

# OFFICE BUILDING FOR LEASE

## PALOS HEIGHTS PHYSICIAN CENTER

11824 SOUTHWEST HWY., PALOS HEIGHTS, IL 60463

**MARK MESKAUSKAS, CCIM, CPM**

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**BRIAN PROPERTIES, INC.**

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## EXECUTIVE SUMMARY

PALOS HEIGHTS PHYSICIAN CENTER

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### OFFERING SUMMARY

Building Size: 22,784 SF

Available SF: -

Rental Rate: Negotiable

Parking Ratio: 5.0 per 1,000

Zoning: B-1 Restricted Business

Expense Stops:

Tax Stops: \$205,728

### PROPERTY OVERVIEW

Brian Properties, Inc. is pleased to present the Palos Heights Physician Center for lease. The subject property is a 22,784 square foot Class B Medical office property located in the Southern city of Palos Heights. The office spaces available for lease are suitable for a variety of uses. The building is well-maintenance and offers ample parking. In addition, the location provides an ideal opportunity for a medical user or general office user to locate near Palos Community Hospital.

### LOCATION OVERVIEW

The Palos Heights Physician Center is situated on the west side of heavily-trafficked Southwest Hwy and is just minutes from I-294. Additionally, the Palos Hospital is only 0.7 miles from the subject property. With a population of approximately 12,515, the city of Palos Heights is a well-located southern suburb that is perfect for businesses in the healthcare industry. With its convenient location and ample parking, the Palos Heights Physician Center is an ideal choice for any business looking to expand into the suburban Chicago market.

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# COMPLETE HIGHLIGHTS

PALOS HEIGHTS PHYSICIAN CENTER

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## LOCATION INFORMATION

Building Name	Palos Heights Physician Center
Street Address	11824 Southwest Hwy.
City, State, Zip	Palos Heights, IL 60463
County	Cook
Cross-Streets	Southwest Highway & Lighthouse Lane
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-294
Nearest Airport	Midway

## PROPERTY HIGHLIGHTS

- LED lighting will reduce energy costs and improve the appearance of the building
- Feel confident about the safety and security of your property with our updated systems
- Enjoy a more comfortable environment with our Carrier HVAC units (replaced in 2018)
- Excellent medical parking ratio - 5 spaces per 1,000
- Completely renovated bathrooms in 2021

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## AVAILABLE SPACES

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SUITE NUMBER	SIZE (SF)	LEASE RATE	REAL ESTATE TAXES	CAM	MONTHLY GROSS RENT	LEASE TYPE	COMMENTS
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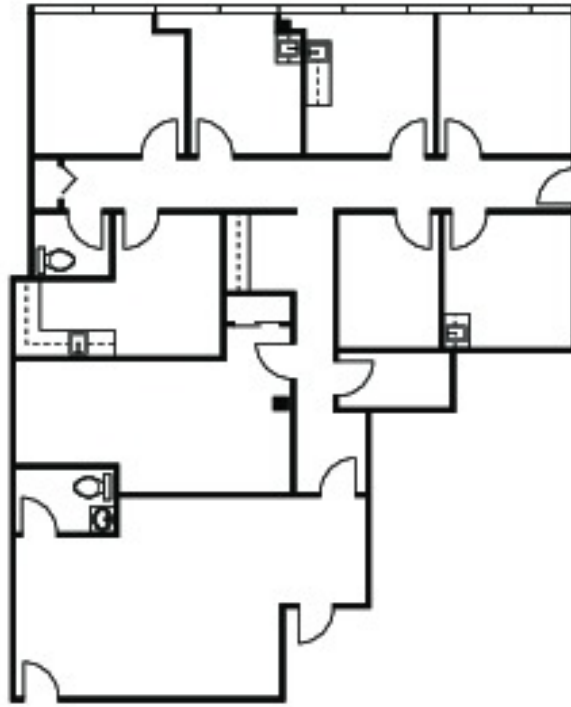


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## FLOOR PLANS

PALOS HEIGHTS PHYSICIAN CENTER

11824 SOUTHWEST HWY. | PALOS HEIGHTS, IL 60463



**SUITE 130**  
**2,327 RSF**

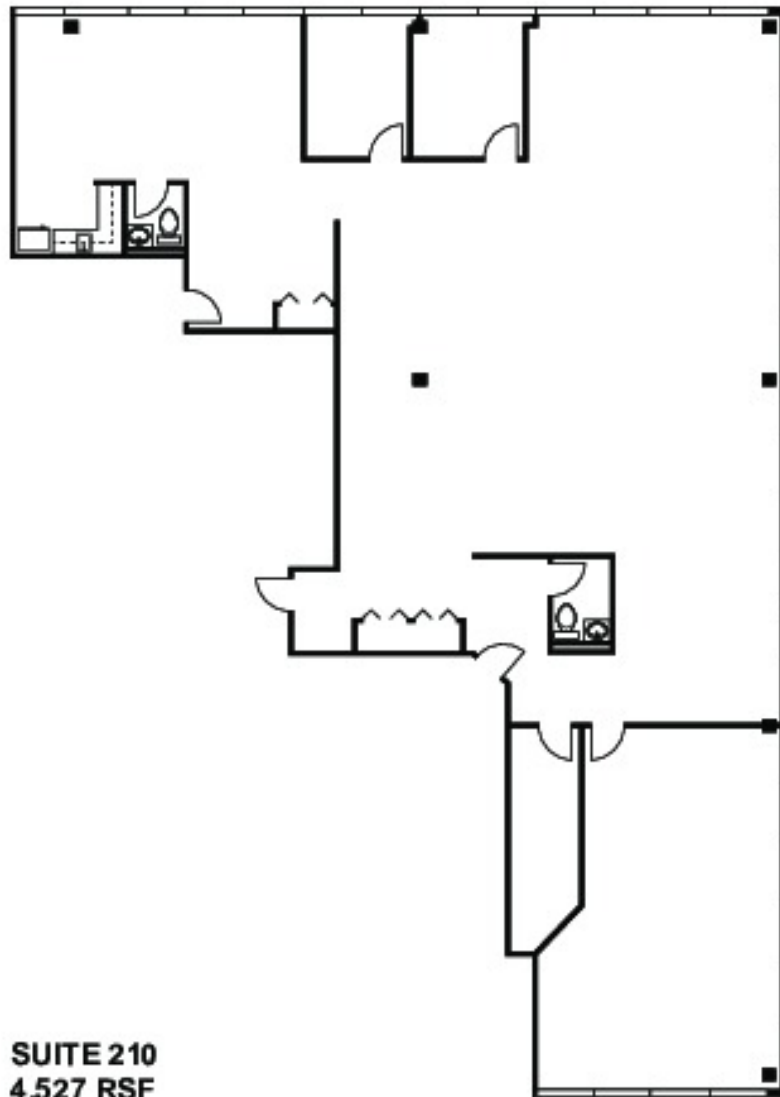


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## FLOOR PLANS

PALOS HEIGHTS PHYSICIAN CENTER

11824 SOUTHWEST HWY. | PALOS HEIGHTS, IL 60463



**SUITE 210**  
**4,527 RSF**

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## ADDITIONAL PHOTOS

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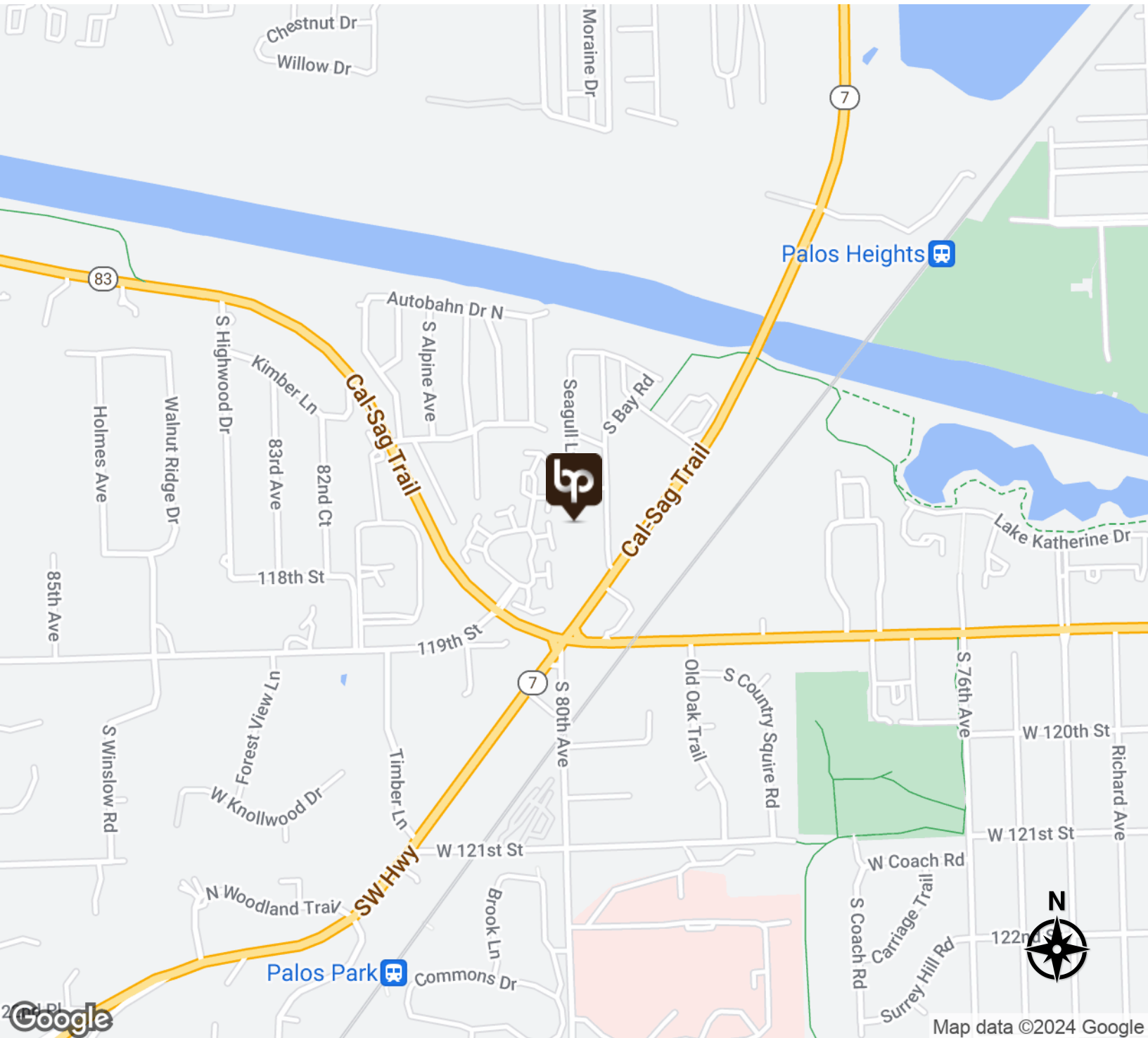


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## LOCATION MAP

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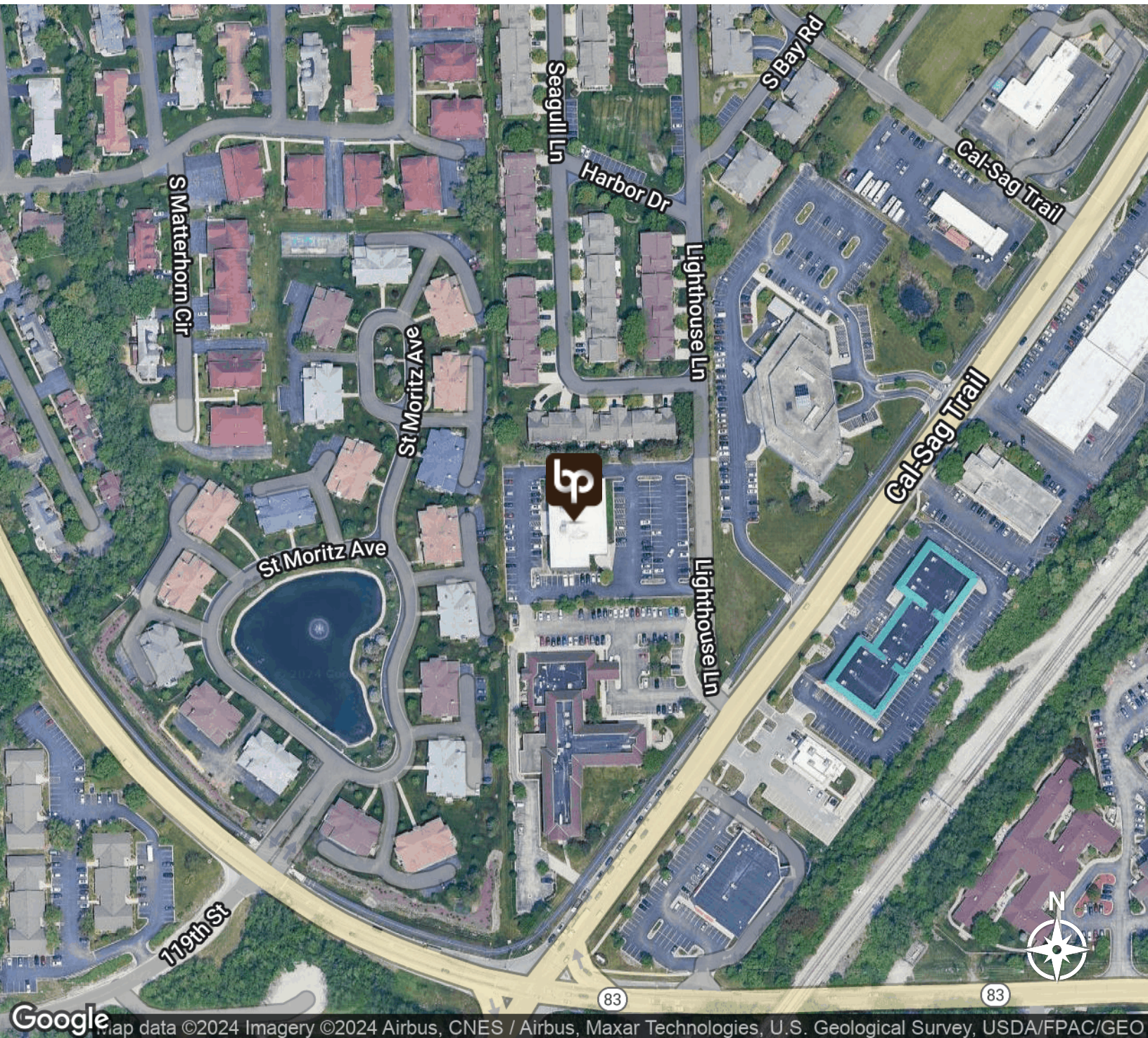


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## AERIAL MAP

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