



## Medical Campus Vacancy

1,308 SF available



## Batavia Medical Campus

2550-2586 W. Fabyan Parkway, Batavia, IL 60510

**Kevin J. O'Donnell**  
Managing Broker  
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**Meredith L. Klug**  
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# Batavia Medical Campus

2550-2586 W. Fabyan Parkway, Batavia, IL 60510

Office/Medical For Lease



## OFFERING SUMMARY

**Available SF:** 1,308 SF

**Lease Rate:** \$24.00 SF/yr (NNN)

**Estimated Tax & Operating:** \$4.19 Tax  
\$7.24 Operating  
Total \$11.43 PSF

**Building Size:** 17,374 SF

## PROPERTY HIGHLIGHTS

- Across from Geneva Middle School campus with over 1300 students
- Adjacent to new senior living development
- Anchored by a Fresenius Medical Care's dialysis center
- Medical campus includes the 22,000 square foot Advocate Health Care Dreyer Medical Clinic (both phases completed)
- Great co-tenancy with a local orthodontist and chiropractor
- Located less than 3 miles to Northwestern's Delnor Hospital
- On-building signage with visibility from Fabyan Parkway

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,330	15,424	40,168
Total Population:	4,159	43,289	111,952
Average HH Income:	\$136,468	\$116,966	\$105,037

for more information contact:

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AVAILABLE  
SPACES

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<b>Lease Rate:</b>	\$24.00 SF/YR (NNN)	<b>Total Space</b>	1,308 SF
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5 years+

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite C	Medical	\$24.00 SF/YR	NNN	1,308 SF	Negotiable	Shell space ready for custom build out

for more information contact:

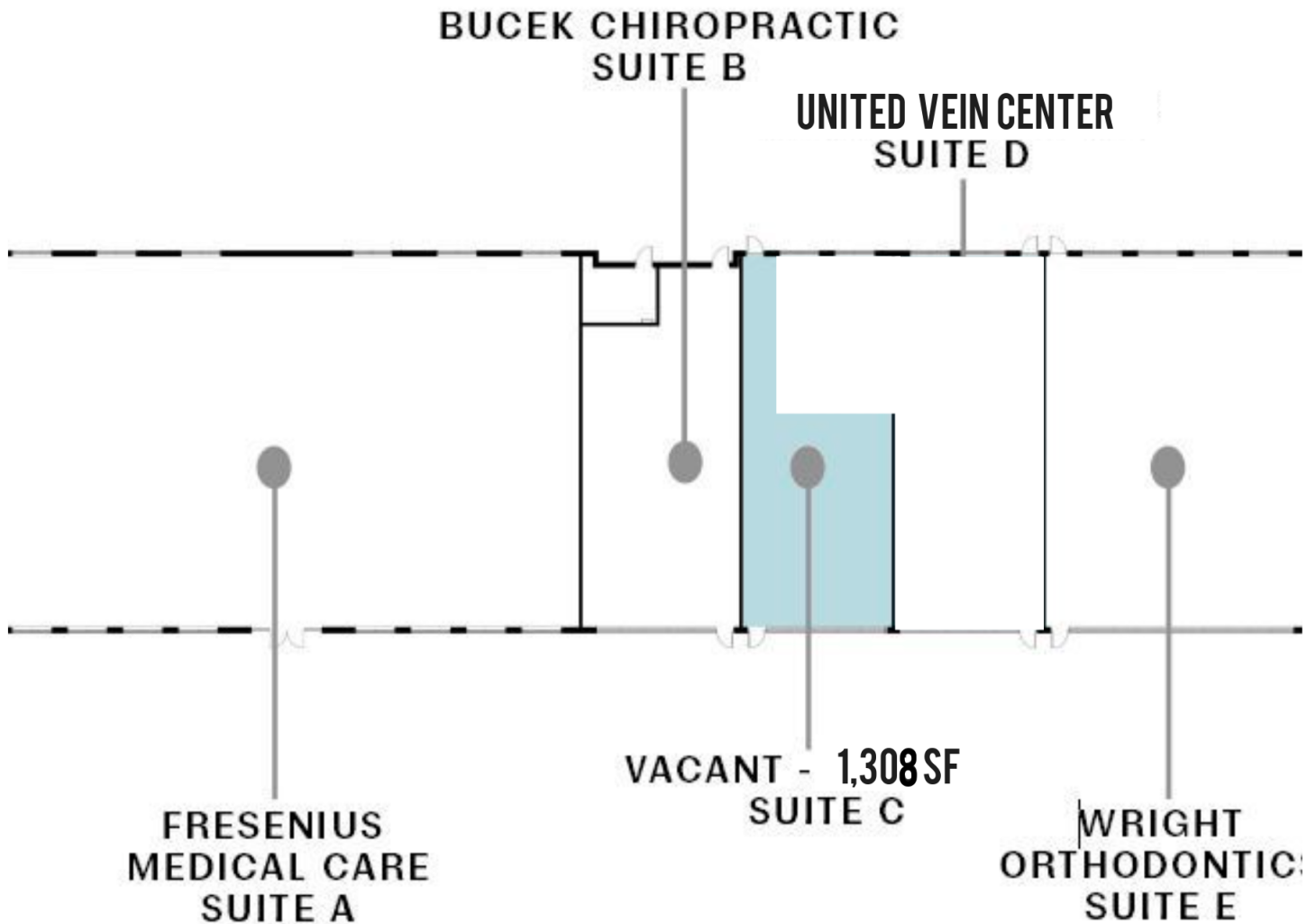
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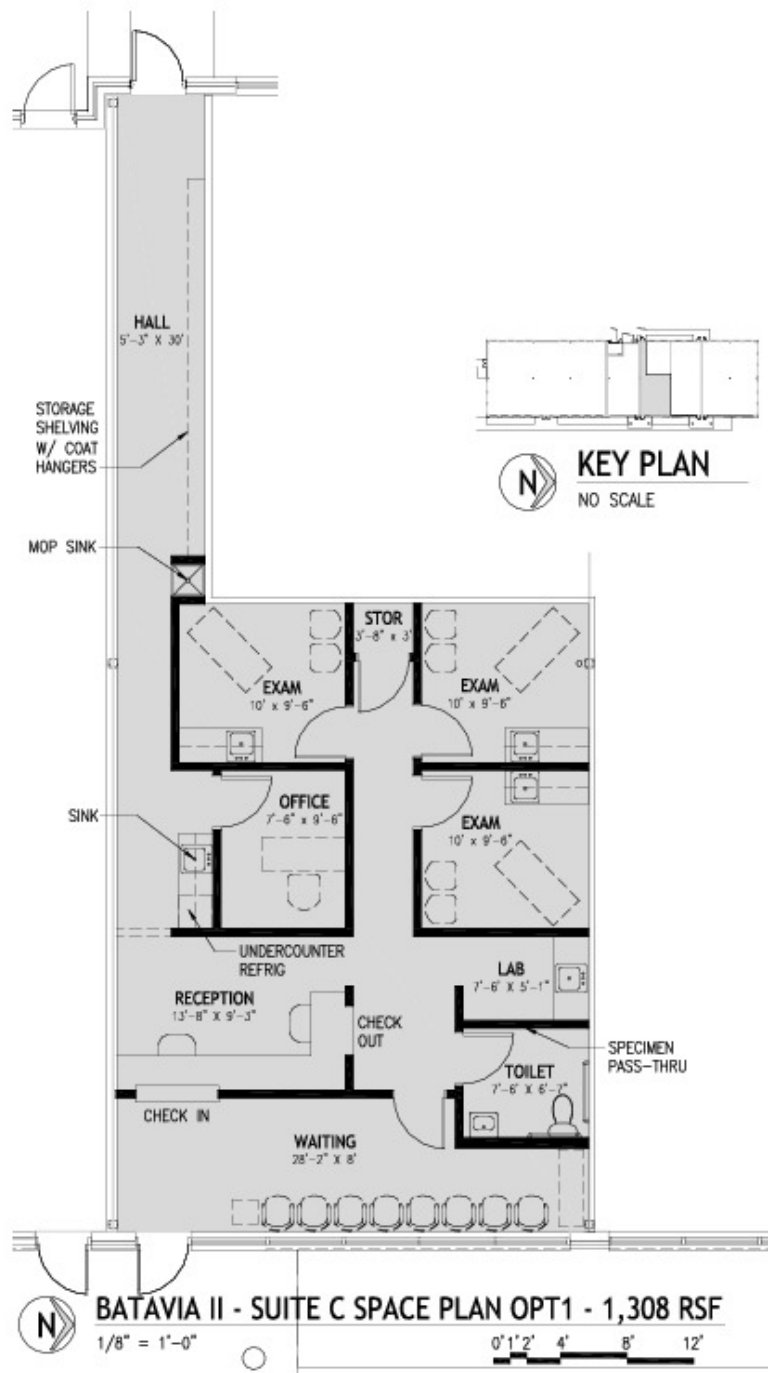
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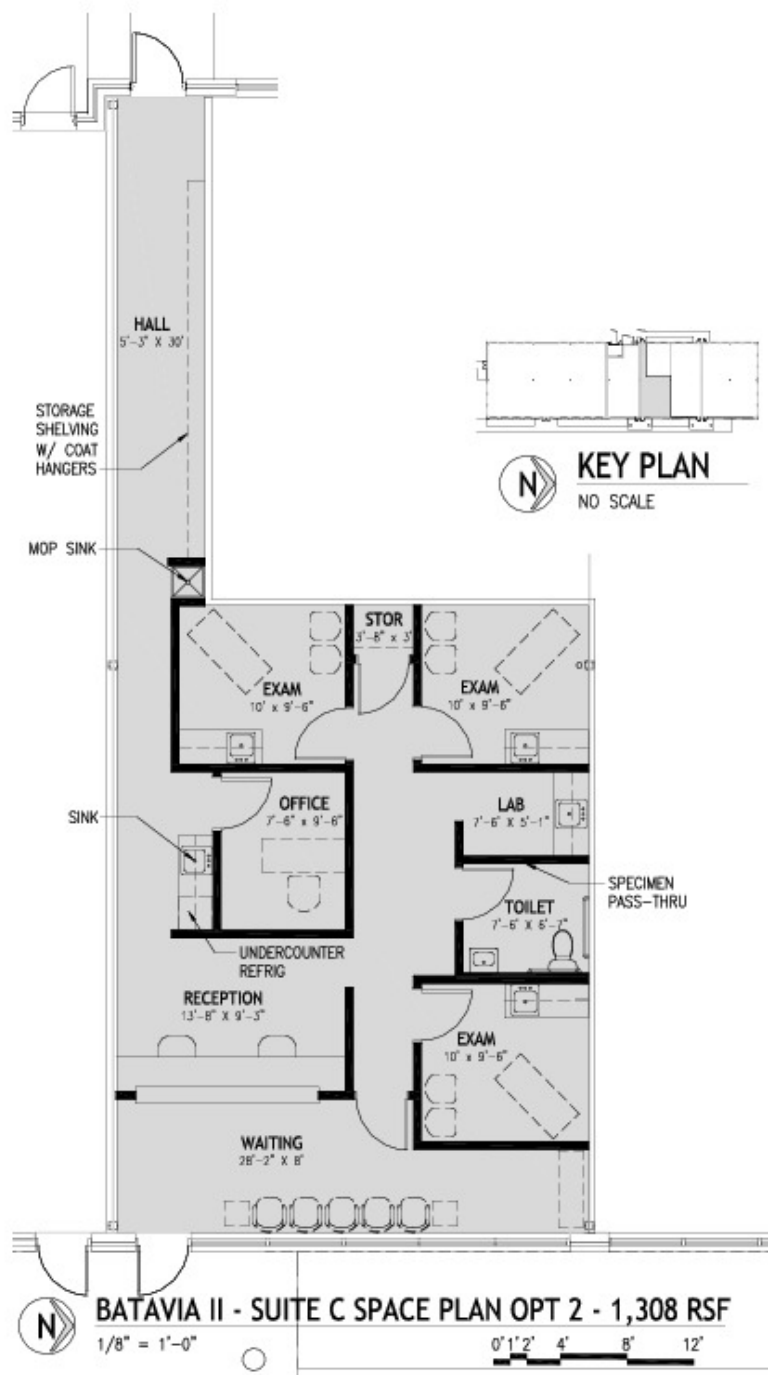
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SUITE C SPACE PLAN  
MEDPROPERTIES GROUP  
2550-2586 W FABYAN PARKWAY  
BATAVIA, IL 60510  
OCTOBER 12, 2021  
PROJECT NUMBER | 921107

for more information contact:

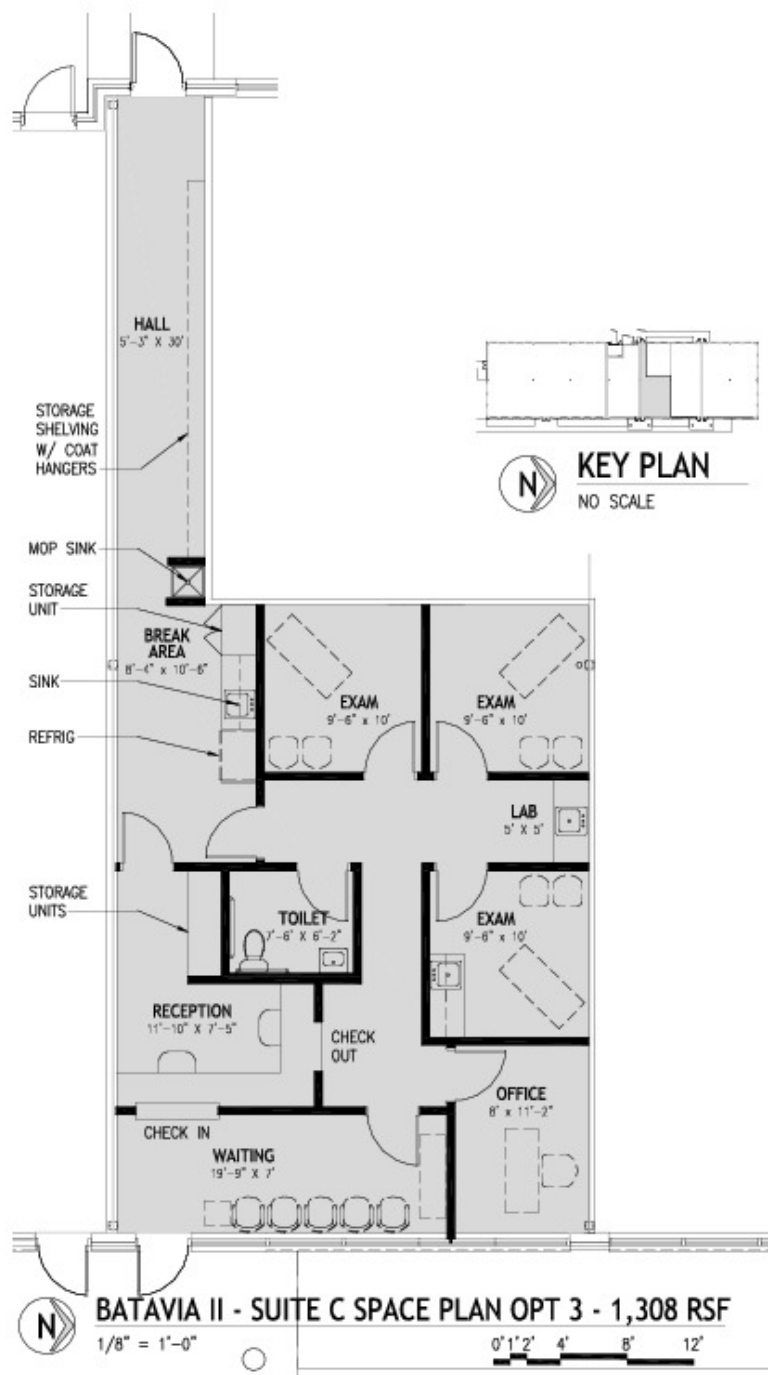
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ADDITIONAL  
PHOTOS

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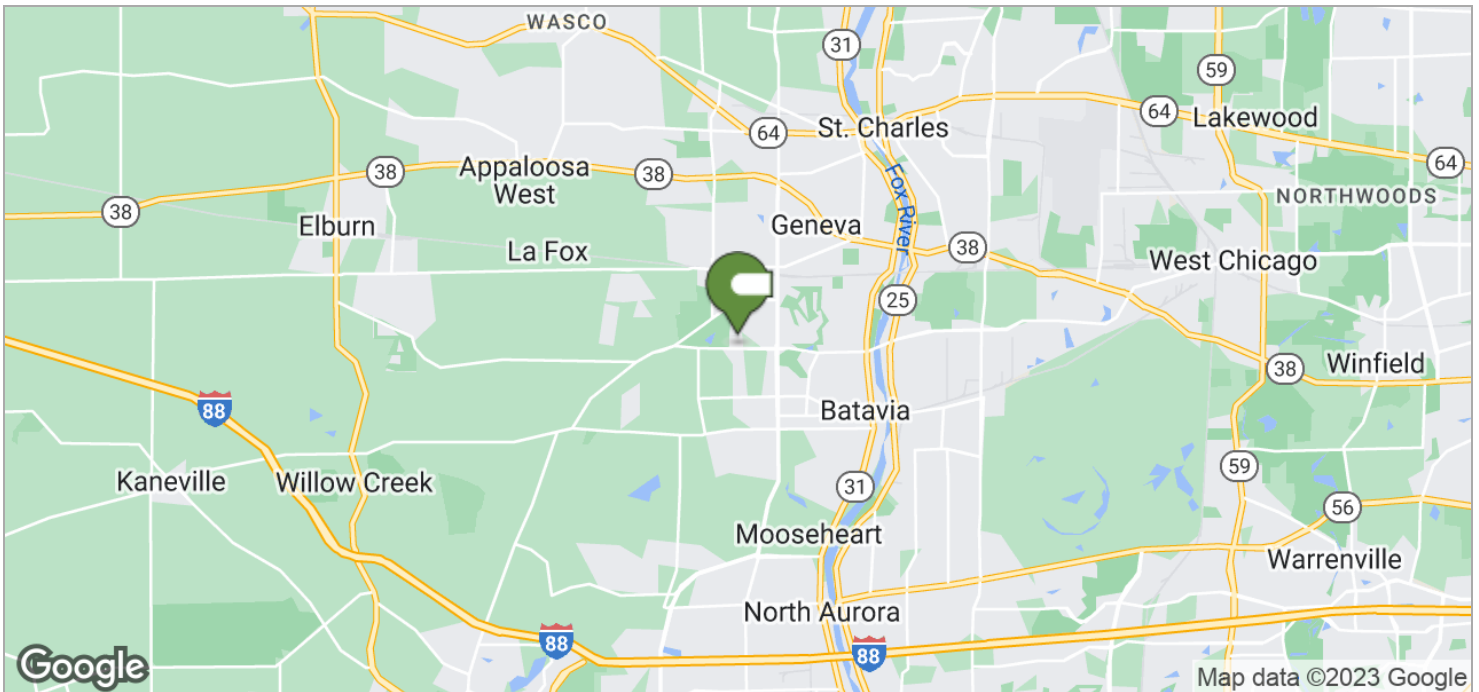
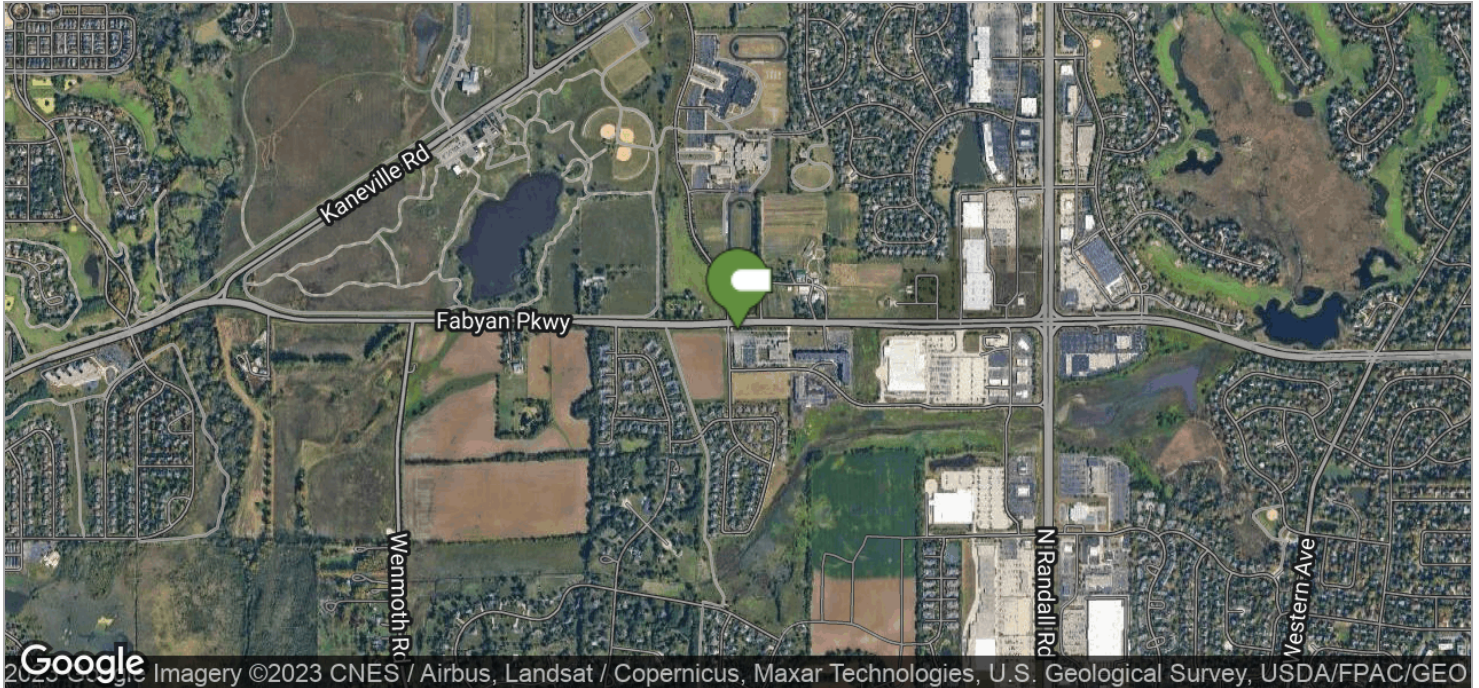
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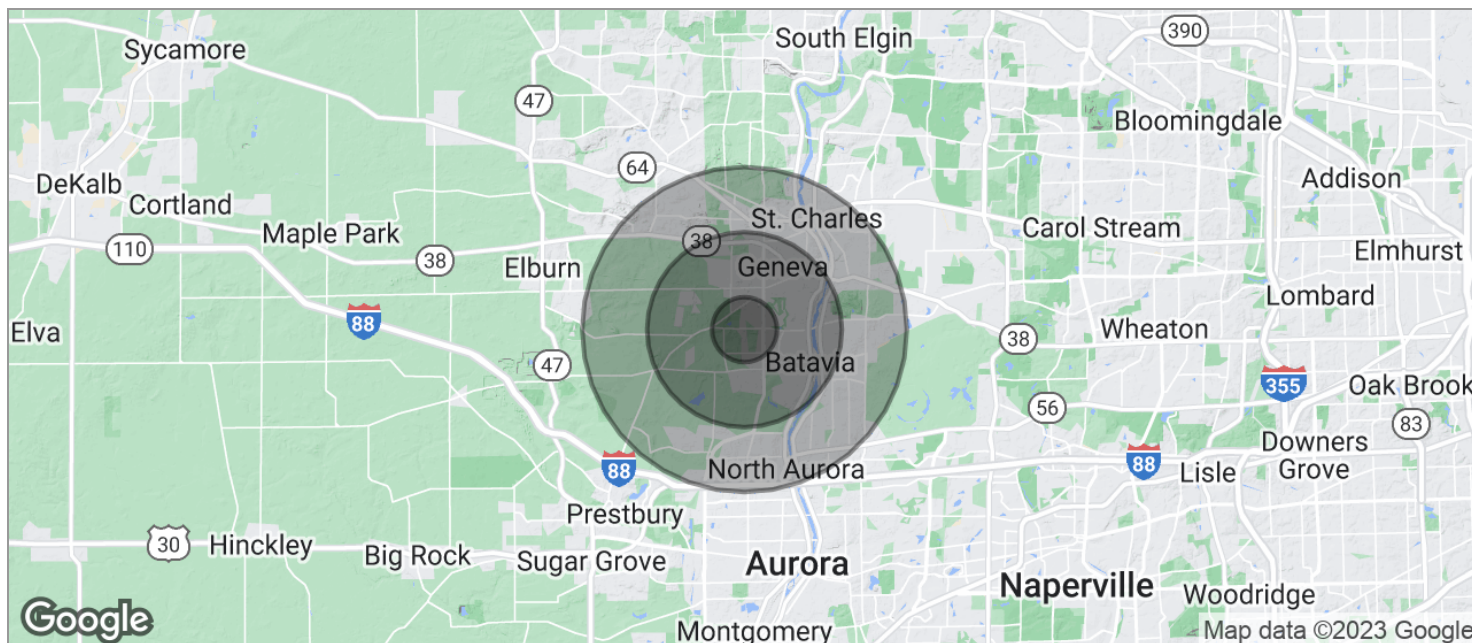
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,159	43,289	111,952
MEDIAN AGE	39.8	40.3	38.7
MEDIAN AGE (MALE)	38.4	39.8	38.0
MEDIAN AGE (FEMALE)	40.4	40.6	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,330	15,424	40,168
# OF PERSONS PER HH	3.1	2.8	2.8
AVERAGE HH INCOME	\$136,468	\$116,966	\$105,037
AVERAGE HOUSE VALUE	\$397,832	\$366,424	\$345,654

\* Demographic data derived from 2020 ACS - US Census

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