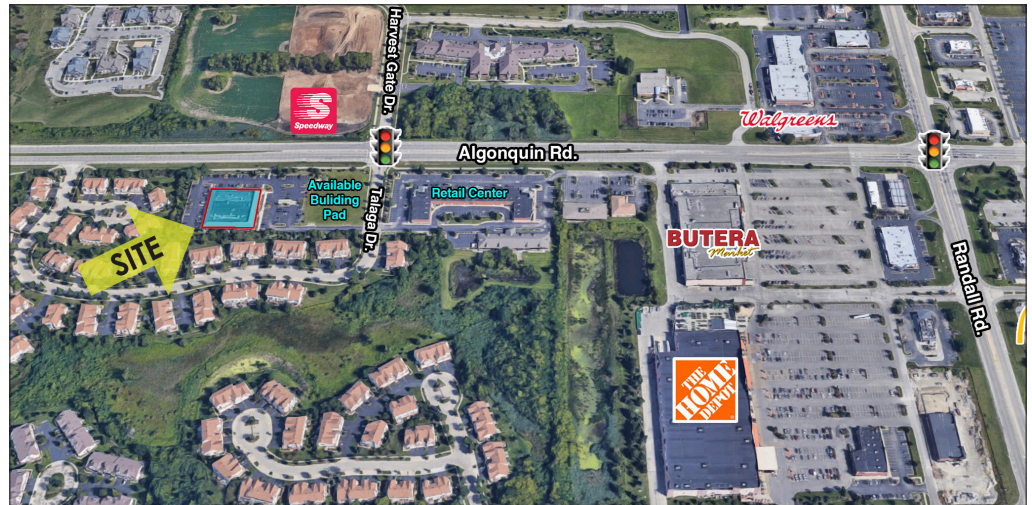


## TURNKEY MEDICAL SPACE FOR LEASE



### PROPERTY SPECIFICATIONS

**Description:** Medical Office

**Year Built:** 2005

**Office Size:** 5,004 SF

**Sprinklered:** Yes

**Sewer/Water:** City

**Parking:** Shared

**Possession:** Closing

**Zoning:** B2 - PUD

**PIN:** 19-30-406-005

**CAM:** \$3.45 PSF

**Real Estate Taxes:** \$3.60 PSF

**Lease Rate:** \$19.25 PSF NNN

### PROPERTY OVERVIEW

#### 5,004 SF MEDICAL SPACE

- Full medical building with strong internal referral network within the building
- Ideal location for Internal Medicine, Emergency Care, Medical Laboratory, Oncology, Chemo Treatment, Hematology, Nephrology, Surgery, Neurology, Urology, Gastroenterology, Rheumatology, Plastic Surgery, Endocrinology, Podiatry, Pain Management, Physical Therapy & Blood Draw
- Strong co-tenancy - Orthopedics, ENT, Pulmonary & Sleep Clinic, Pediatrics, Cardiology, OBGYN, Physical Therapy and Medi-Spa
- Condo is located within the Talaga Commons Medical Center, a multi-tenant single story medical office building
- In close proximity to Northwestern Medicine Huntley Hospital
- Currently being used as a private practice internal medicine and medical weight loss clinic with 10 exam rooms, 2 doctors offices, 3 private offices, reception area, break room, waiting area, nurses station, 3 restrooms and a large open area for possible chemo treatment, physical therapy, fitness or blood draw
- Building is handicap accessible
- Located at signalized intersection with very easy access and plenty of parking
- If desired, a transition period can be negotiated

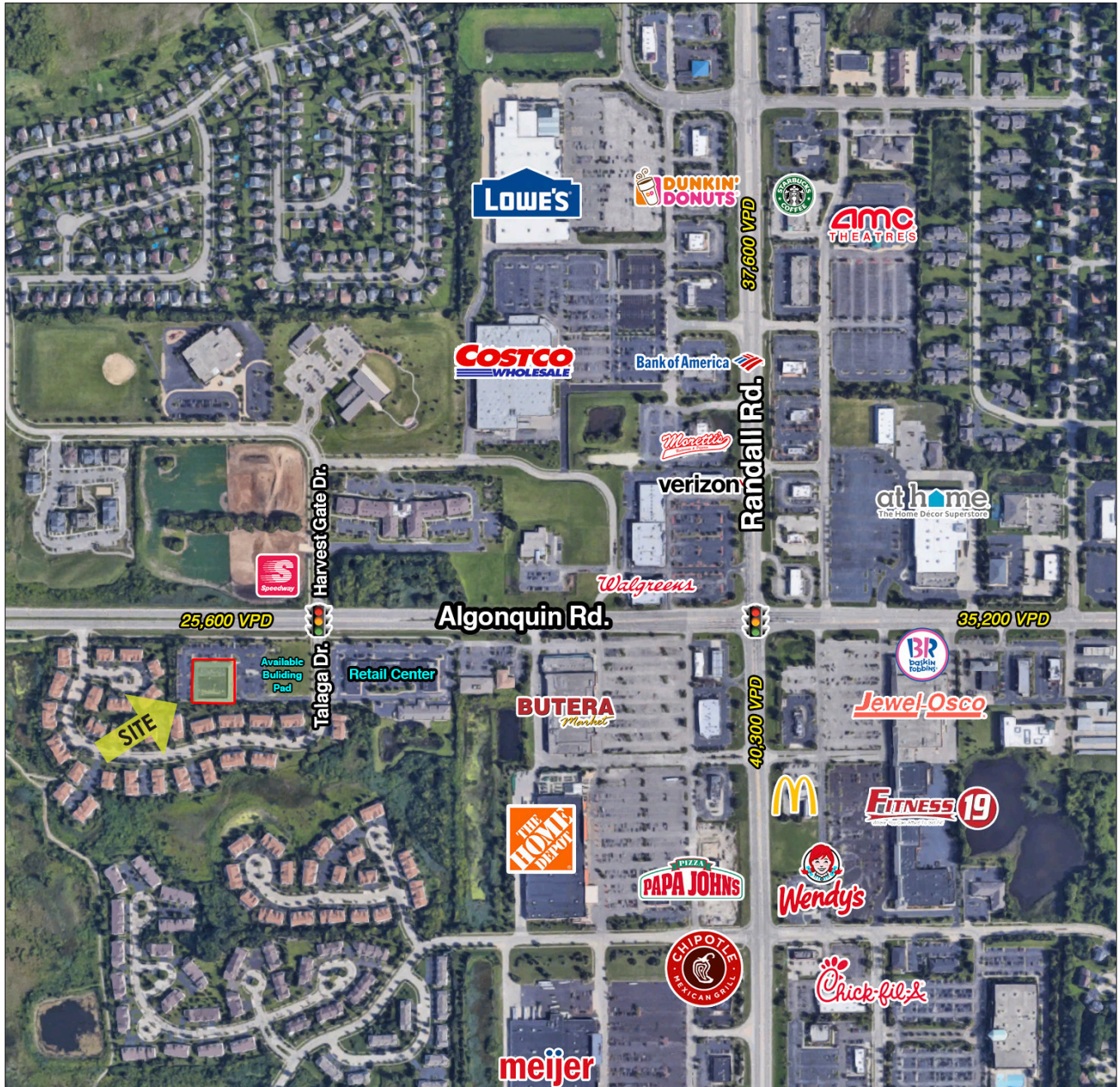
CONFIDENTIAL LISTING - PLEASE DO NOT TALK TO EMPLOYEES

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