



1600 North Randall Road Medical Pavilion

1600 North Randall Road, Elgin, IL 60123

Kevin J. O'Donnell
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1600 North Randall Road Medical Pavilion

1600 North Randall Road, Elgin, IL 60123

Medical Office Property For Lease



OFFERING SUMMARY

Available SF: 1,659 - 20,339 SF

Net Lease Rate: \$20.00

Estimated Tax & Operating: \$11.77 PSF

Building Size: 100,000 SF

PROPERTY HIGHLIGHTS

- New Ownership with Tenant Improvement Packages Available!
- Across from Advocate Sherman Hospital, with convenient access to I-90 and Randall Road
- Building signage possible
- Custom designed suites and immediate occupancy suites available
- Join Northwestern Medicine, Derick Dermatology, Comprehensive Urologic Care, Elgin Cardiac Surgery, Cranial Technologies, and Suburban Orthopaedics

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,146	14,443	44,714
Total Population:	3,105	39,308	129,198
Average HH Income:	\$99,396	\$84,349	\$79,731

for more information contact:

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AVAILABLE
SPACES

1600 North Randall Road Medical Pavilion

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Lease Rate:	\$20.00	Total Space	1,659 - 20,339 SF
Lease Type:	NNN	Lease Term:	NEGOTIABLE

SPACE	SPACE USE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 105	Medical	NNN	2,132 SF	Built out offices w conference
Suite 115	Medical	NNN	1,659 SF	Built out medical at front entrance
Suite 205	Medical	NNN	2,852 - 14,281 SF	Ready for custom medical build-out
Suite 210	Medical	NNN	2,715 - 14,281 SF	Built out medical - move-in ready
Suite 220	Medical	NNN	1,734 - 14,281 SF	Built out medical - move-in ready
Suite 222	Medical	NNN	6,980 - 14,281 SF	Ready for custom medical build-out
3rd Floor	Medical	NNN	20,339 SF	Ready for custom medical build-out
4th Floor	Medical	NNN	5,458 SF	Ready for custom medical build-out

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ADDITIONAL
PHOTOS

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COMMON
AREAS

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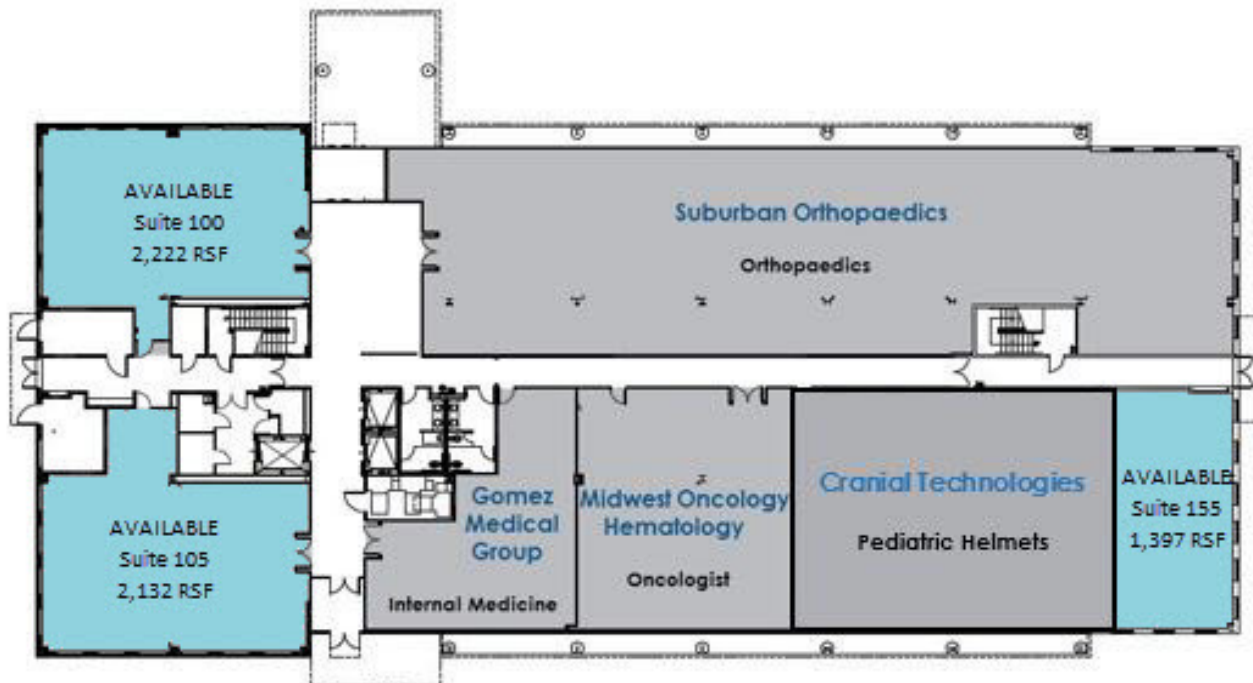
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Floor 1

1600 Randall Road
Elgin



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SUITE 155
1,397 RSF

1600 North Randall Road Medical Pavilion

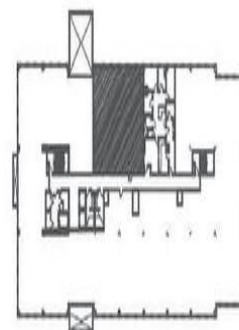
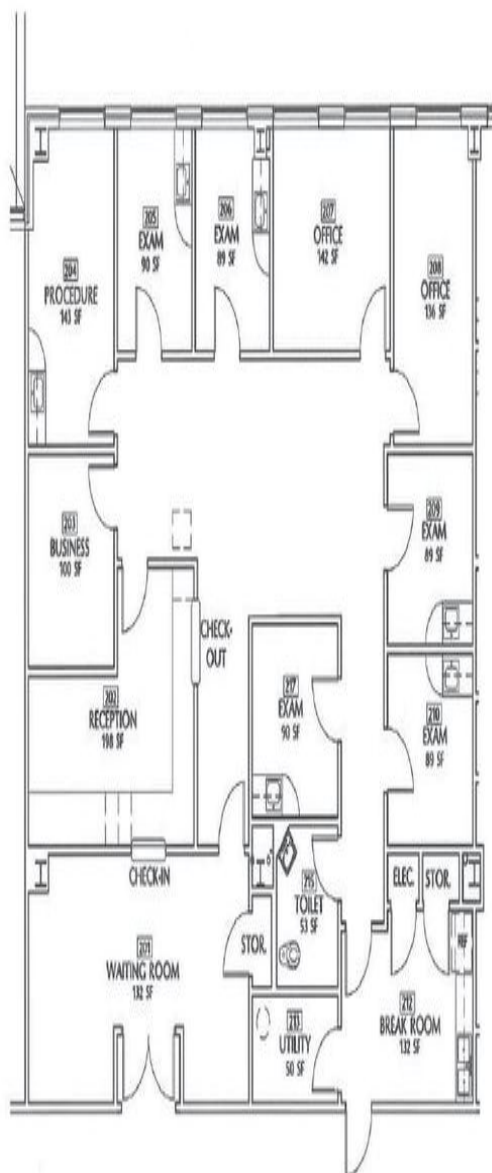
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Medical Office Property For Lease

TWO PHYSICIAN SPEC SUITE

SUITE 210

2,403 U.S.F.



SECOND FLOOR

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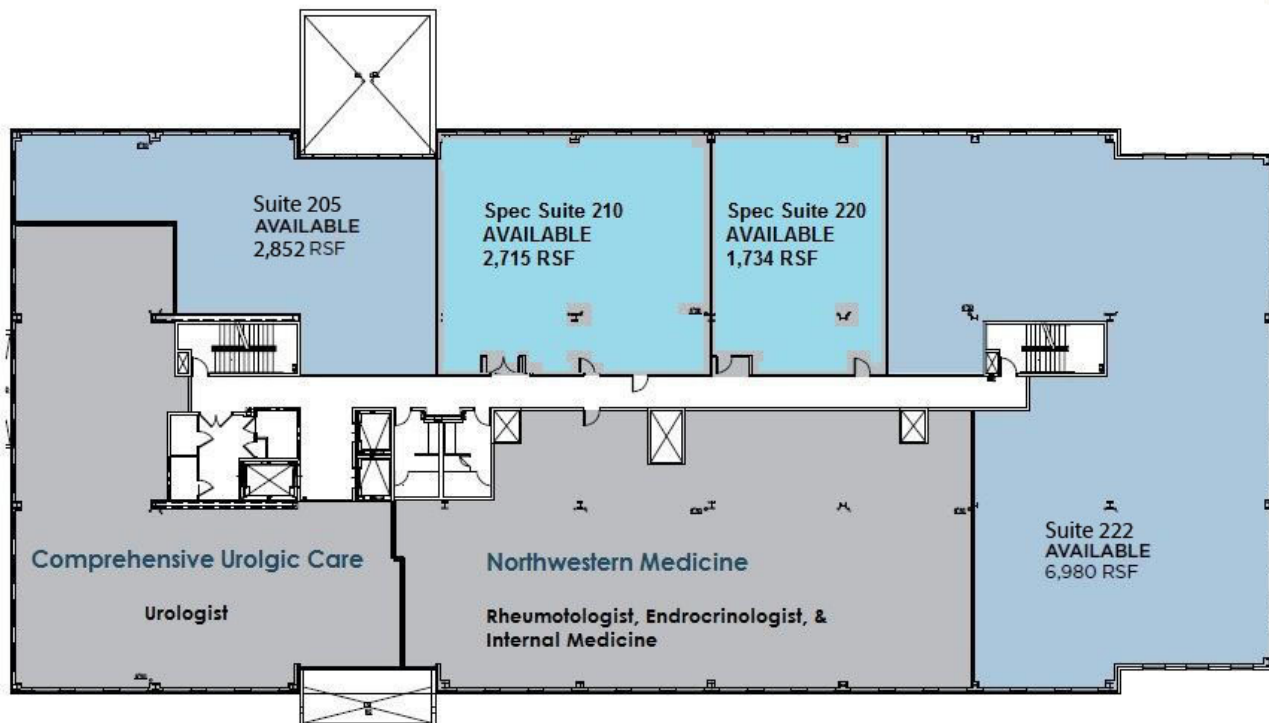
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Medical Office Property For Lease

Floor 2

1600 Randall Road
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SUITE 210
2,715 RSF

1600 North Randall Road Medical Pavilion

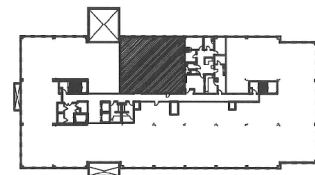
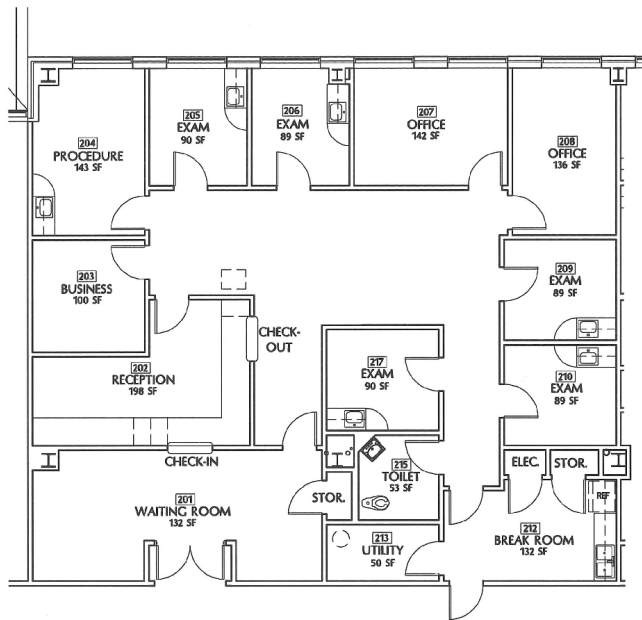
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Medical Office Property For Lease

TWO PHYSICIAN SPEC SUITE

SUITE 210

2,715 R.S.F.



SECOND FLOOR



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SUITE 220
1,734 RSF

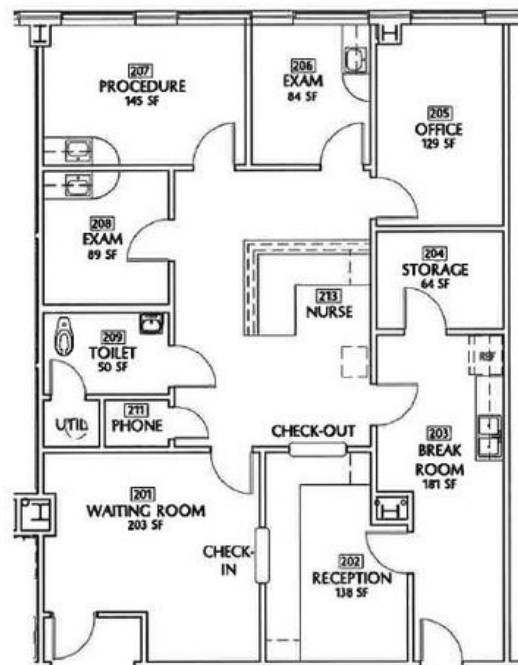
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Medical Office Property For Lease

SUITE 220

1,734 R.S.F.



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THIRD FLOOR

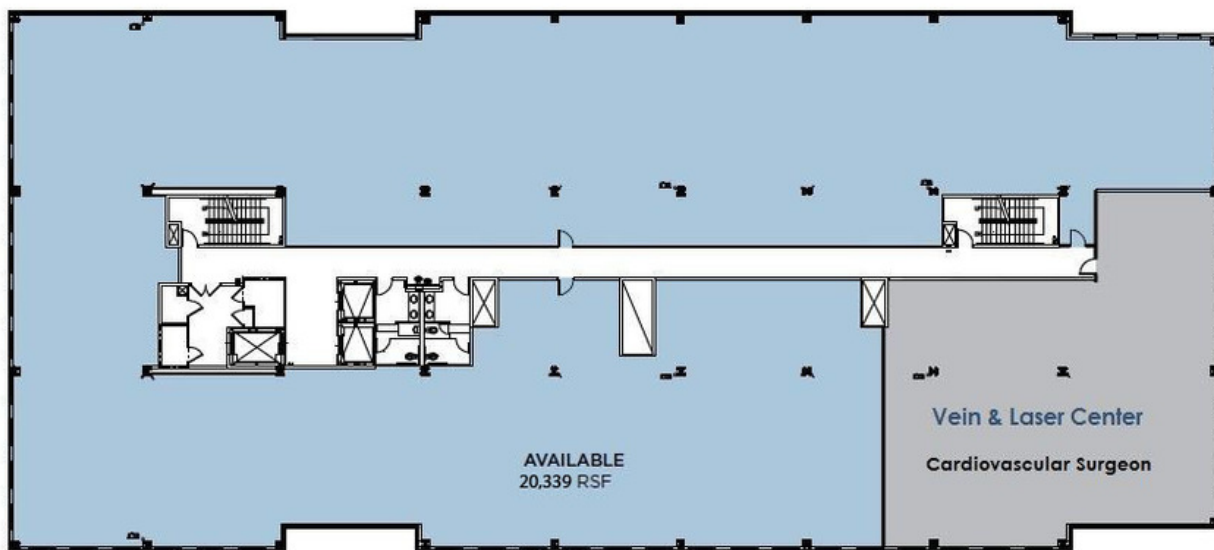
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Floor 3

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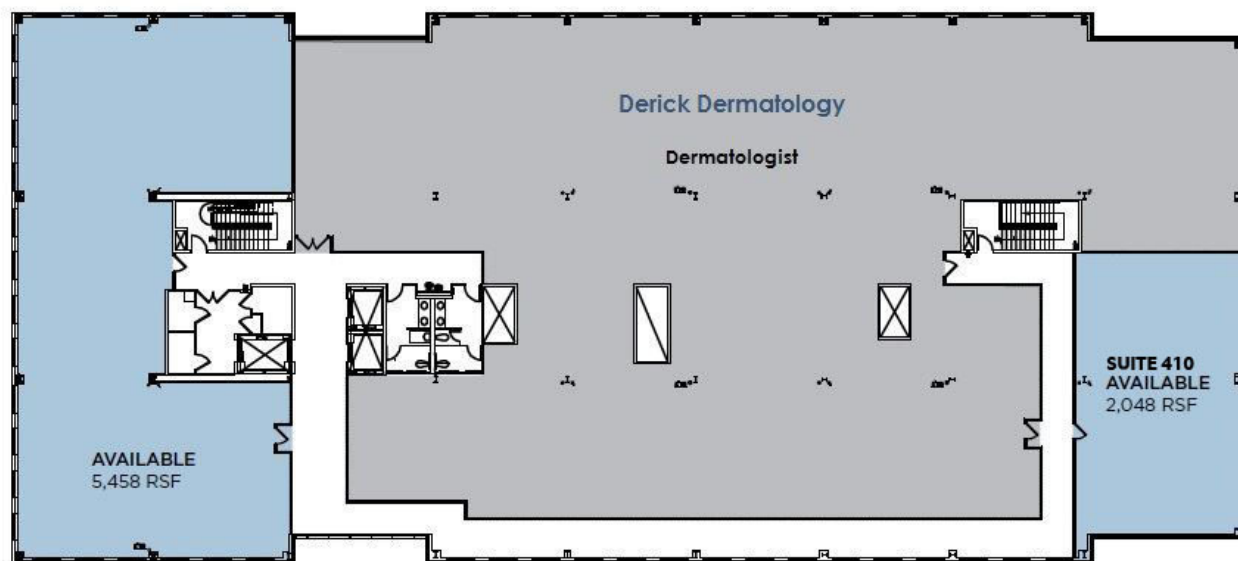
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Floor 4

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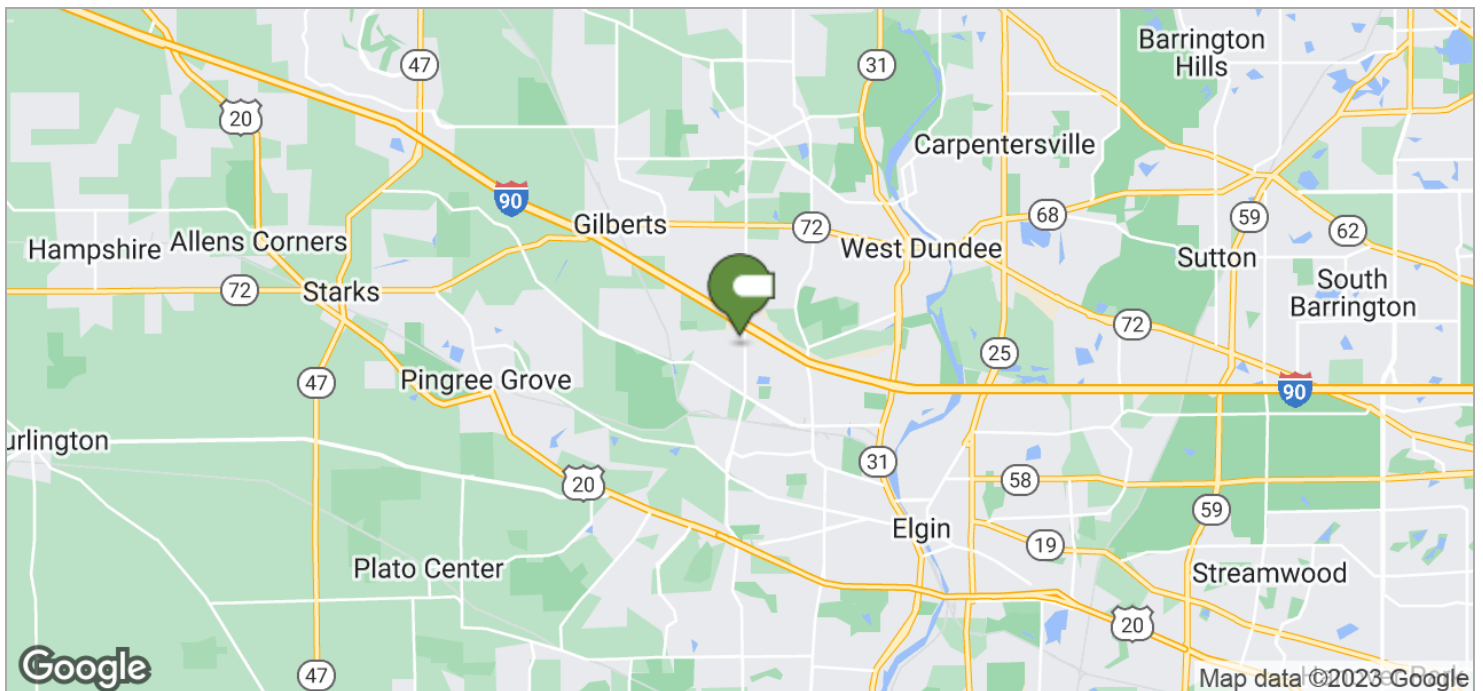
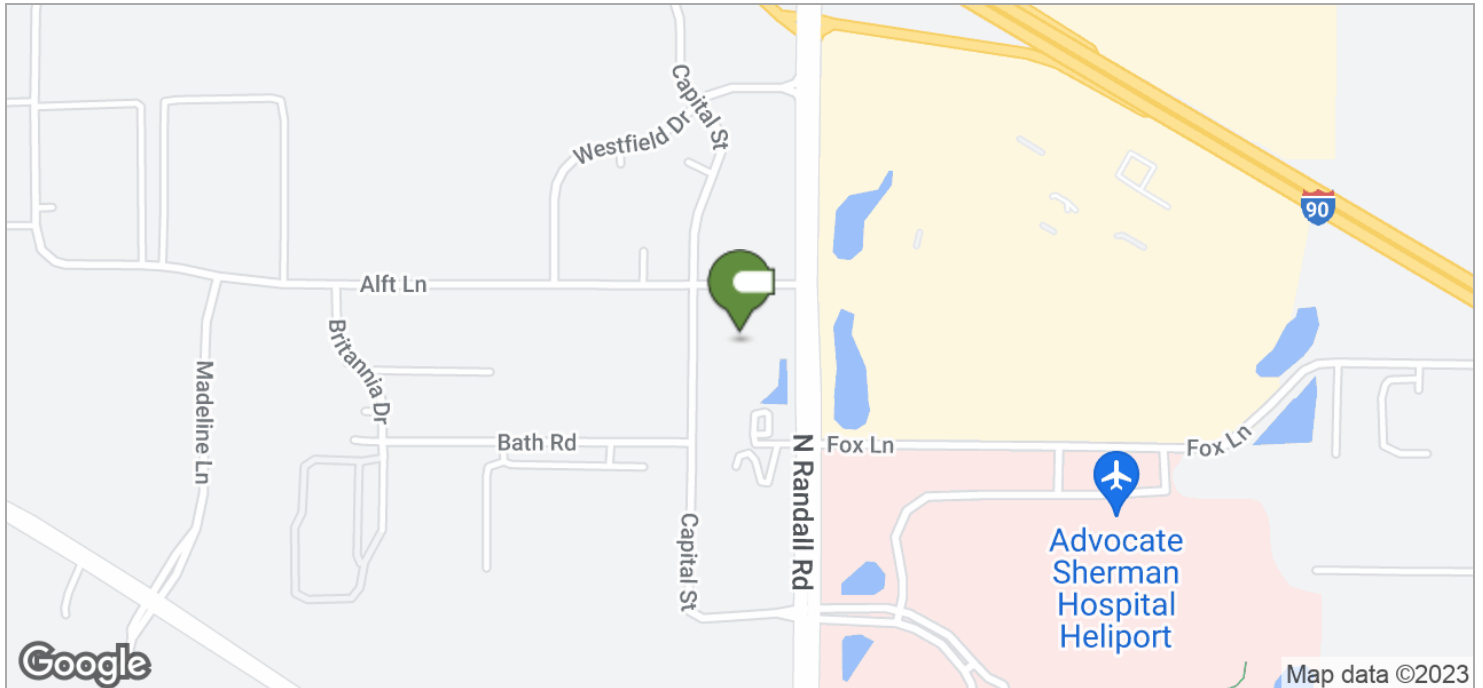
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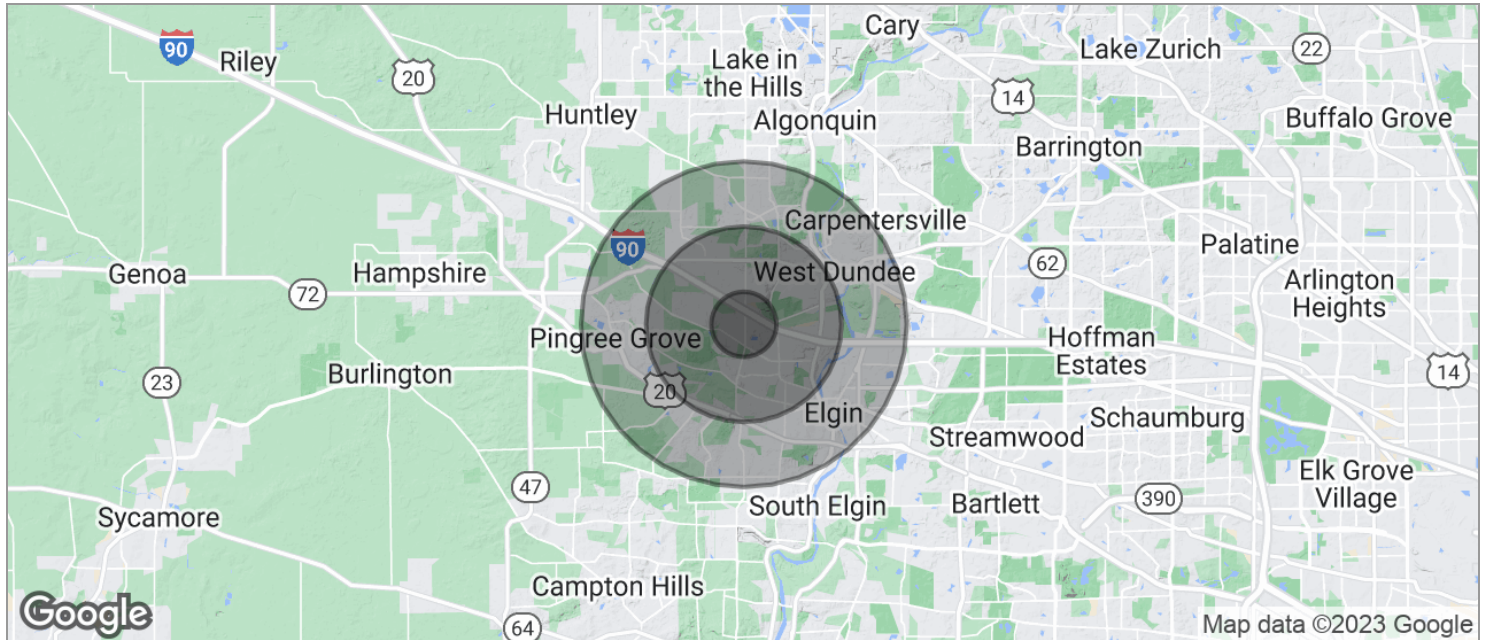
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,105	39,308	129,198
MEDIAN AGE	41.8	38.9	34.4
MEDIAN AGE (MALE)	40.4	36.9	33.5
MEDIAN AGE (FEMALE)	43.6	41.0	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,146	14,443	44,714
# OF PERSONS PER HH	2.7	2.7	2.9
AVERAGE HH INCOME	\$99,396	\$84,349	\$79,731
AVERAGE HOUSE VALUE	\$363,354	\$323,498	\$273,960

* Demographic data derived from 2020 ACS - US Census

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