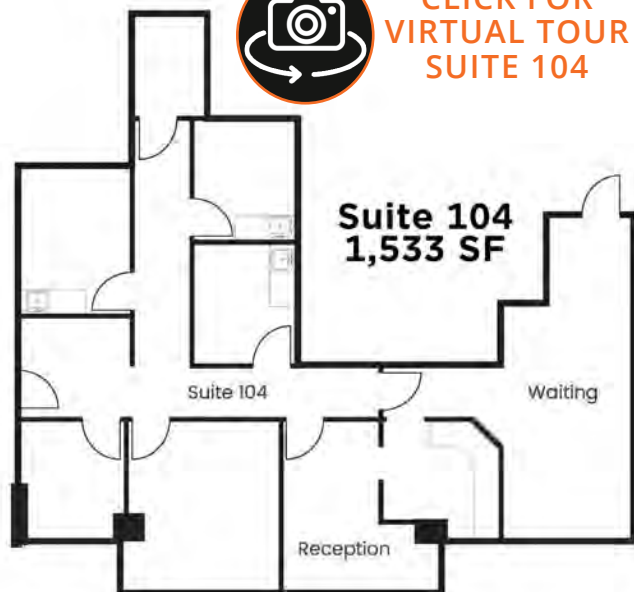
BUILDING FLOOR PLANS



CLICK FOR
VIRTUAL TOUR
SUITE 101



CLICK FOR
VIRTUAL TOUR
SUITE 104



CLICK FOR
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SUITE 105

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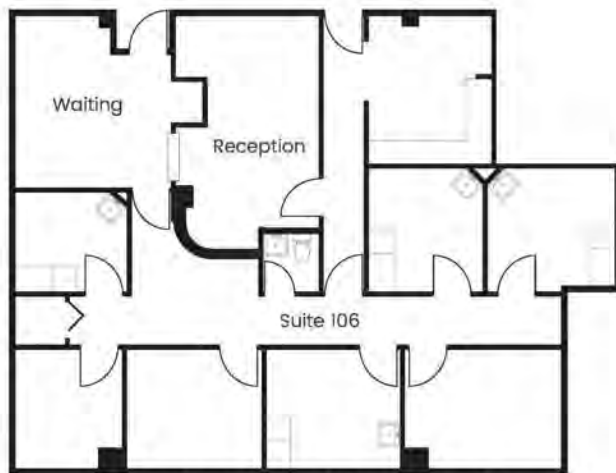
BUILDING FLOOR PLANS



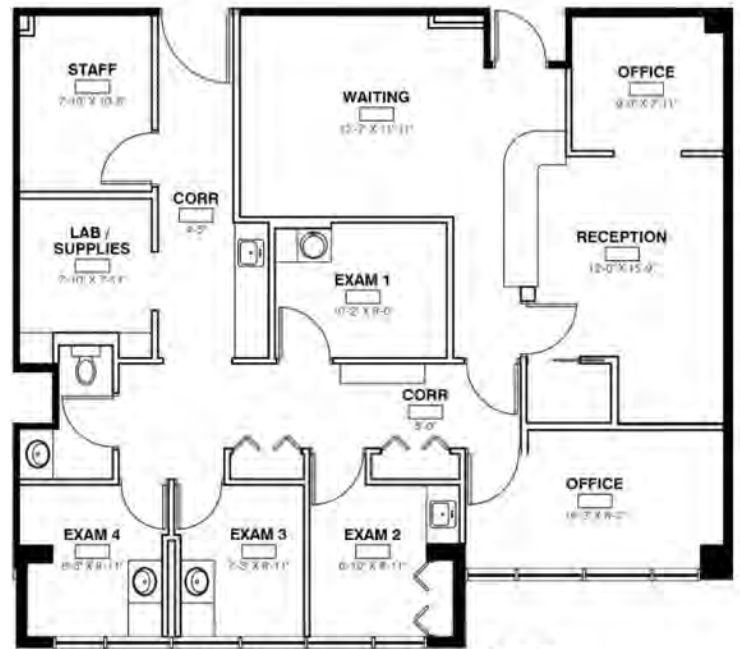
[CLICK FOR
VIRTUAL TOUR
SUITE 114](#)



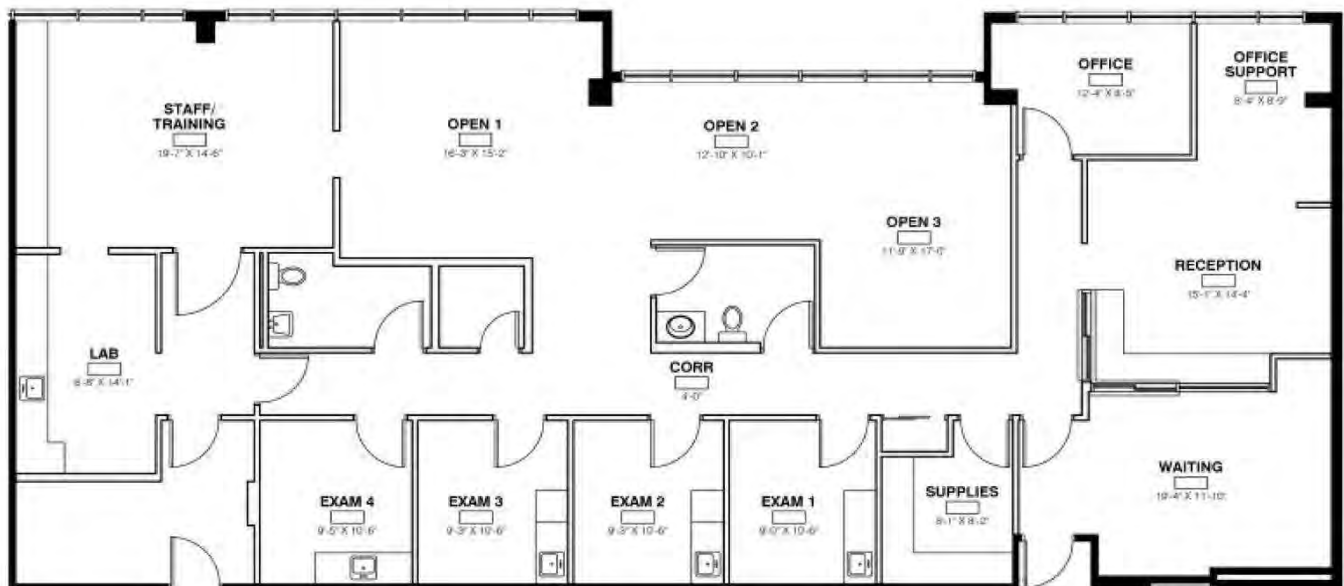
[CLICK FOR
VIRTUAL TOUR
SUITE 106](#)



Suite 106 | 1,816 SF



Suite 114 | 1,633 SF



[CLICK FOR
VIRTUAL TOUR
SUITE 111](#)

Suite 111 | 3,164 SF

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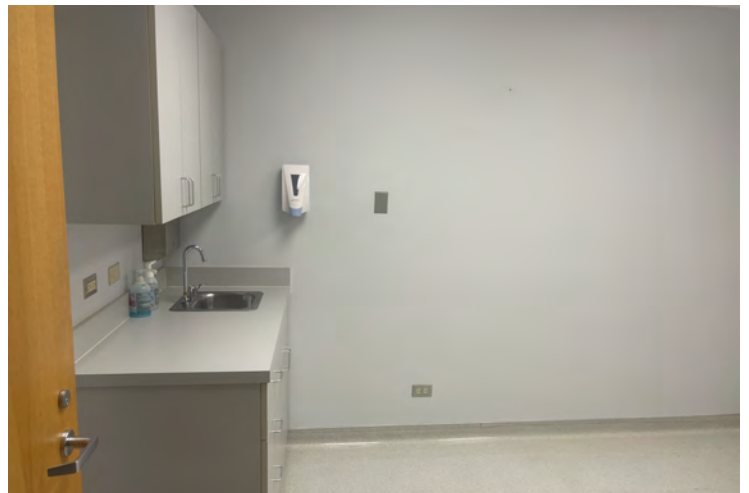
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ADDITIONAL PHOTOS



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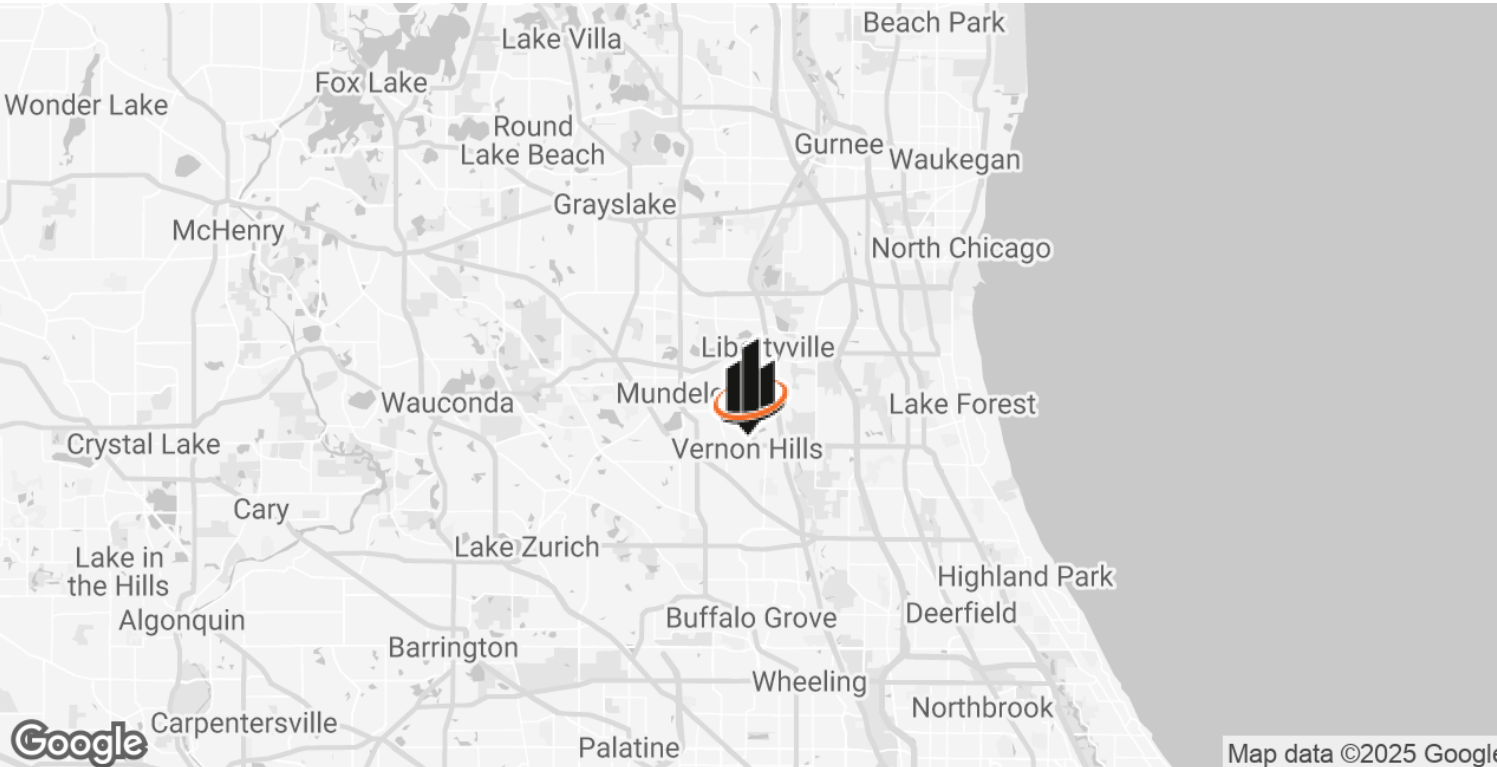
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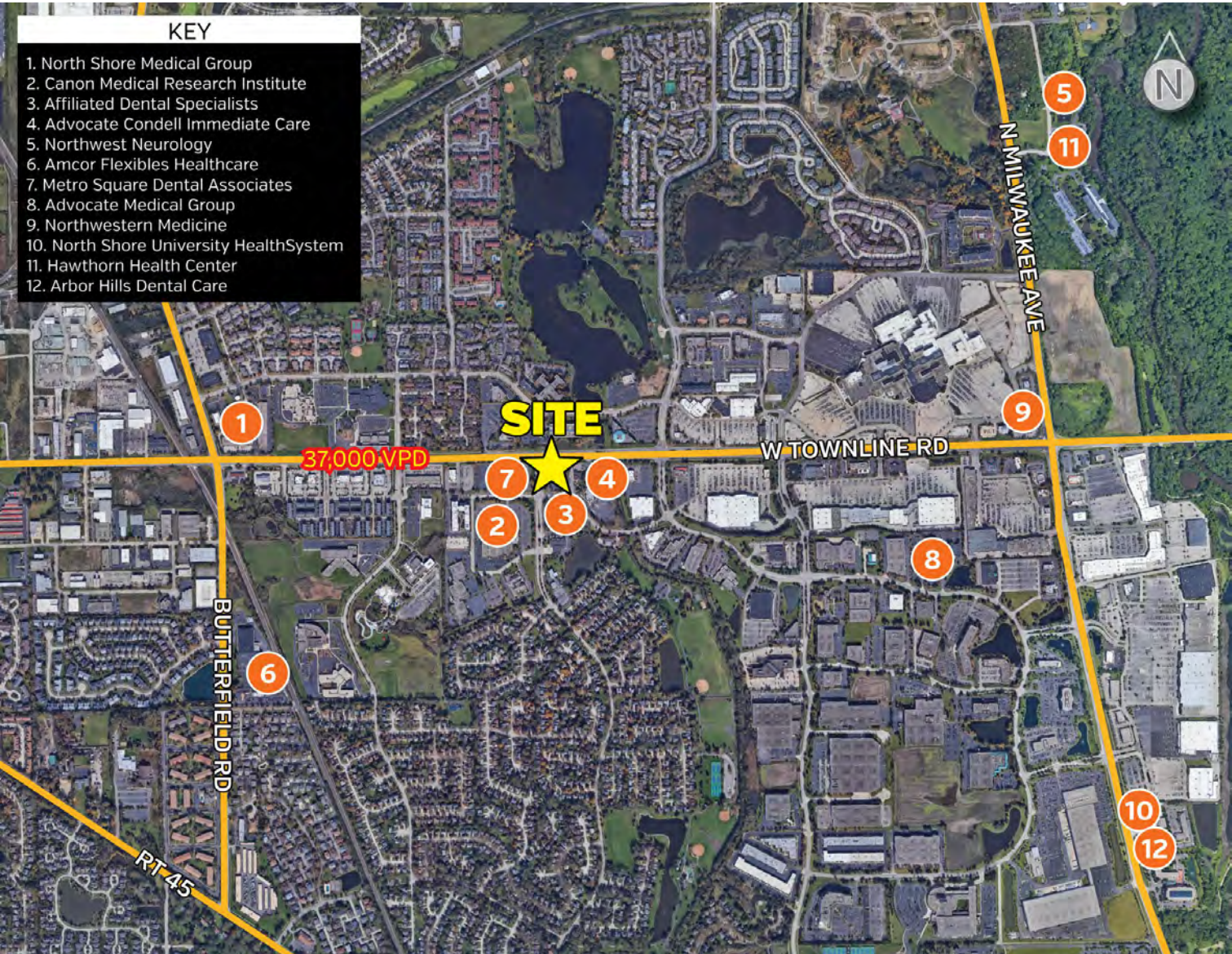
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RETAILER & LOCATION MAP



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NEARBY MEDICAL BUILDINGS MAP

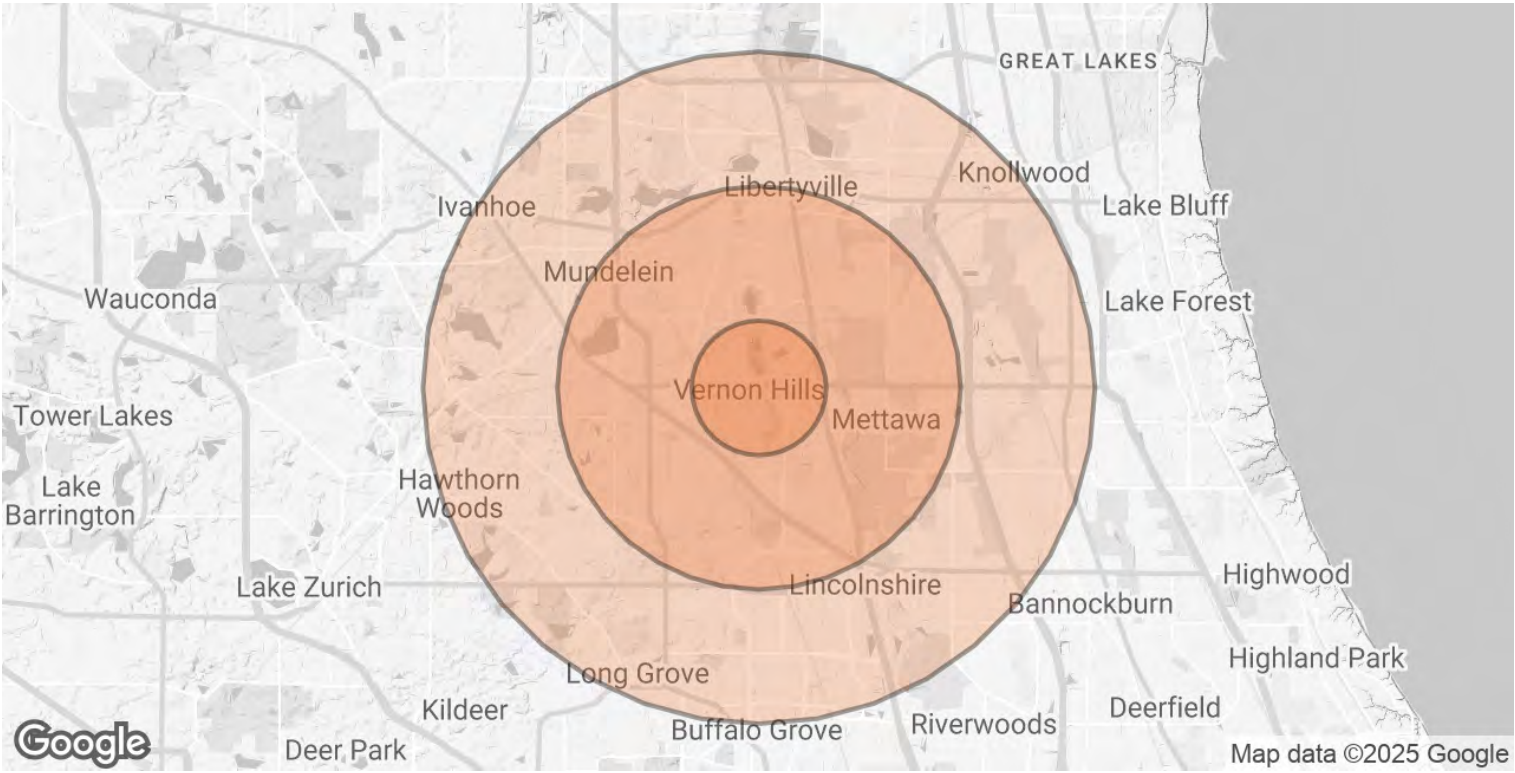


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,815	63,749	132,259
AVERAGE AGE	41	40	42
AVERAGE AGE (MALE)	40	39	41
AVERAGE AGE (FEMALE)	43	41	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,348	23,459	48,308
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$136,669	\$168,069	\$189,161
AVERAGE HOUSE VALUE	\$360,196	\$474,032	\$559,543

Demographics data derived from AlphaMap

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