



Office/Medical Space For

Space Starting at 1,244 SF



Medical and Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Kevin J. O'Donnell

Managing Broker
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Meredith L. Klug

Broker
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Office/Medical Property For Lease



OFFERING SUMMARY

Available SF: Suite A: 1,244 SF
Suite B: 1,790 SF

Lease Rate: \$19.50 SF/yr (NNN)

Building Size: 25,000 SF

PROPERTY HIGHLIGHTS

- Full window line on second floor
- Build-out consideration (determined based on tenant requirements)
- Sherman Immediate Care Center on first floor
- Successful law firm on second floor
- New building with premium amenities
- Approximately one block off busy Randall Road
- Many nearby amenities including food and shopping
- Ample parking
- Signage options

for more information contact:

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ADDITIONAL
PHOTOS

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AVAILABLE
SPACES

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| | | | |
|--------------------|---------------------|--------------------|----------|
| Lease Rate: | \$19.50 SF/YR (NNN) | Total Space | 1,790 SF |
| Lease Type: | NNN | Lease Term: | 5+ years |

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|---------|-----------------|---------------|------------|-----------|------------|-----------|
| Suite B | Office Building | \$19.50 SF/YR | NNN | 1,790 SF | Negotiable | Raw space |

for more information contact:

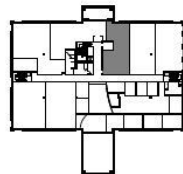
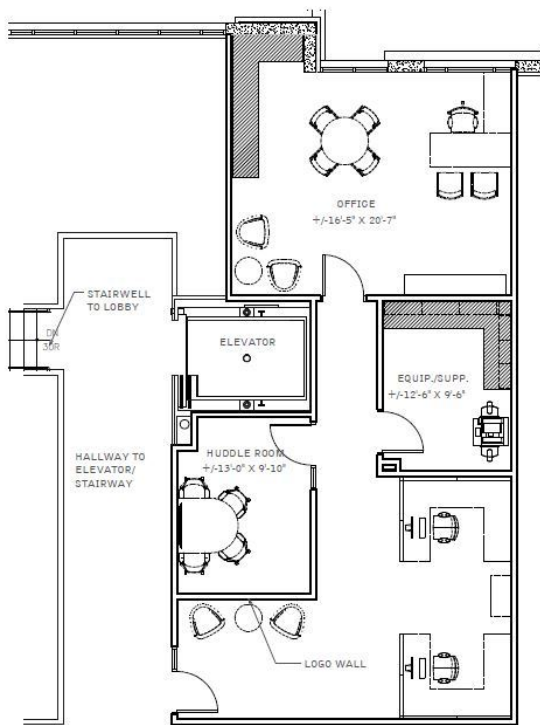
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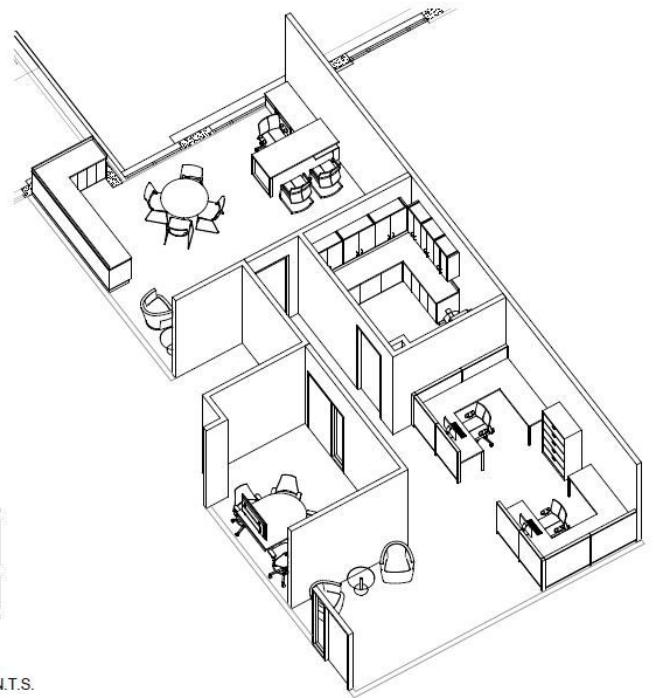
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2ND FLOOR KEY PLAN: N.T.S.



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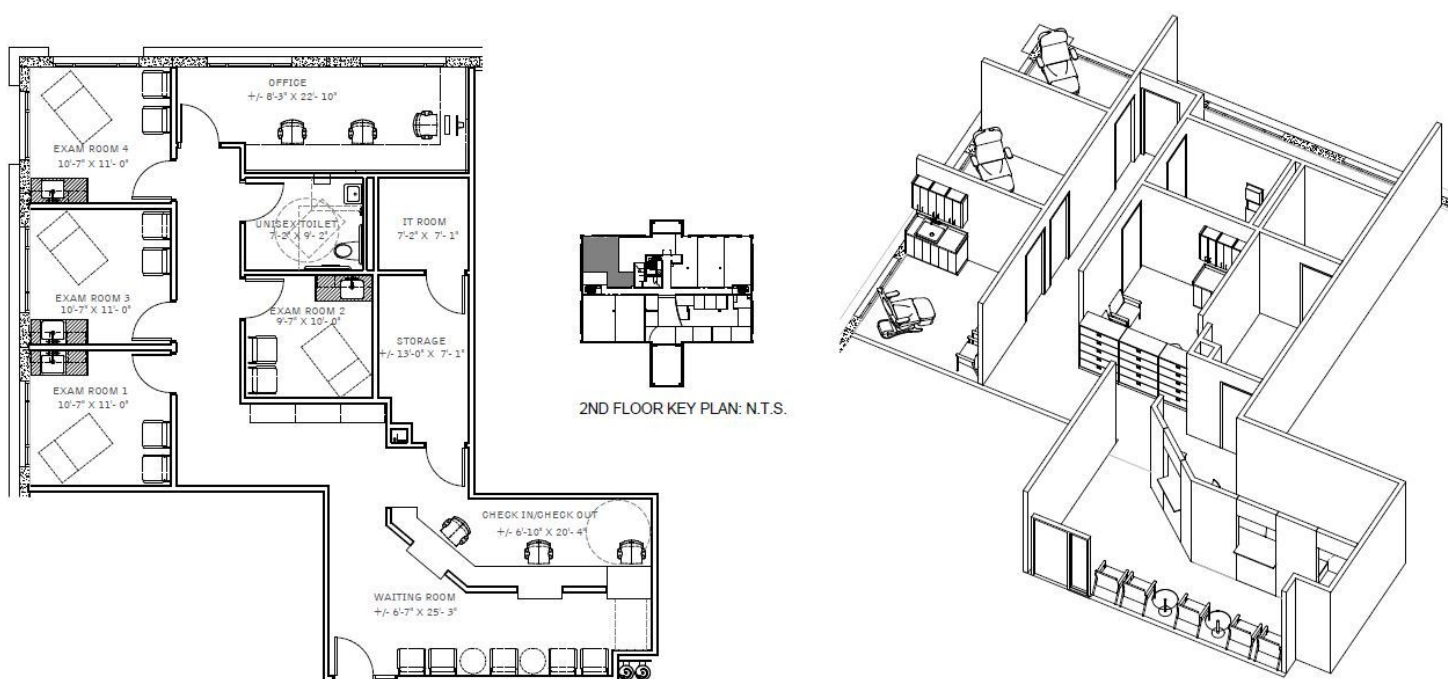
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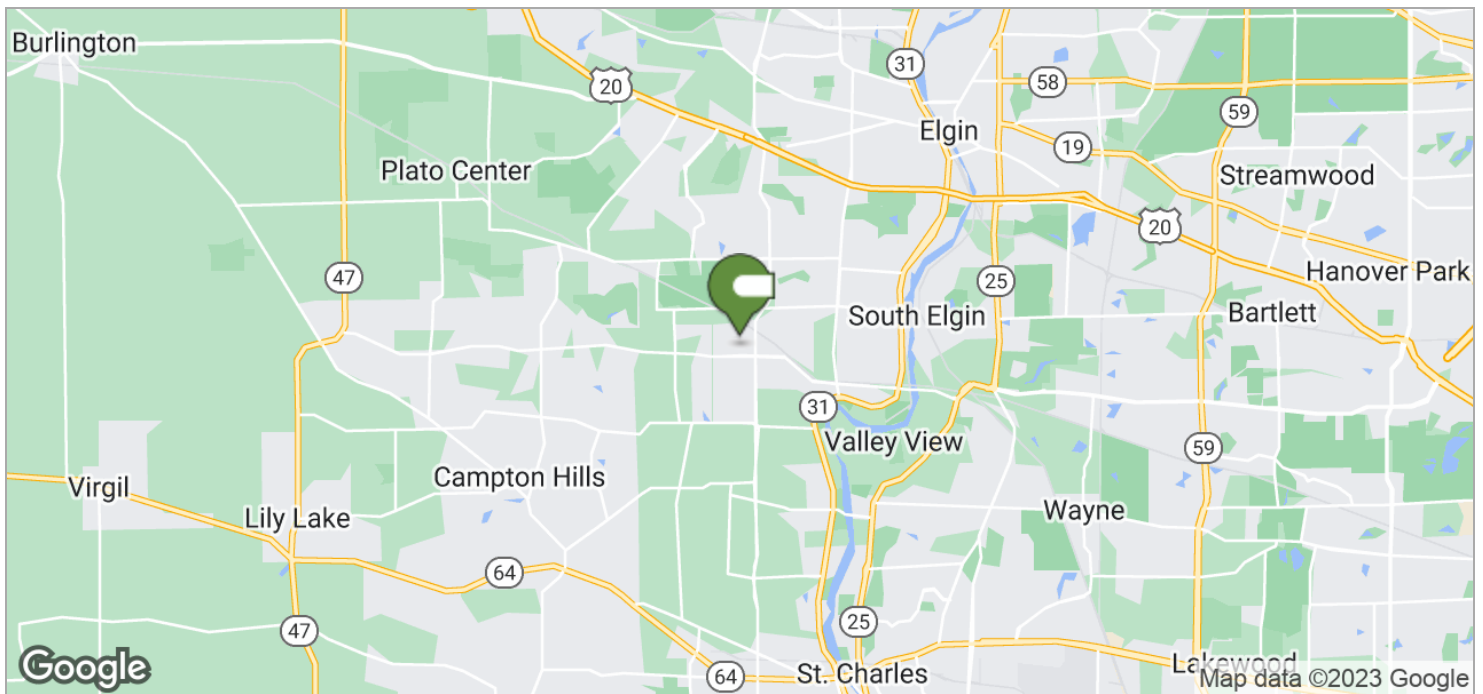
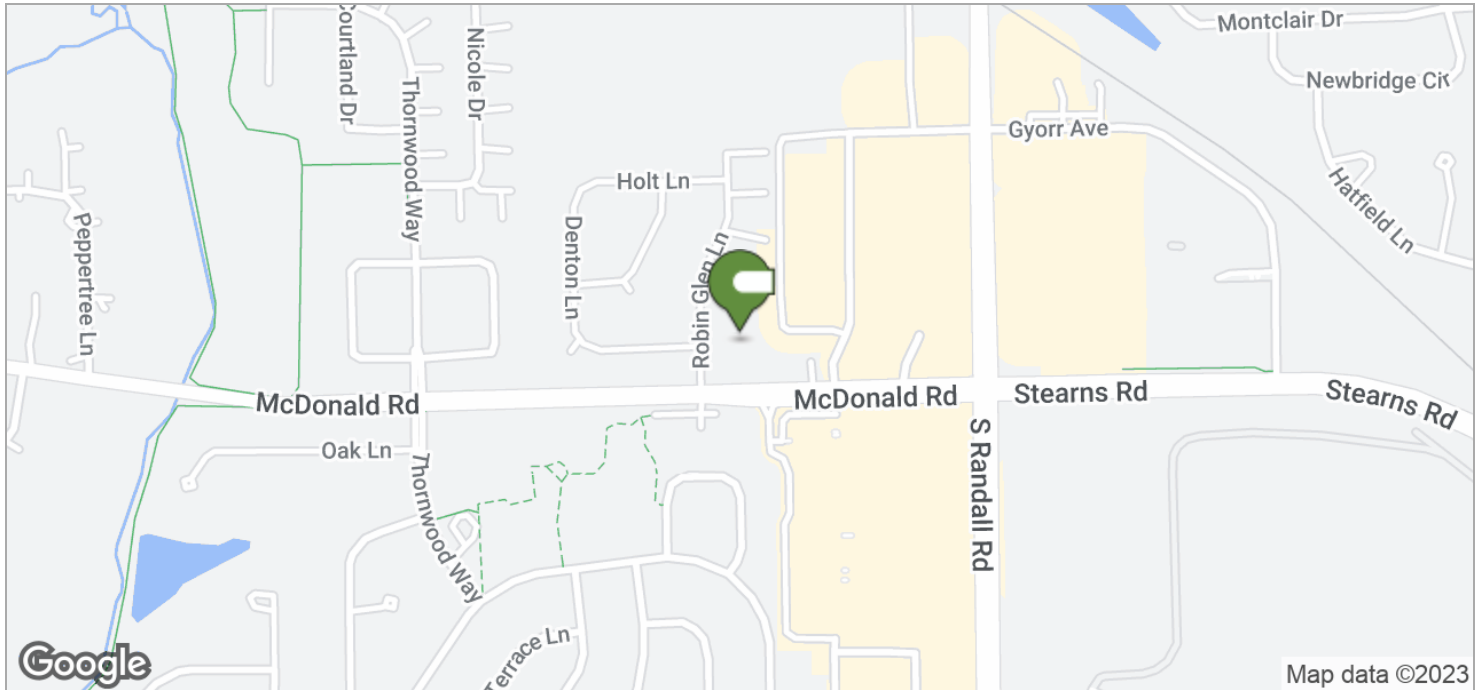
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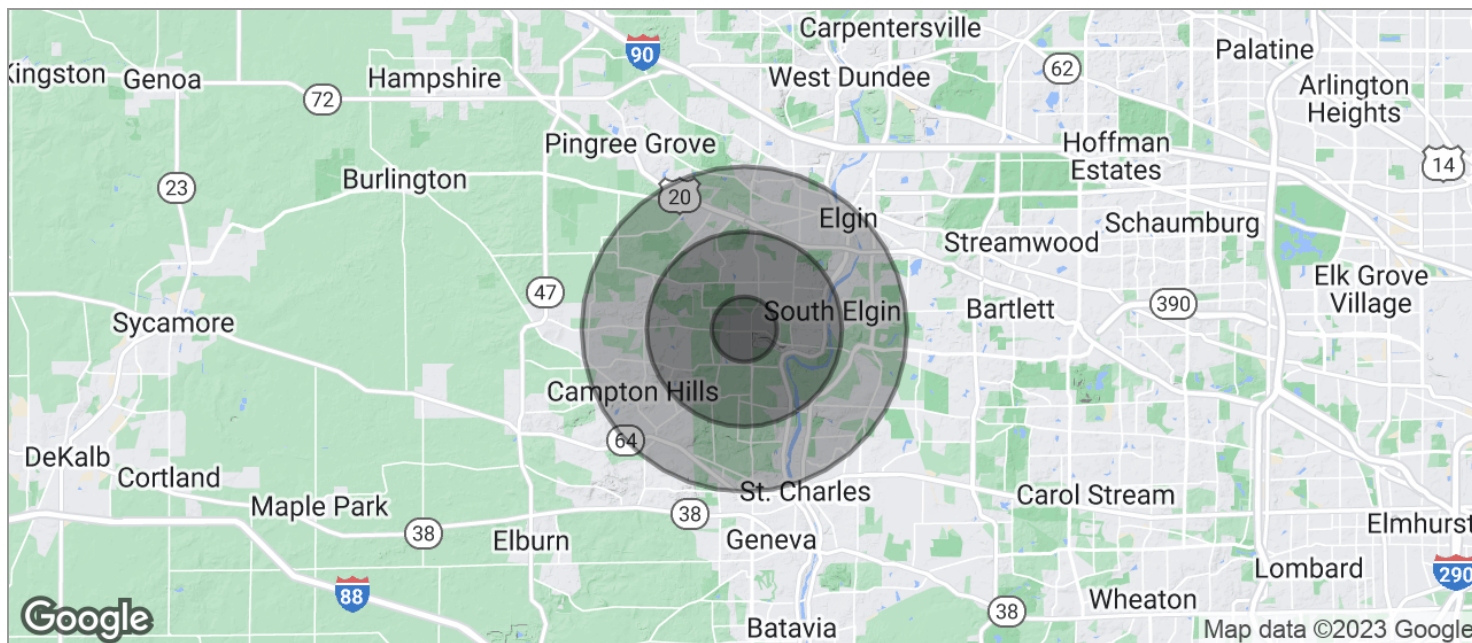
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 5,312 | 43,931 | 112,124 |
| MEDIAN AGE | 35.4 | 35.4 | 36.0 |
| MEDIAN AGE (MALE) | 36.3 | 35.4 | 35.4 |
| MEDIAN AGE (FEMALE) | 34.9 | 35.6 | 36.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 1,715 | 14,367 | 37,805 |
| # OF PERSONS PER HH | 3.1 | 3.1 | 3.0 |
| AVERAGE HH INCOME | \$112,653 | \$107,830 | \$97,880 |
| AVERAGE HOUSE VALUE | \$409,894 | \$376,465 | \$347,024 |

* Demographic data derived from 2020 ACS - US Census

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