

## OFFICE - MEDICAL FOR LEASE

# PARK WEST MEDICAL PLAZA

1160 Park Avenue West, Highland Park, IL 60035



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,100 - 2,081 SF
<b>LEASE RATE:</b>	\$29.00 SF/yr/MG
<b>BUILDING SIZE:</b>	22,121 SF

### PROPERTY OVERVIEW

Well maintained office-medical Plaza - Last 2 units available  
Unique opportunity- Landlord will provide turnkey buildout  
Plenty parking  
Sprinklered; security cameras; improvements include New Roof in 2018; New Parking Lot in 2019; New Rooftop HVAC Unit in 2019

### PROPERTY HIGHLIGHTS

- Suite 1N: 2081 rsf - Open Reception, 6 Exam Rooms, Lab, In-Suite Restroom, IT Closet, 1 Office, Large Waiting Room and Reception w/ Plumbing
- Suite 6E: 1,100 rsf - Open Floor Plan, Plumbed for a Restroom, Former Dentistry Suite.
- Storage Space Available for Rent
- Owned and Managed by Missner Group
- Ideal for professional of medical tenants; Dentist, Orthodontist, Sports Medicine, Personal Training, Yoga, OB-GYN, Urology, Psychiatry/Psychology Group; Professional Architect, Financial Planner, Educational Testing, Insurance, Attorney, Accountant, Testing Facility
- For showings call Patrice or Brian 773-392-3413

**KELLER WILLIAMS CHICAGO-O'HARE**  
8750 W. Bryn Mawr,  
Ste. 110E  
Chicago, IL 60631

**PATRICE MARKS**  
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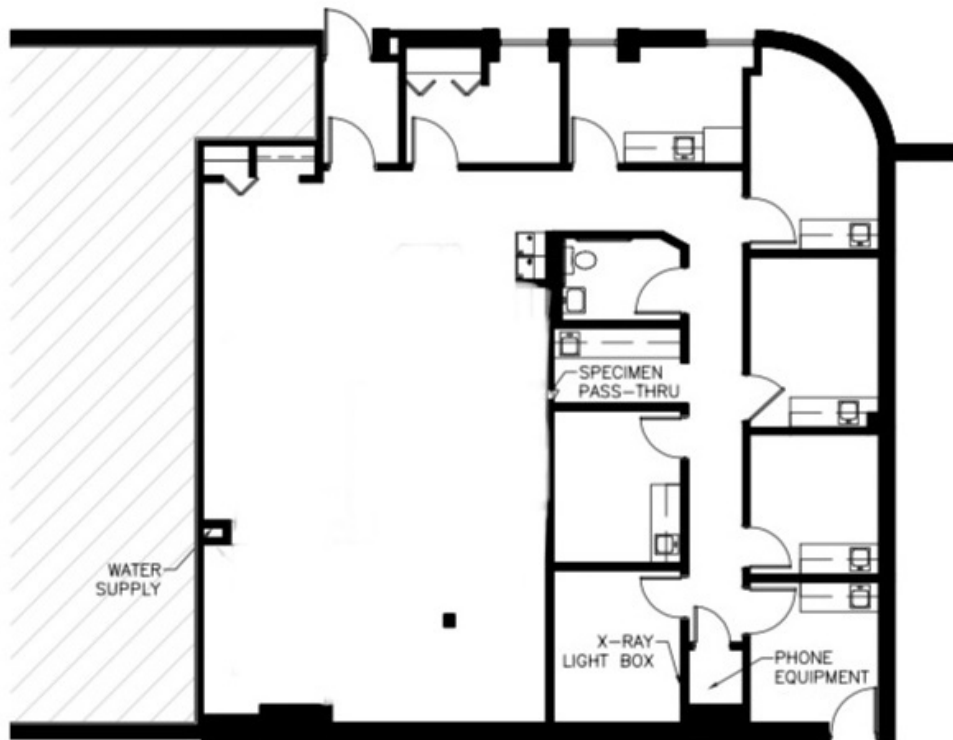
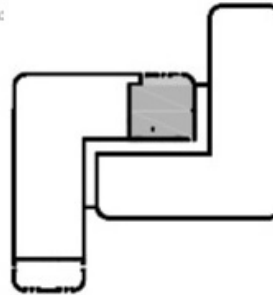
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## Park West Medical Plaza

1160 Park Avenue West  
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Key Plan:



### Suite #1N - "As-Built" Conditions

2,081 Rentable Square Feet

Scale:

N.T.S.

02\_IN\_17

THE MISSNER GROUP



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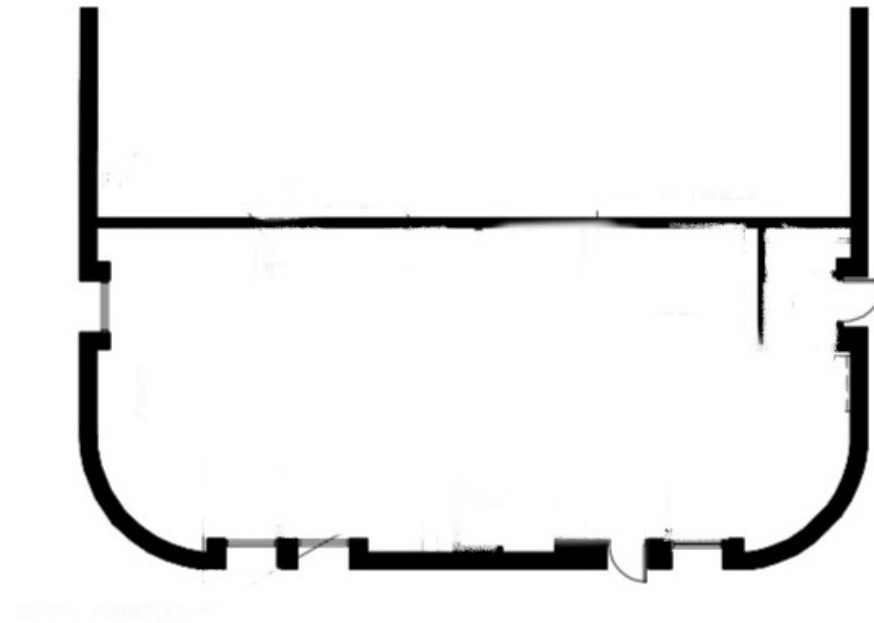
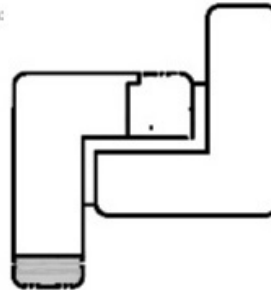
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## Park West Medical Plaza

1160 Park Avenue West  
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Key Plan:



### Suite #6E - "As-Built" Conditions

1,100 Rentable Square Feet

Scale:

N.T.S.

02\_6E\_17

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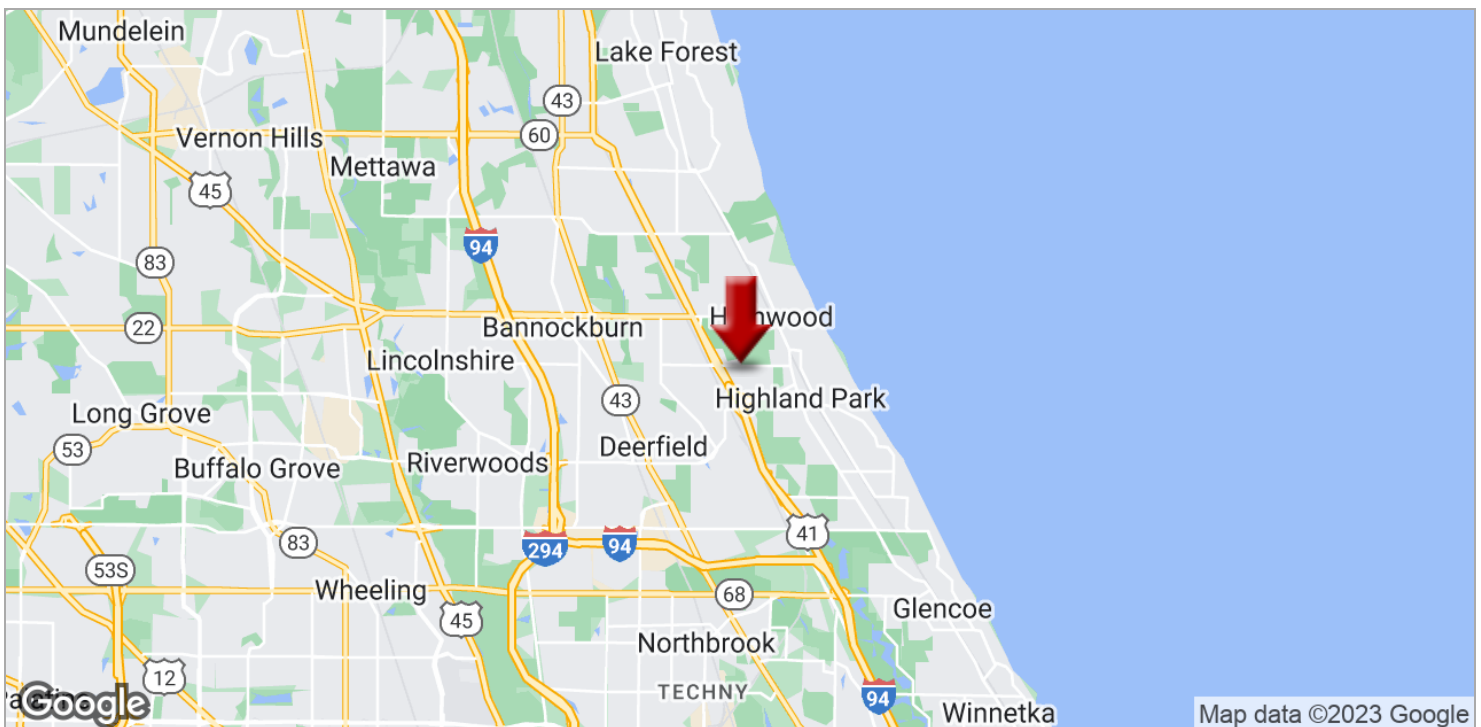
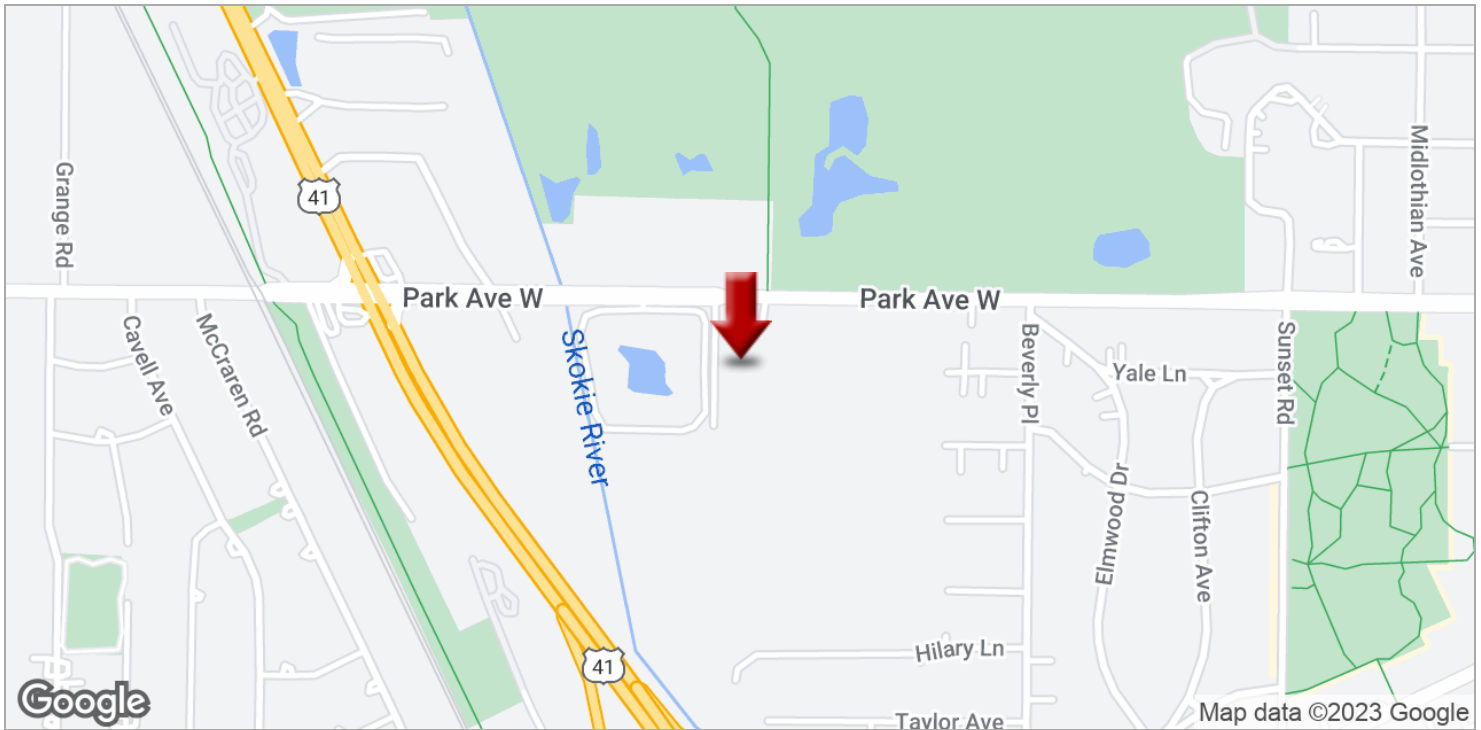
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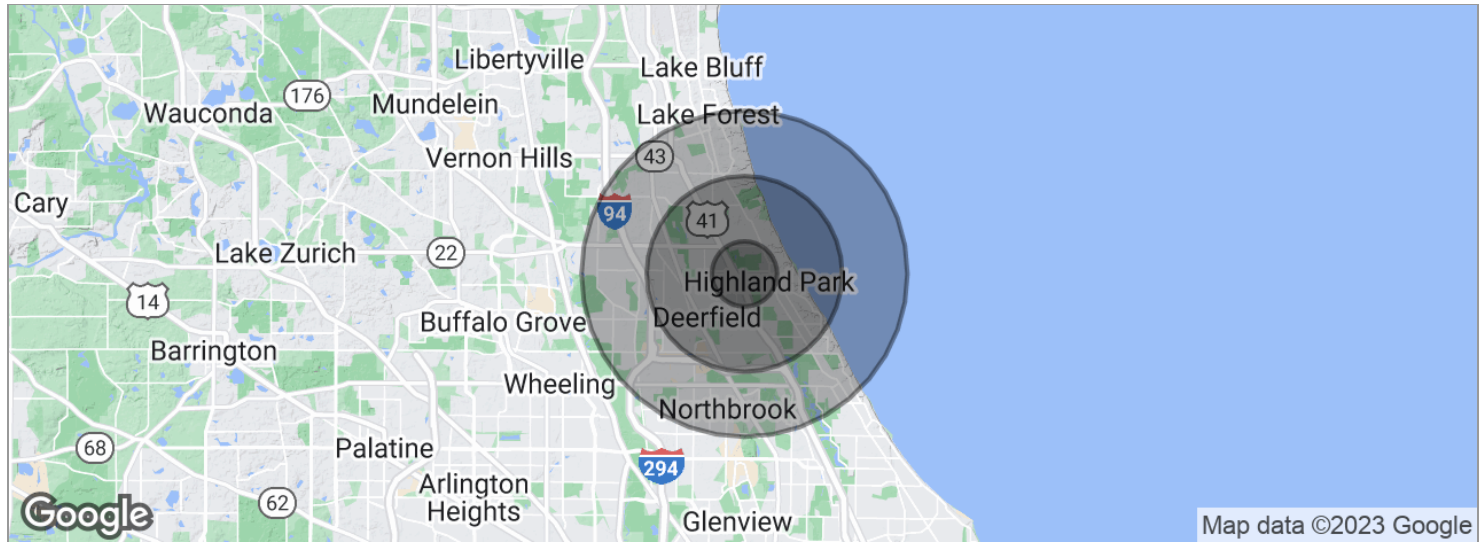
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,069	59,948	120,399
Median age	42.7	43.2	43.2
Median age (male)	42.5	42.6	42.2
Median age (Female)	43.4	43.9	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,663	21,969	43,256
# of persons per HH	2.5	2.7	2.8
Average HH income	\$120,549	\$164,999	\$180,052
Average house value	\$508,585	\$599,900	\$656,165

\* Demographic data derived from 2020 ACS - US Census

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