



Northwestern Medicine

1,000-8,274 SF available



10370 Haligus Road

Huntley, IL 60142

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley
Medical Office For Lease



OFFERING SUMMARY

Available SF: 1,000-8,274 SF

Lease Rate: Negotiable

Building Size: 80,000 SF

PROPERTY HIGHLIGHTS

- The new hospital, which opened summer of 2016, features 128 medical surgical beds, an eight-bed intensive Care Unit, a full-service emergency department with a Level II trauma center, Level II special care nursery, non-invasive cardiology services, a helipad for transporting patients with the most critical needs and a dedicated women's center with 20 private obstetric rooms.
- The four-story medical office building is located directly on campus with ground floor connectors to the new hospital, existing medical office building, and immediate care center.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,195	12,931	30,404
Total Population:	7,176	42,438	94,264
Average HH Income:	\$99,642	\$103,504	\$103,706

for more information contact:

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Managing Broker
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SITE

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AVAILABLE
SPACES

10370 Haligus Road

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Lease Rate:	NEGOTIABLE	Total Space	1,000 - 8,274 SF
Lease Type:	NNN	Lease Term:	5-10 years

SPACE

Suite 303
Suite 320

SIZE (SF)

2,311 SF
1,000 - 8,274 SF

COMMENTS

Ready for custom medical buildout
Ready for custom medical buildout

for more information contact:

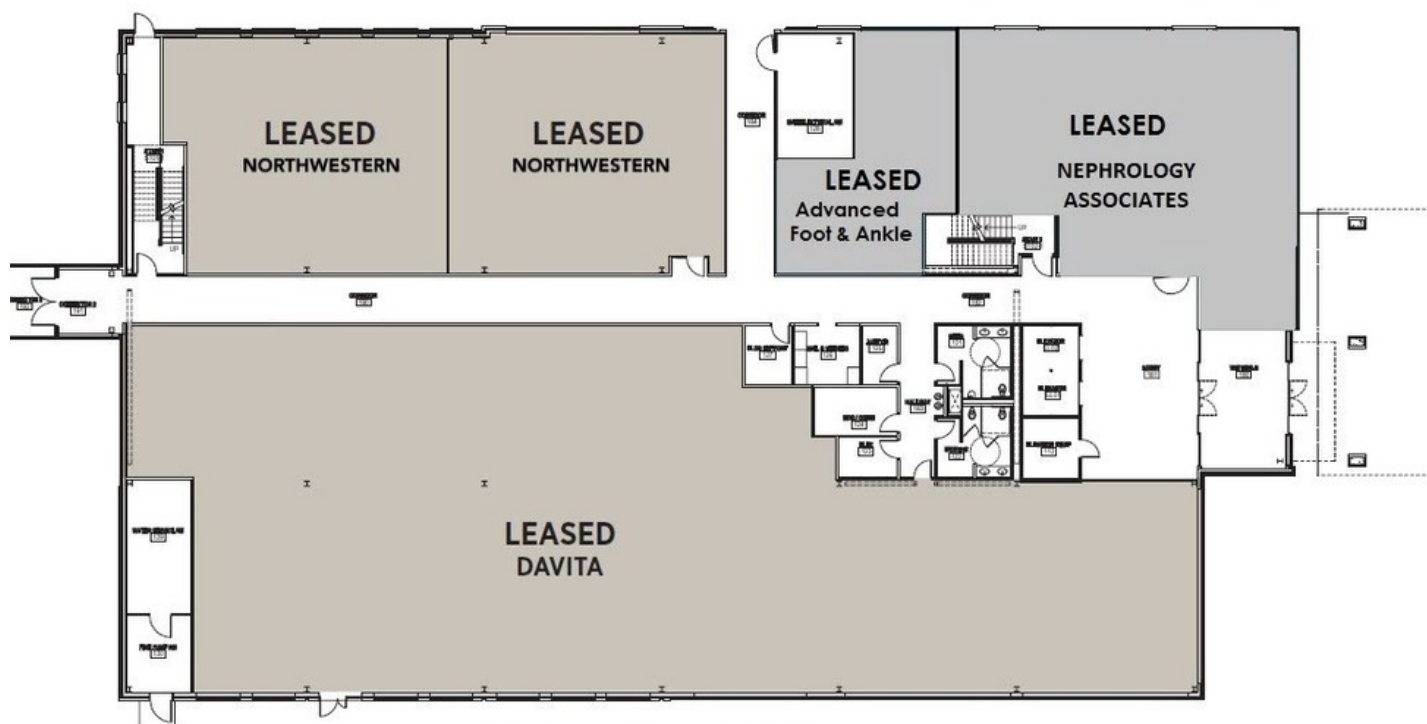
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First Floor Plan

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Broker

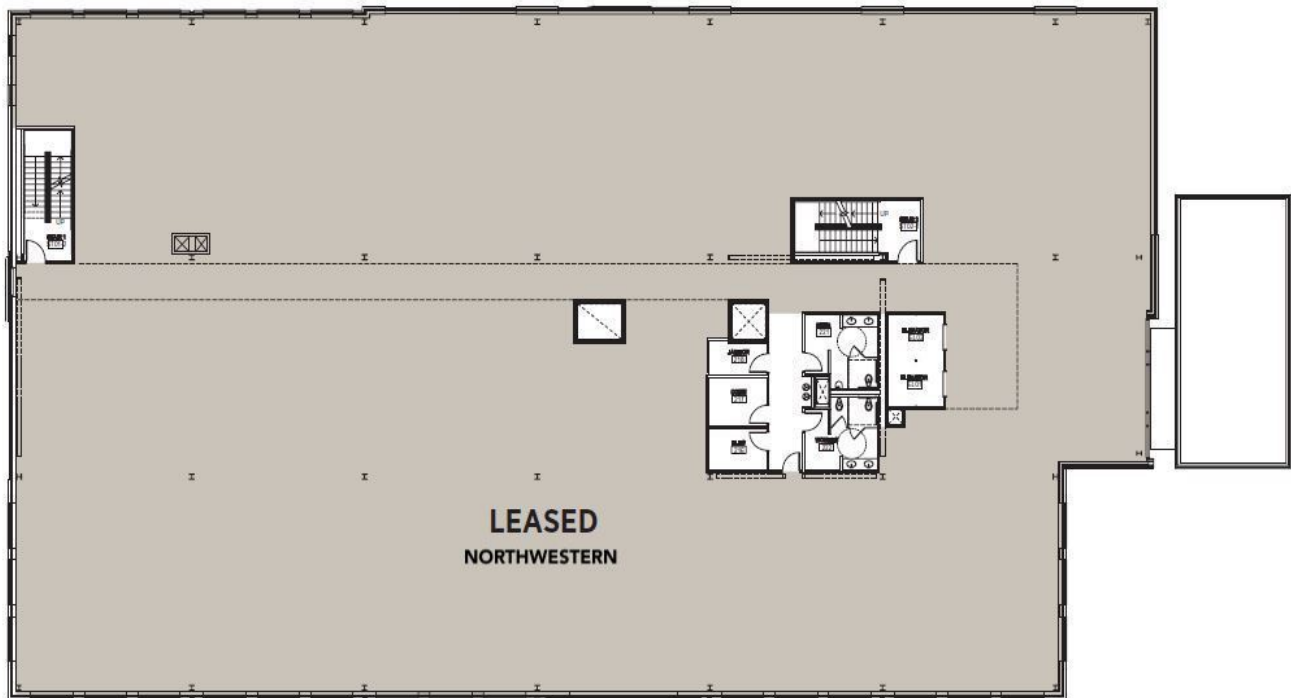
t: 630.444.0444

e: meredith@odcre.com

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Second Floor Plan

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Third Floor Plan

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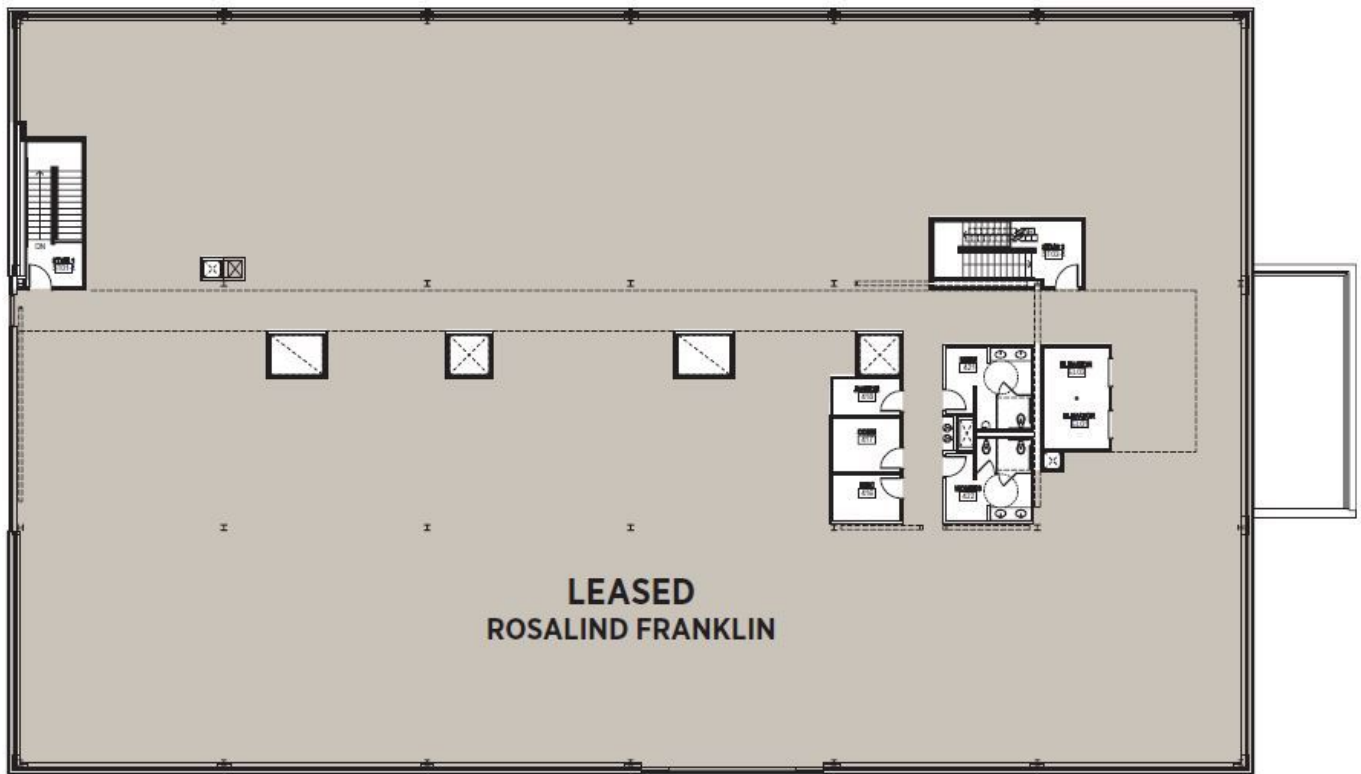
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Fourth Floor Plan

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ADDITIONAL
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NORTHWESTERN MEDICAL OFFICE BUILDING & HOSPITAL OVERVIEW

The medical office building (MOB) includes approximately 80,000 square feet built over four equal 20,000-square-foot floor plates. The MOB is ideally situated between the new hospital and the existing medical office building/immediate care center on Northwestern's Health System's Huntley campus. The new MOB has ground-floor conditioned connectors that ties all three structures together.

The campus is anchored by a 360,000-square-foot, 128-bed hospital facility. Northwestern Hospital-Huntley offers general medical and surgical services, an eight-bed intensive care unit and a 20-bed family birth center. In addition, Northwestern Hospital-Huntley provides the community with a full range of specialized services including:

- Inpatient surgery and recovery
- Same-day surgery
- Two endoscopy suites
- Level II Trauma Emergency Department for all but the most serious trauma cases
- A full range of diagnostics and imaging
- Six private labor/delivery/recovery suites
- C-section suites
- Newborn and special care nurseries
- Inpatient physical therapy and occupational therapy
- Cardiology, including noninvasive diagnostics and a pending cardiac catheterization lab
- Neurodiagnostics
- Pulmonary function testing
- Respiratory therapy
- Inpatient acute dialysis
- Clinical laboratory
- Inpatient pharmacies and Northwestern Care Connections retail pharmacy
- Food service, including a casual café with outdoor seating
- On-site helipad to transfer critical patients

NORTHWESTERN MEDICINE HISTORY

Northwestern Medicine is an integrated healthcare system that brings together physicians and researchers from award-winning facilities in the Chicago area. Each of the Northwestern Medicine hospitals has a unique story, but the system shares the same vision. Northwestern Medicine is committed to superior quality, academic excellence, scientific discovery and patient safety. Learn more about the hospital systems that make up Northwestern Medicine.

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HUNTLEY HIGHLIGHTS

- The Village of Huntley has been identified as the number one place to own a home in Illinois by NerdWallet, a consumer finance website.
- It has also been named one of the ten best cities for small families.
- For the third consecutive year, Huntley is among the five fastest-growing suburbs of Greater Chicago in new residential units permitted.
- Huntley reported a 15 percent increase in single-family residential permits during 2013 and has been in the top five of all suburban Chicago communities for the issuance of new residential permits eight of the past 10 years.
- In 2008, the U.S. Census Bureau estimated the Village's population to be 22,923. As of the 2000 Census, the Village had a mere 5,730 people, meaning its population had quadrupled in eight years. At the 2010 census, the Village's population was 24,291.
- Government officials in Huntley, an outer suburb of Chicago, have adopted an aggressive development strategy to support this population growth.



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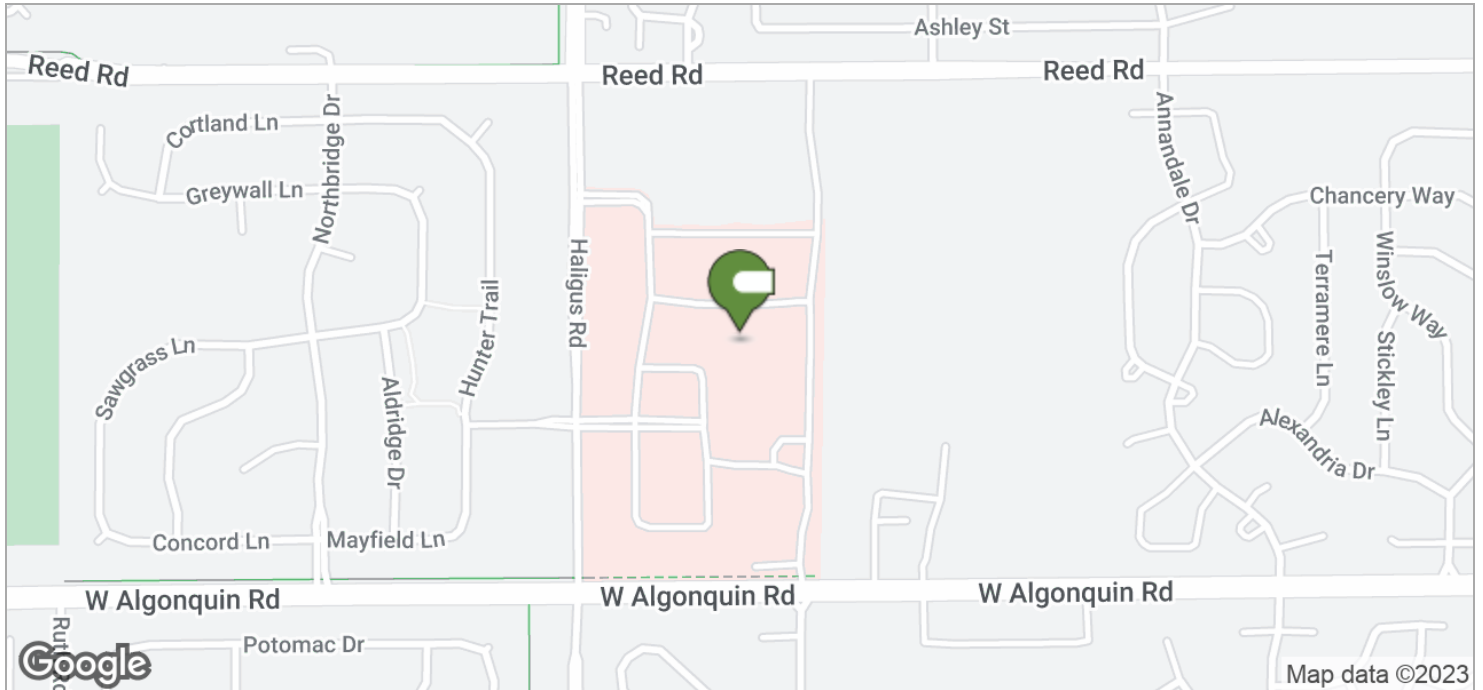
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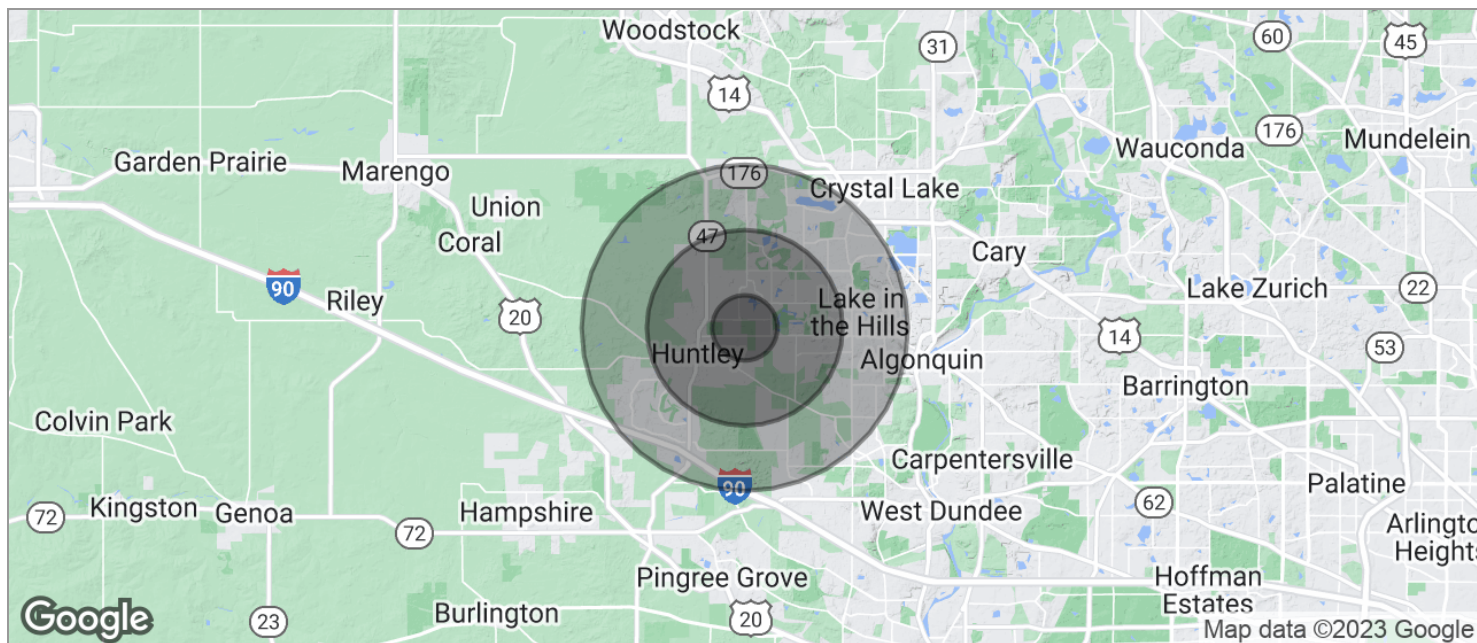
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,176	42,438	94,264
MEDIAN AGE	32.4	33.1	35.6
MEDIAN AGE (MALE)	31.8	32.1	34.4
MEDIAN AGE (FEMALE)	32.9	33.6	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,195	12,931	30,404
# OF PERSONS PER HH	3.3	3.3	3.1
AVERAGE HH INCOME	\$99,642	\$103,504	\$103,706
AVERAGE HOUSE VALUE	\$275,913	\$335,114	\$321,389

* Demographic data derived from 2020 ACS - US Census

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