

**FOR LEASE
OR OFFICE SHARE**
TURNKEY MEDICAL
OR OFFICE SPACE
2,200 UP TO 5,004 SF



PROPERTY SPECIFICATIONS

Description:	Medical/Office Space
Year Built:	2005
Office Size:	2,200 up to 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 \$17.50 PSF NNN

PROPERTY OVERVIEW

2,200 up to 5,004 SF AVAILABLE

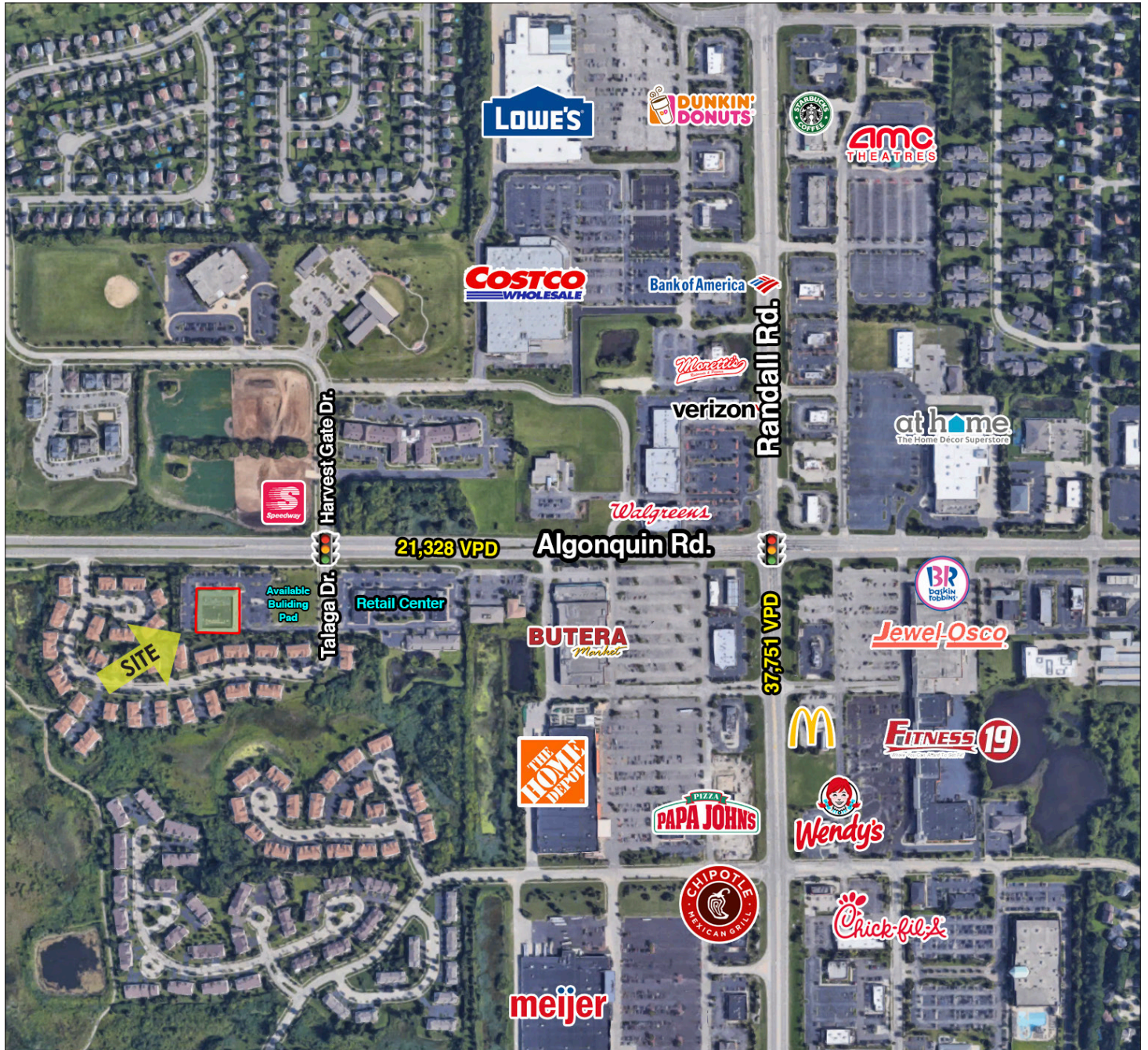
- Currently being used as a private practice internal medicine and medical weight loss clinic with 10 exam rooms, 2 doctors offices, 3 private offices, reception area, break room, waiting area, nurses station, 3 restrooms and a large open area for possible chemo treatment, physical therapy, fitness or blood draw.
- **Space can be subdivided and/or converted to traditional office space**
- Strong internal referral network within the building. Co-tenancy includes Orthopedics, ENT, Pulmonary & Sleep Clinic, Pediatrics, OBGYN, Physical Therapy and Medi-Spa
- Ideal location for Cardiology, 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
- The office suite is located within the Talaga Commons Medical Center, a multi-tenant single story medical office building
- Close proximity to Northwestern Medicine Huntley Hospital
- Building is handicap accessible
- Located at signalized intersection with very easy access and plenty of parking

CONFIDENTIAL LISTING - PLEASE DO NOT TALK TO EMPLOYEES

LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive, Suite 201
Algonquin, IL 60102



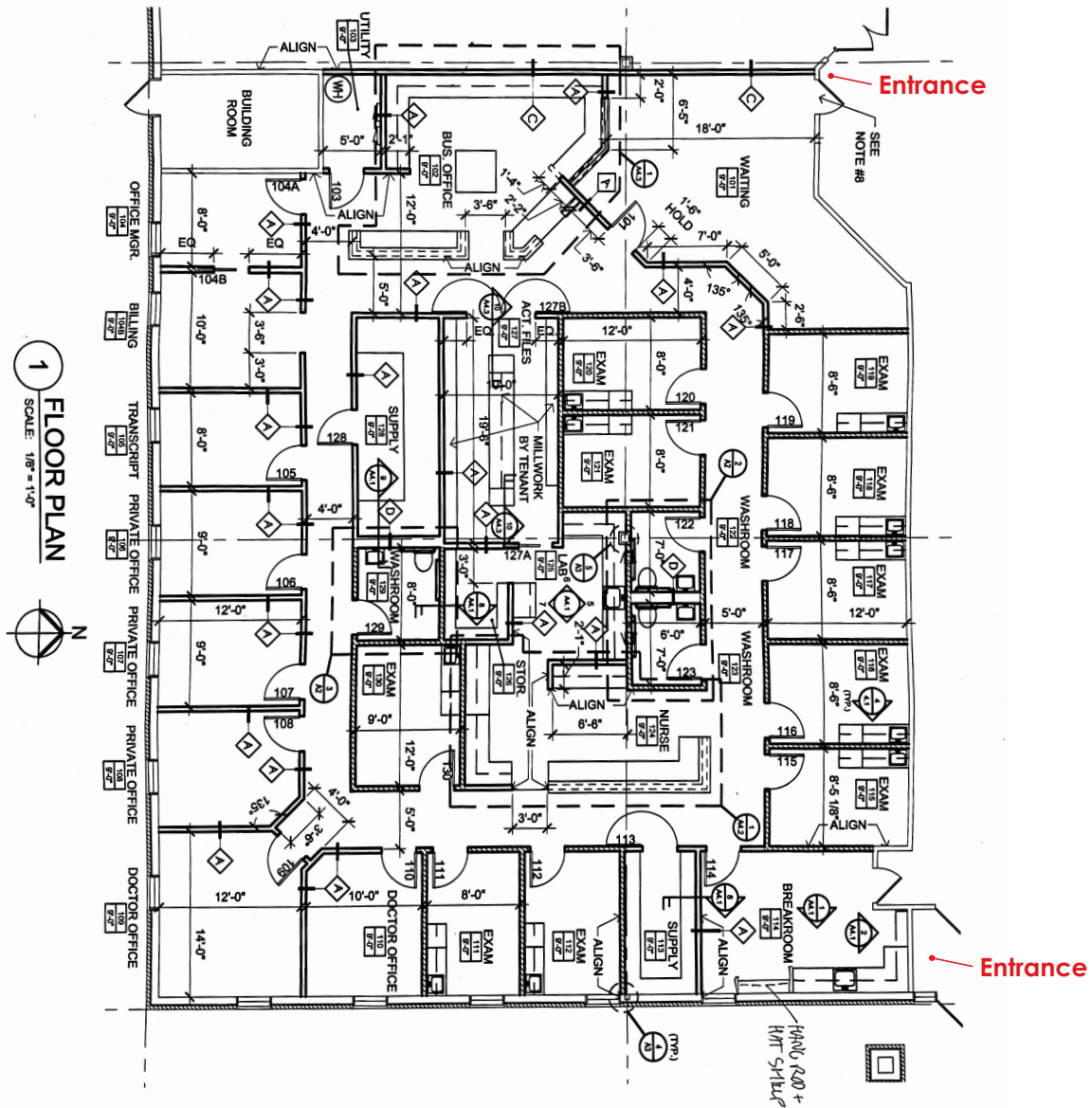


LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive, Suite 201
Algonquin, IL 60102



Space can be subdivided and/or converted to traditional office space



LINDA KOST
Senior Broker
847.910.8820
LKost@realtymetrix.com

Realty Metrix Commercial
2390 Esplanade Drive, Suite 201
Algonquin, IL 60102

