

# WAUKEGAN MEDICAL PLAZA

1616 Grand Ave. , Waukegan, IL 60085



|                       |  |
|-----------------------|--|
| <b>SALE PRICE:</b>    | \$1,500,000                                |
| <b>LEASE RATE:</b>    | \$16.00/Sf/Yr MG                           |
| <b>BUILDING SIZE:</b> | 25,512 SF                                  |
| <b>AVAILABLE SF:</b>  | 1st Floor: 6,759 SF<br>2nd Floor: 5,660 SF |
| <b>LOT SIZE:</b>      | 3.08 Acres                                 |
| <b>YEAR BUILT:</b>    | 1960, Renovated In 1998                    |
| <b>ZONING:</b>        | B-3  |
| <b>CROSS STREETS:</b> | N Lewis & W Grand Ave                      |

## PROPERTY OVERVIEW

Centrally located to downtown Waukegan and between Vista East and Lake Behavioral West Hospitals. State of the art video security system; secure medical grade key lock system.

Interior finishes include oak, ceramic tile, and marble.

Dry, secure basement storage. Elevator for 2nd floor access.

A wide range of approved uses are permitted. Active retail & medical community

## PROPERTY HIGHLIGHTS:

- First Floor : 437 - 6,759 rsf Available
- Second Floor : 860 - 5,660 rsf Available; Can Combine All Suites
- 171 Parking Spaces - Pace Bus to Building
- Ideal for any Professional or Medical Tenant. Schools, Coworkingspace, MRI, Sleep Center, Blood Bank, Physical Therapy, Adult Programming/Care, Orthopedic, Immediate Care, Adult Day Care, Rehab,
- Surgery Center, Eating Disorder Clinic, Pulmonary Practice, Veterans rehab.
- For showings, call Brian Ripp 773-392-3413

**KELLER WILLIAMS CHICAGO-O'HARE**  
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## Lease Availability Report

**1616 Grand Ave - Waukegan Medical Plaza**  
Waukegan, IL 60085 - Far North Submarket

★★★★★

**BUILDING**

|                |                  |
|----------------|------------------|
| Type:          | Class C Office   |
| Tenancy:       | Multiple         |
| Year Built:    | 1960; Renov 1998 |
| RBA:           | 25,512 SF        |
| Floors:        | 2                |
| Typical Floor: | 17,553 SF        |

**AVAILABILITY**

|                  |            |
|------------------|------------|
| Min Divisible:   | 437 SF     |
| Max Contig:      | 5,878 SF   |
| Total Available: | 14,106 SF  |
| Asking Rent:     | \$16.00/MG |

**EXPENSES PER SF**

|        |               |
|--------|---------------|
| Taxes: | \$3.20 (2019) |
|--------|---------------|

**SPACES**

| Floor   | Suite   | Use     | Type   | SF Avail | Fir Config | Bldg Config | Rent       | Occupancy | Term       |
|---|---------|---------|--------|----------|------------|-------------|------------|-----------|------------|
| P 1st   | 105     | Off/Med | Direct | 437      | 437        | 437         | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>Open area, sink, 2 small offices & waiting room   |         |         |        |          |            |             |            |           |            |
| P 1st   | 106     | Off/Med | Direct | 1,250    | 1,250      | 1,250       | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>Fully Built out Dental Suite, 5 Operatories, Reception & Kitchen  |         |         |        |          |            |             |            |           |            |
| P 1st   | F       | Off/Med | Direct | 881      | 881        | 881         | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>6,759 sq ft, Divisible to 5,878 sq ft & 881 sq ft. Former Dialysis Center & Pharmacy, 3 Entrances         |         |         |        |          |            |             |            |           |            |
| P 1st   | C       | Off/Med | Direct | 5,878    | 5,878      | 5,878       | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>6,759 sq ft, Divisible to 5,878 sq ft & 881 sq ft. Former Dialysis Center & Pharmacy, 3 Entrances         |         |         |        |          |            |             |            |           |            |
| P 2nd   | 200/204 | Off/Med | Direct | 2,250    | 2,250      | 2,250       | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>Large Open Area, Tiled Floor and Sink, 3 Offices w/ Windows, Wood Flooring, In-suite Restroom, Divisible. |         |         |        |          |            |             |            |           |            |
| P 2nd   | 201     | Off/Med | Direct | 1,250    | 1,250      | 1,250       | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>Medical Suite, 5 Exams, Lab & Reception   |         |         |        |          |            |             |            |           |            |
| P 2nd   | 205     | Off/Med | Direct | 860      | 860        | 860         | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>3 Offices - may be leased individually. Ideal for any Professional tenant.                                |         |         |        |          |            |             |            |           |            |
| P 2nd   | 206     | Off/Med | Direct | 1,300    | 1,300      | 1,300       | \$16.00/MG | Vacant    | Negotiable |
| Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413<br>Large Open Area, 3 Offices, Classroom/Boardroom, Break Area, In-Suite Restroom, Separate Entrances.       |         |         |        |          |            |             |            |           |            |



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6/1/2021

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## 1ST FLOOR



**KW**  
COMMERCIAL



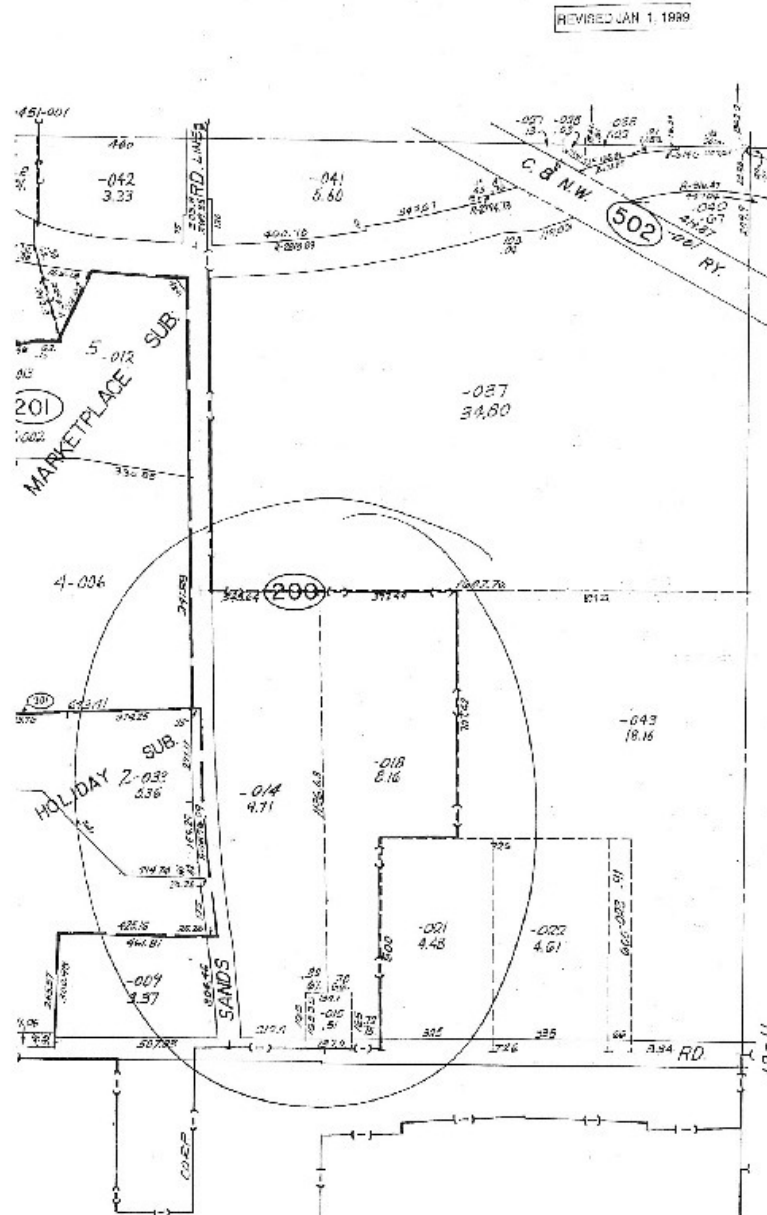
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# SURVEY

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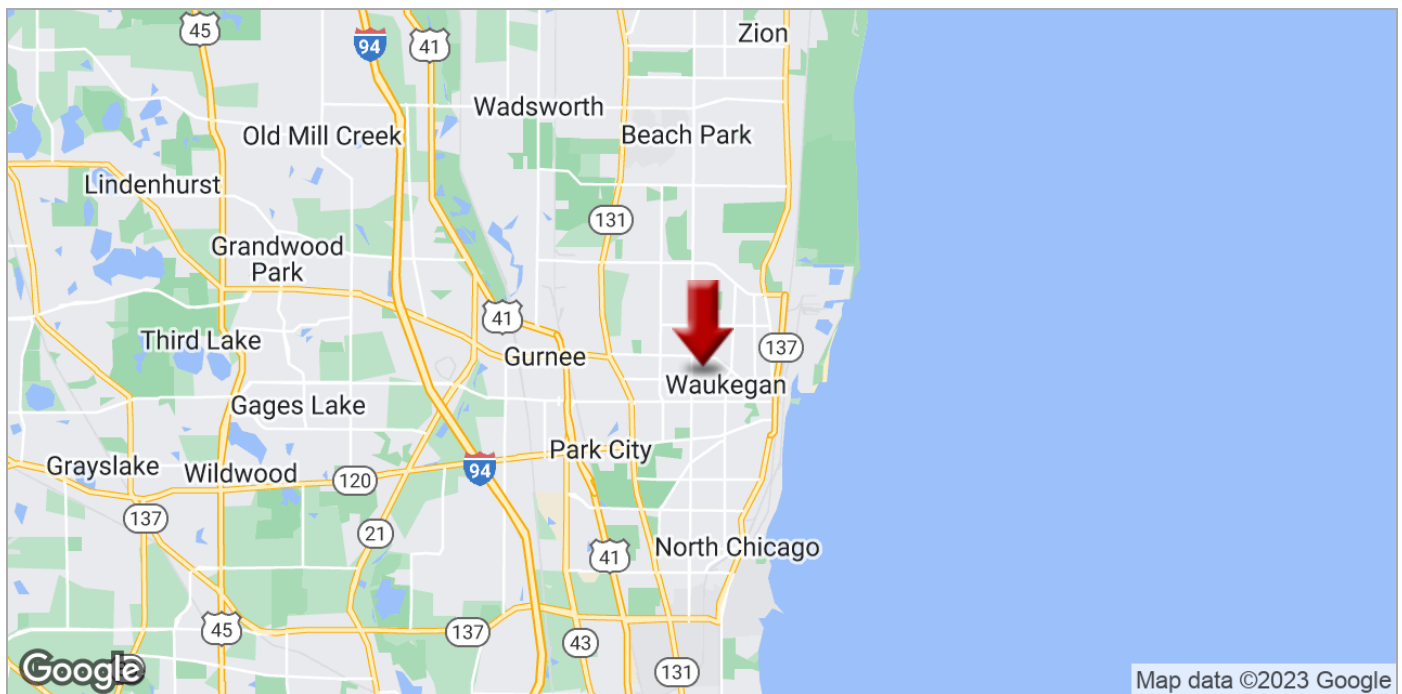
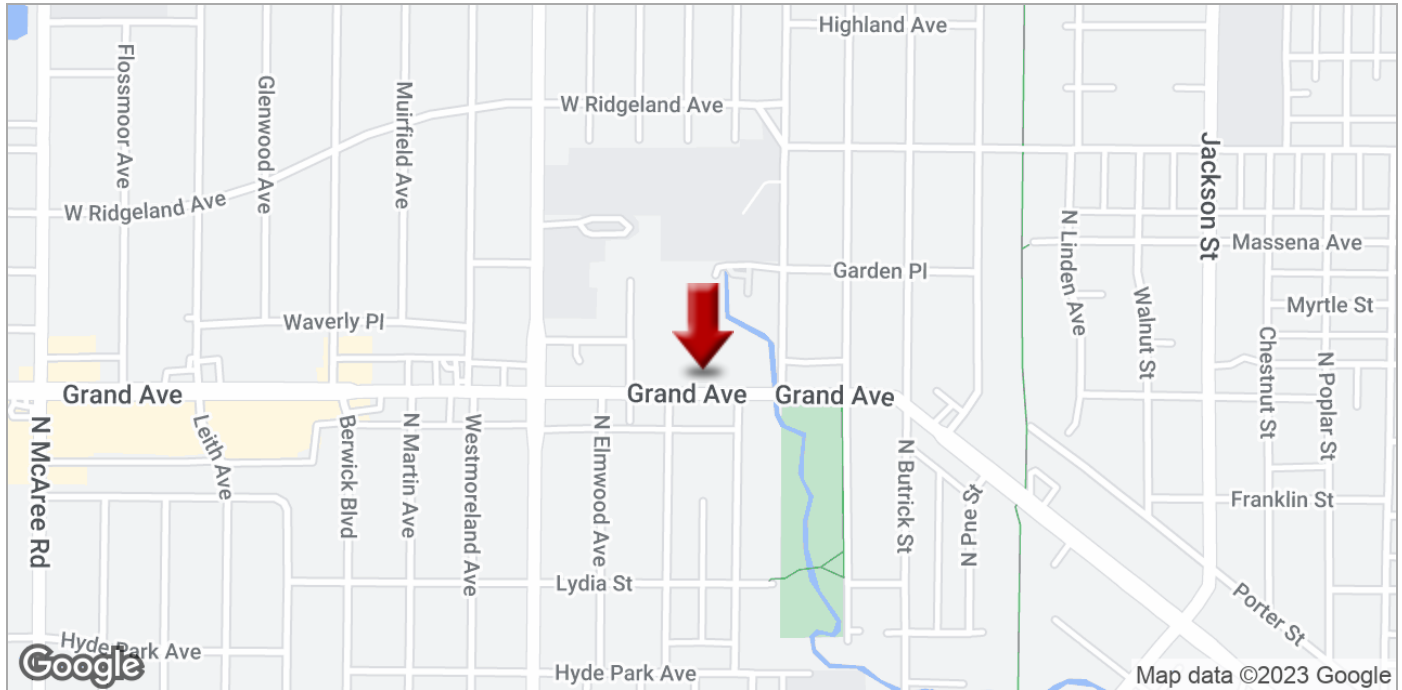
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