

For  
Lease



## 303 E Army Trail Road

Bloomington, Illinois 60108

### PROPERTY HIGHLIGHTS

Located in Bloomington, Willowlake Center offers a prime medical office experience tailored to meet the needs of healthcare professionals and patients. This well-appointed medical office building is situated in a highly accessible area of North DuPage County, with 2 miles access to UChicago Medicine AdventHealth GlenOaks Hospital or less than 7 miles from Ascension Alexian Brothers. The major roadways, including Army Trail and I-355 4-way Interchange, make it a convenient location for both patients and staff.



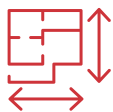
PRIME LOCATION WITH  
HIGH VISIBILITY ON  
ARMY TRAIL ROAD



4 / 1,000 SF  
PARKING RATIO



FLEXIBLE FLOOR PLAN  
IDEAL FOR MEDICAL



1,099 - 4,369 SF  
AVAILABLE



2.0 MILES FROM UCHICAGO  
MEDICINE ADVENTHEALTH  
GLENOAKS



EASILY ACCESSIBLE  
TO I-355

### Contact

Jason Wurtz

+1 630 693 0692  
jwurtz@hiffman.com

Sarah Walker

+1 630 389 8911  
swalker@hiffman.com

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.





PROPERTY HIGHLIGHTS

- 1. Four-story atrium lobby with glass elevators
- 2. Excellent condition with plenty of natural light
- 3. Fully built-out, move-in ready suites
- 4. Ideal for medical offices/practioners

