



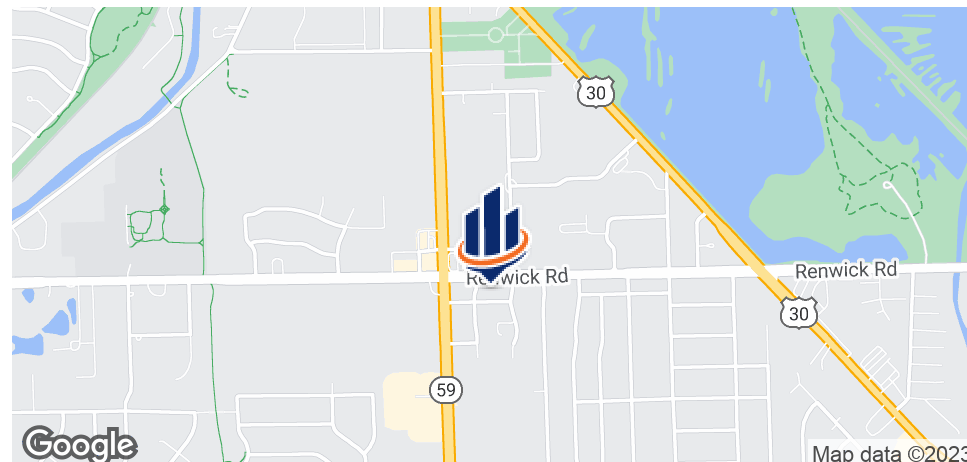
# PLAINFIELD MEDICAL CENTER

23909 W RENWICK RD  
PLAINFIELD, IL 60544

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# Property Summary



## OFFERING SUMMARY

Available SF: 1,640 - 6,793 SF

Lease Rate: \$11.00 - 12.50 SF/yr  
[NNN]

Building Size: 19,500

## PROPERTY OVERVIEW

Variety of Turn-key medical suites in upscale newer medical building. Co-tenancy with strong medical practices including Physical Therapy, Endocrinology and several more.

Convenient access to surrounding rooftops.

## LOCATION OVERVIEW

Located at the intersection of Renwick Dr and IL Route 59 in west suburban Plainfield.

## PROPERTY HIGHLIGHTS

- Quality, Upscale Brick Construction
- Turn-Key Medical Suites
- Monument Signage on Renwick Rd.
- Ample Parking

# Available Spaces

**LEASE RATE:** \$11.00-12.50/SF NNN

**LEASE TYPE:** NNN

**TOTAL SPACE:** 1,640 - 6,793 SF

**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
107-109	Medical	\$11.00 SF/yr	NNN	5,153 - 6,793 SF	Negotiable	5,153 SF Turn-Key medical office with 8 exam rooms, large office / conference room, laboratory with two sinks, 2 drug and device storage rooms, x-ray room, reception & waiting area, staff lounge with separate records and storage rooms. \$7,950/mo including \$7.50/sf operating expenses.



# Available Spaces

**LEASE RATE:**

\$11.00-12.50/SF NNN

**LEASE TYPE:**

NNN

**TOTAL SPACE:**

1,640 - 6,793 SF

**LEASE TERM:**

Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
105	Medical	\$12.50 SF/yr	NNN	1,640 SF	Negotiable	Turn-key medical space. Former Allergist office. Buildout includes 5 exam rooms, two small 6' x 6' rooms, reception & waiting area, storage room, break room, and utility room. \$2,733/mo modified gross including \$7.50/sf in operating expenses.

# Available Spaces

**LEASE RATE:** \$11.00-12.50/SF NNN

**LEASE TYPE:** NNN

**TOTAL SPACE:** 1,640 - 6,793 SF

**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
115	Medical	\$11.00 SF/yr	NNN	2,714 - 5,834 SF	Negotiable	Medical space previously occupied by OB-GYN. Buildout includes 6 exam rooms, reception and waiting area, bio-hazard room, 2 storage rooms, and private office. \$4,148/mo modified gross including \$7.50/sf in operating expenses. Potential to combine with adjacent unit for up to 5,834 SF.
113		\$11.00 SF/yr	NNN	3,120 SF	Negotiable	Space last occupied by Chiropractor. \$4810/mo including estimated \$7.50/sf pass thru.



# Additional Photos

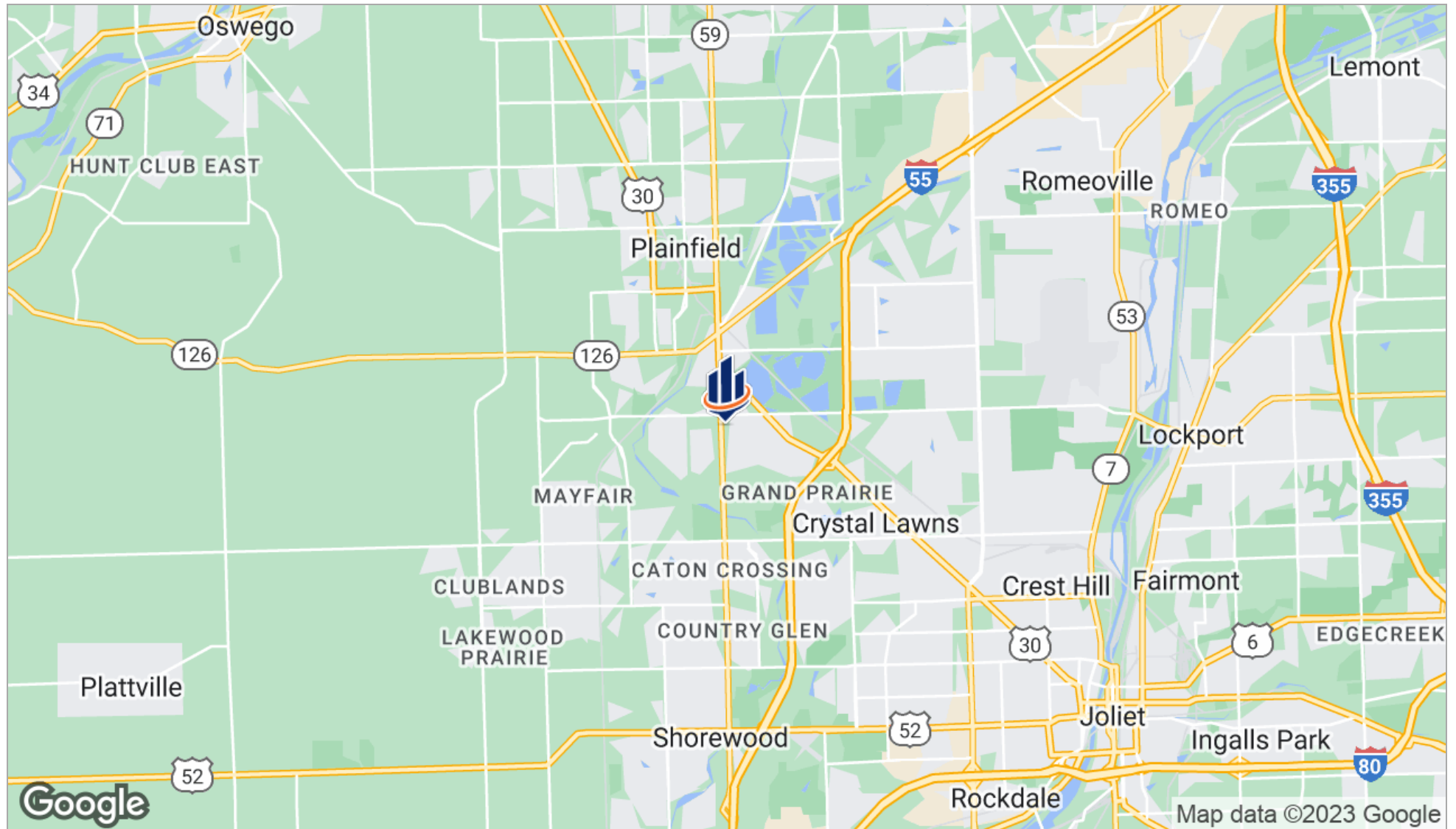




# Additional Photos

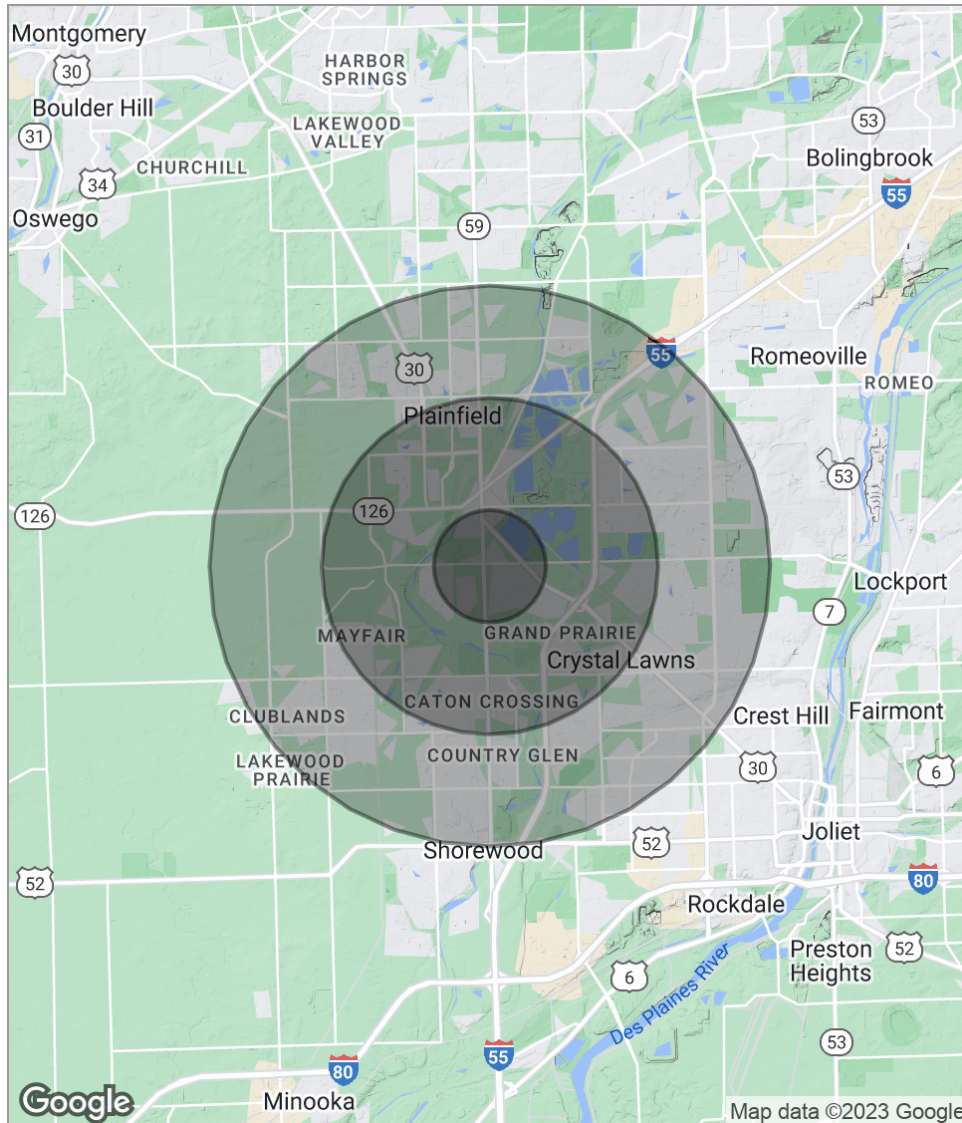


# Location Maps





# Demographics Map



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,024	47,085	154,328
Median age	37.5	34.0	33.4
Median age (male)	37.3	33.4	32.5
Median age (Female)	38.2	34.4	34.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	951	14,171	47,649
# of persons per HH	3.2	3.3	3.2
Average HH income	\$98,444	\$94,073	\$90,170
Average house value	\$311,641	\$278,506	\$246,096

## ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	9.8%	14.7%	17.8%

## RACE (%)

White	83.9%	83.3%	80.4%
Black	5.8%	4.6%	6.7%
Asian	4.1%	4.2%	4.6%
Hawaiian	0.4%	0.1%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	4.1%	5.9%	6.0%

\* Demographic data derived from 2020 ACS - US Census