

Office Building for Lease



7000 Caton Farm Rd

Plainfield, IL 60544

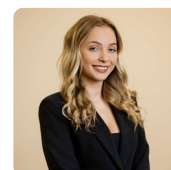
Prime Leasing Opportunity

Position your business in one of Plainfield's fastest-growing corridors, surrounded by a 2-mile population of 35,648 and a 5-mile reach of 104,410 residents. This Class A medical, office, and retail facility offers a rare opportunity to lease premium space with flexible floorplans and buildout options tailored to your business needs.

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

OVERVIEW

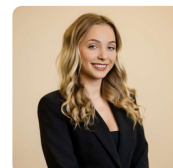
- **Total Building Size:** 34,396 SF
- **Available Space:** 1,090 – 17,500 SF
- **Land Area:** 3.31 Acres
- **Zoning:** Medical, Office, Retail
- **Year Built:** 2006
- **Stories:** 1
- **Parking:** 240+ Spaces (open lot)
- **Monument Signage:** Available
- **Tenancy:** Multiple
- **Lease Type:** Modified Gross
- **Lease Term:** 2–4 Years



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

Available Suites - 7000 Caton Farm Rd, Crest Hill, IL

Suite	Size (SF)	Divisibility	Condition
Suite 1	2,520 SF	—	Buildout Required
Suite 2	6,080 SF	—	Fully Built-Out Medical
Suite 3	5,040 SF	Can be subdivided	Buildout Required
Suite 4	2,600 SF	Divisible into 1,710 SF & 890 SF	Buildout Required
Suite 5	1,090 SF	—	Buildout Required

Tenants to verify the unit sizes

HIGHLIGHTS

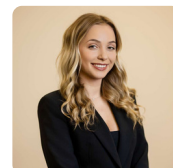
- Over 240 parking spaces for high-traffic users
- Flexible floor plans from 1,090 SF to 17,500 SF
- Ready-to-use medical suite available now
- High visibility and access on busy Caton Farm Rd
- Ideal for urgent care, dental, physical therapy, wellness, and professional office use
- 24/7 Hour Access
- New parking lot in 2022



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

Demographics (2024 Estimates)

Population:

- 2-Mile Radius: 35,648
- 5-Mile Radius: 104,410
- 10-Mile Radius: 365,536

Households:

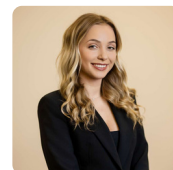
- 2-Mile Radius: 10,283
- 5-Mile Radius: 33,628
- 10-Mile Radius: 122,286
- Strong residential density with limited nearby competition makes this a high-demand location for professional and medical services.



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491

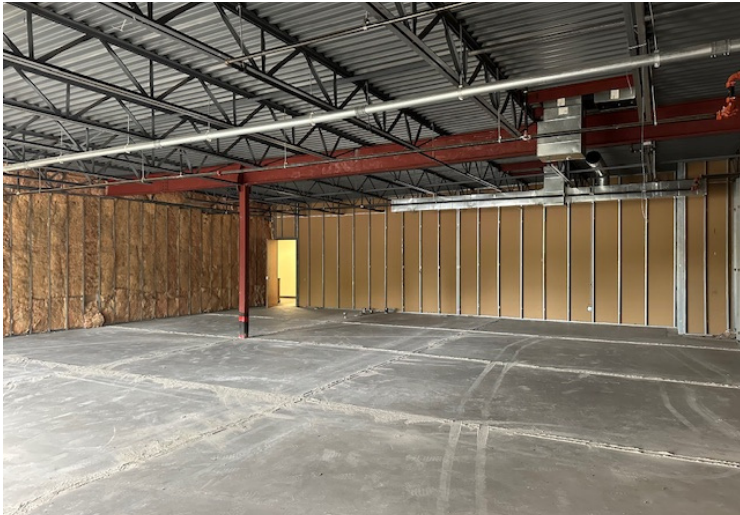


Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

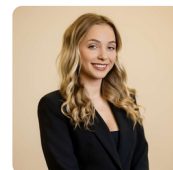
- **Suite 1:** 2,600 SF | Divisible into 1,710 SF & 890 SF | Buildout Required



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491

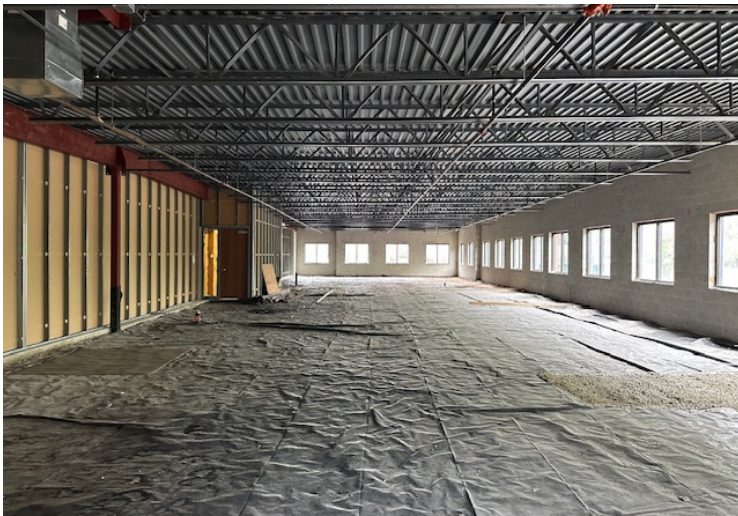


Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

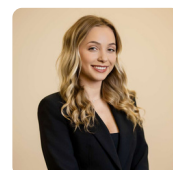
- **Suite 2:** 5,040 SF | Can be subdivided | Buildout Required



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

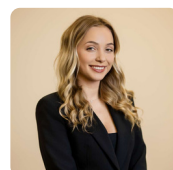
- **Suite 3: 1,090 SF | Buildout Required**



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

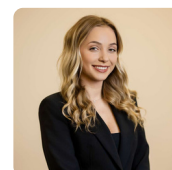
- **Suite 4:** 6,080 SF | Fully built-out medical suite | Includes 20 offices, reception area, and 4 restrooms



**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

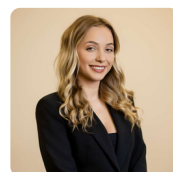
- **Suite 5: 2,520 SF | Buildout Required**



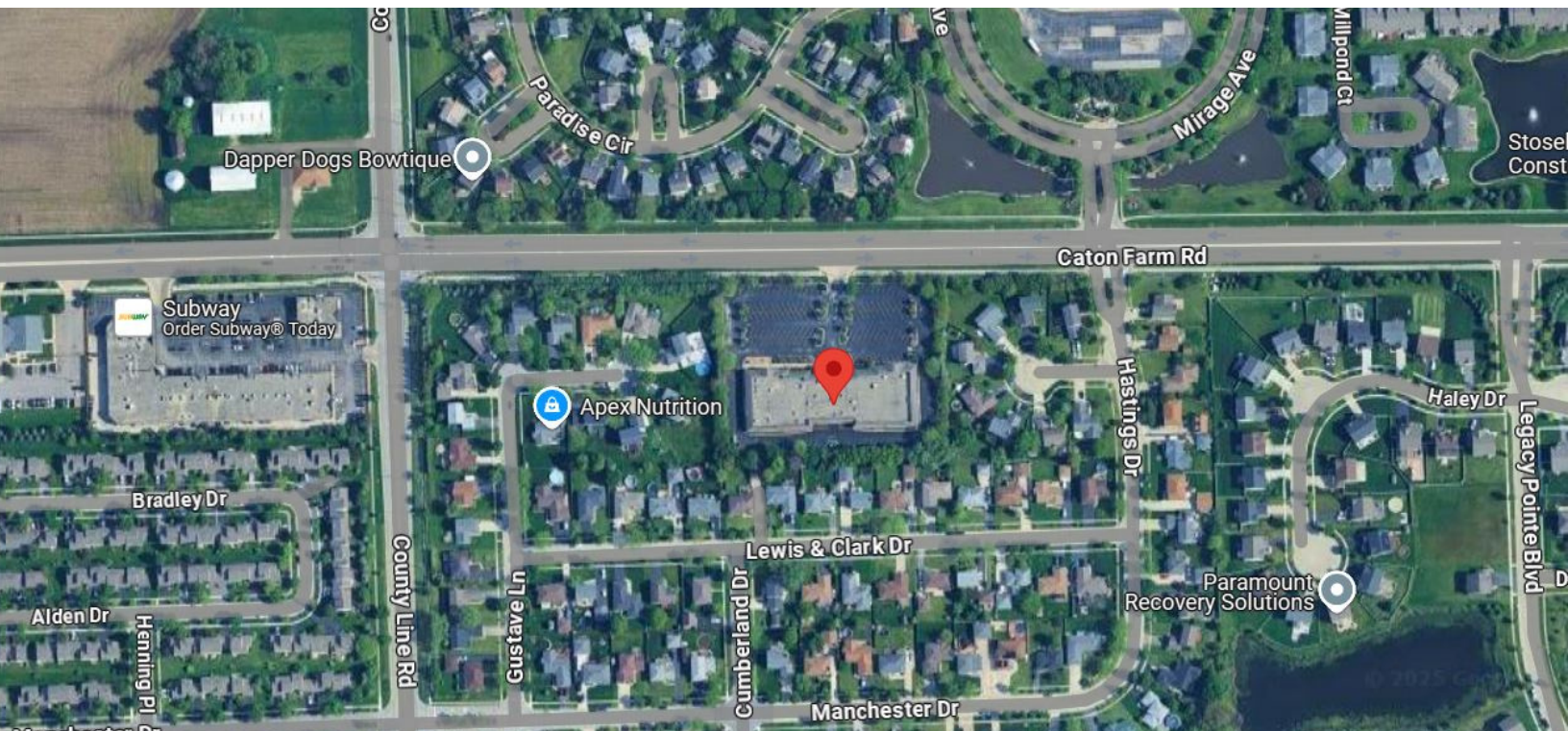
**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



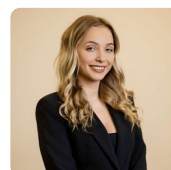
Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com



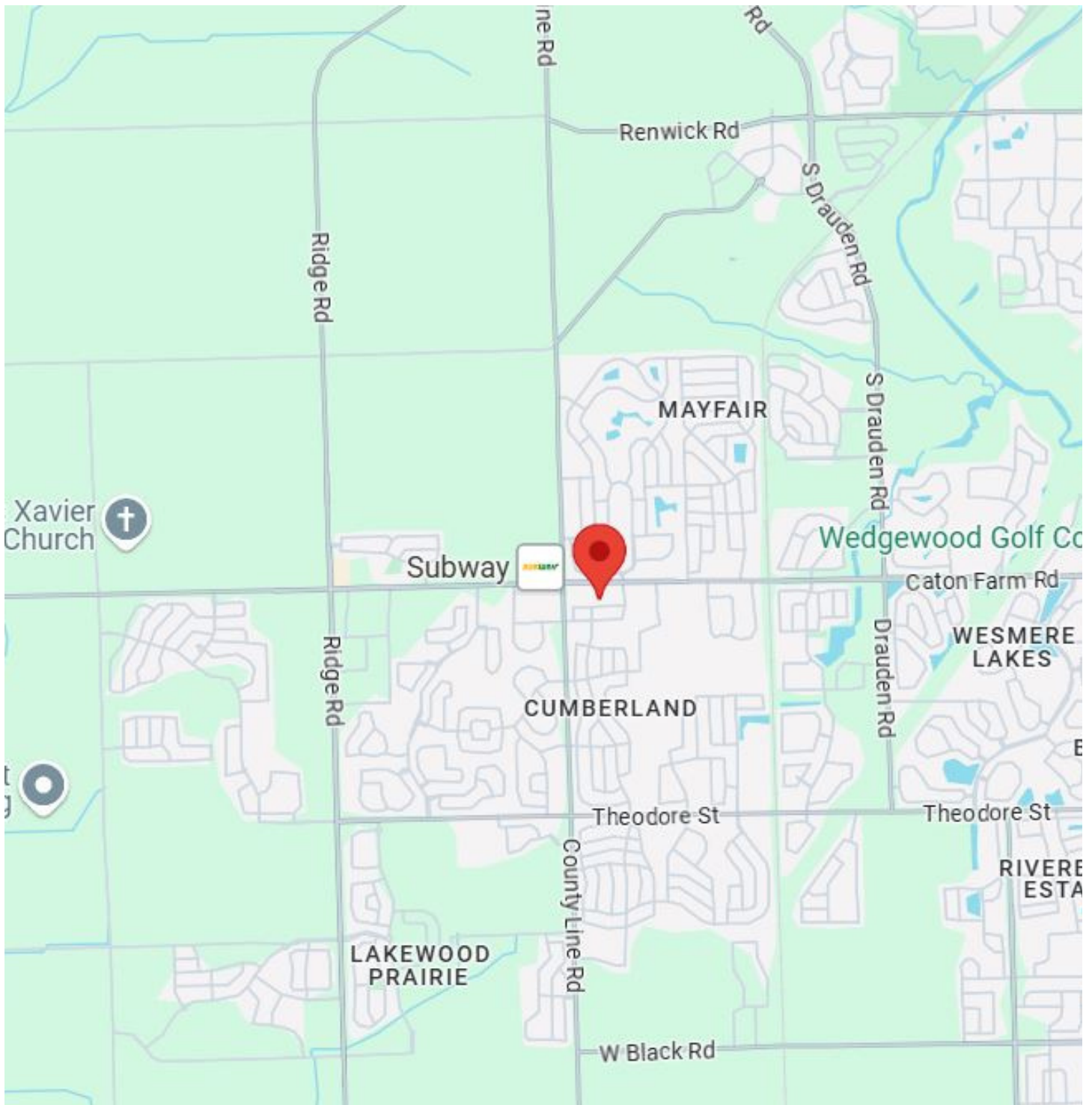
**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com

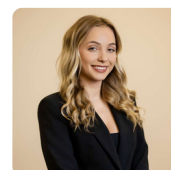


No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

**REMAX MILLENNIUM
COMMERCIAL GROUP**
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491



Vito Sruoga
Managing Broker
5773.983.4544 Mobile
630.626.9858 Office
sruoga@gmail.com



Gabija Baudyte
Broker
630.408.6573 Mobile
630.626.9858 Office
gbaudyte@gmail.com