



7600 College Drive

Palos Heights, IL 60463

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7600 College Drive

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Medical Offices For Lease



OFFERING SUMMARY

Available SF: 891 - 3,332 SF

Lease Rate: Negotiable

\$17.17 SF/yr
Est. CAM & Tax
(includes in-suite
janitorial and
electricity)

Building Size: 40,242 SF

PROPERTY HIGHLIGHTS

- New ownership with flexible lease terms.
- Less than a mile to 436-bed Northwestern Medicine Palos Hospital.
- Generous tenant improvement allowance for buildouts.
- Free common waiting area means tenants save on in-suite square footage.
- Whole building backup generator.
- Two elevators to best accommodate patients and physicians.
- Premium co-tenants and first floor pharmacy generate heavy traffic.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,492	32,631	91,128
Total Population:	7,961	80,878	236,162
Average HH Income:	\$85,999	\$77,667	\$75,406

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PROPERTY OVERVIEW

Newest addition to Everest Healthcare Properties' portfolio means upcoming building improvements! Premium medical space with strong co-tenancy and foot traffic.

LOCATION OVERVIEW

Directly on College Drive just east of Southwest Highway and North of Route 43. Located in the hub of Chicago's south side medical territory with easy access to many area hospitals: Holy Cross Hospital, Advocate South Suburban Hospital, Little Company of Mary Hospital, University of Illinois Hospital, Silver Cross Hospital, Northwestern Medicine Palos Hospital, and Amita Health Adventist Medical Center-Hinsdale.

EVEREST HEALTHCARE PROPERTIES

As a leading operator of Medical Office Buildings throughout the country, Everest Healthcare Properties has abundant expertise and knowledge managing healthcare real estate.

O'DONNELL COMMERCIAL REAL ESTATE

Service-oriented commercial real estate brokers with longstanding experience working with physicians, hospitals, and medical professionals.

Current tenants:

Parkview Orthopaedic Group & Sports Med
PMI Diagnostic Imaging
Palos Hills Pharmacy
Addus Home Health
Kim & Calvert, Pediatrics
Uma D. Gavani, Allergy & Immunology
Matthew Schmidt, Ophthalmology
Contemporary Endodontics
James Javorski, Dentist
Patrica Gennaro, Dentist
Noorun Khan, Internal Medicine
Arthur Itkin, Neurologic and Headache Clinic



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AVAILABLE
SPACES

7600 College Drive

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Office Property For Lease



LEASE TYPE NNN | TOTAL SPACE 891 - 3,332 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6	Available	975 - 3,332 SF	NNN	Negotiable	Raw space ready for medical build out.
7	Available	2,357 - 3,332 SF	NNN	Negotiable	Raw space ready for medical build out.
11	Available	891 SF	NNN	Negotiable	Built out medical space ready for a small practice or sole practitioner.
13	Available	1,217 SF	NNN	Negotiable	Built out medical space with 3 exam rooms, 2 offices, kitchenette, nurse station
14	Available	984 SF	NNN	Negotiable	Built out medical space. Premium opportunity for a sole practitioner or smaller practice.
16	Available	2,220 SF	NNN	Negotiable	Built out medical space.

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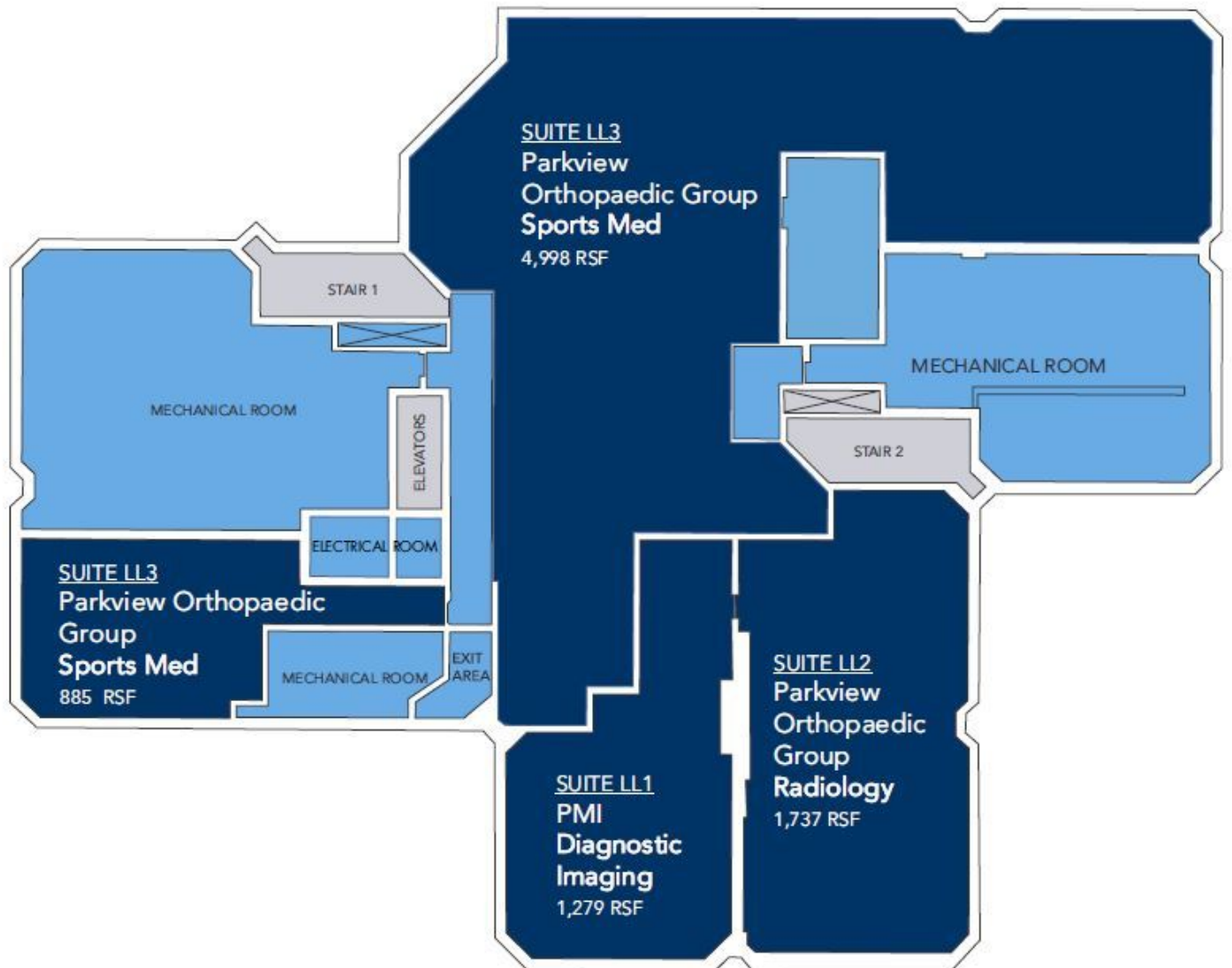
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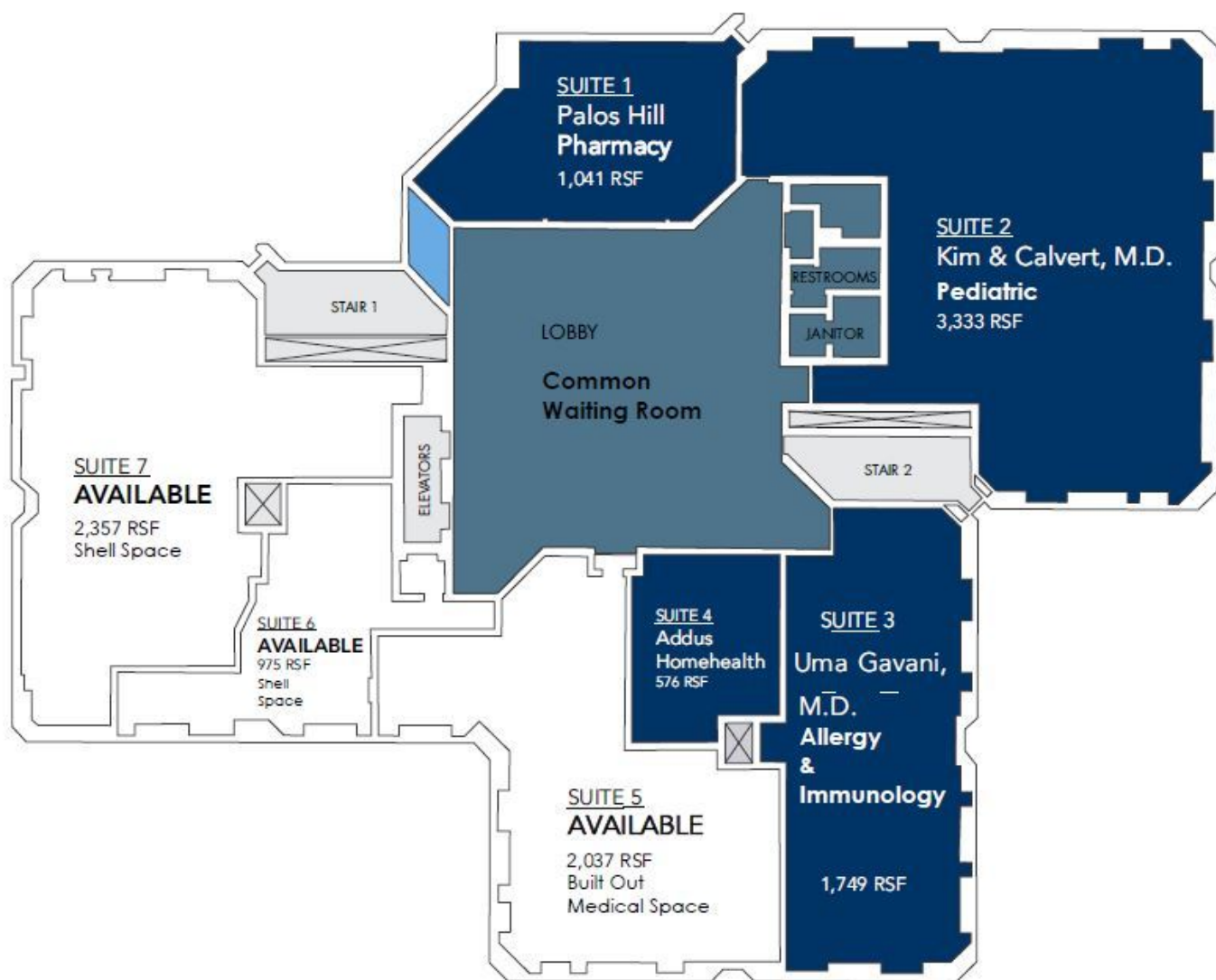
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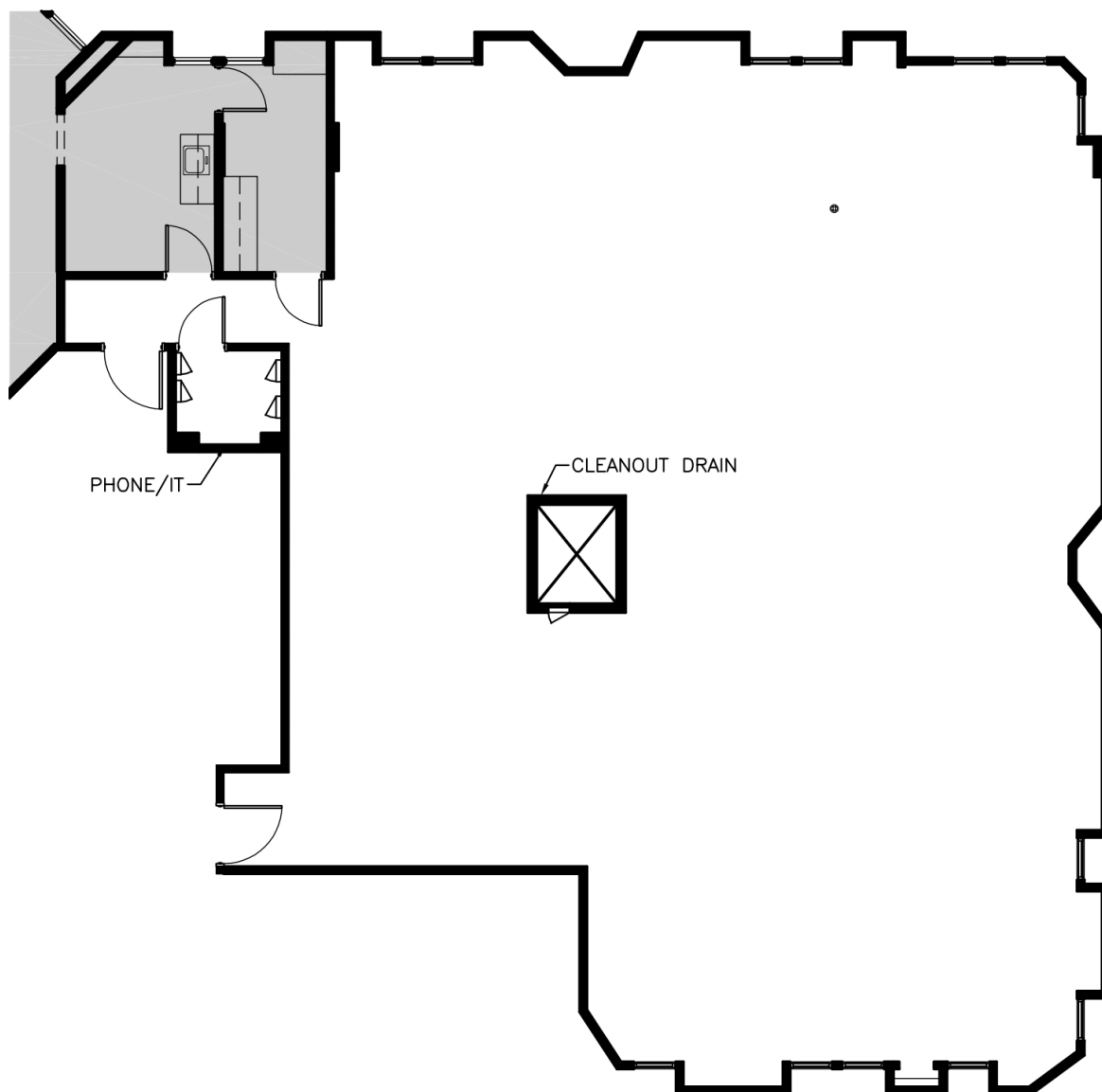
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FLOOR PLANS
SUITE 6 & 7
975 RSF
2,357 RSF

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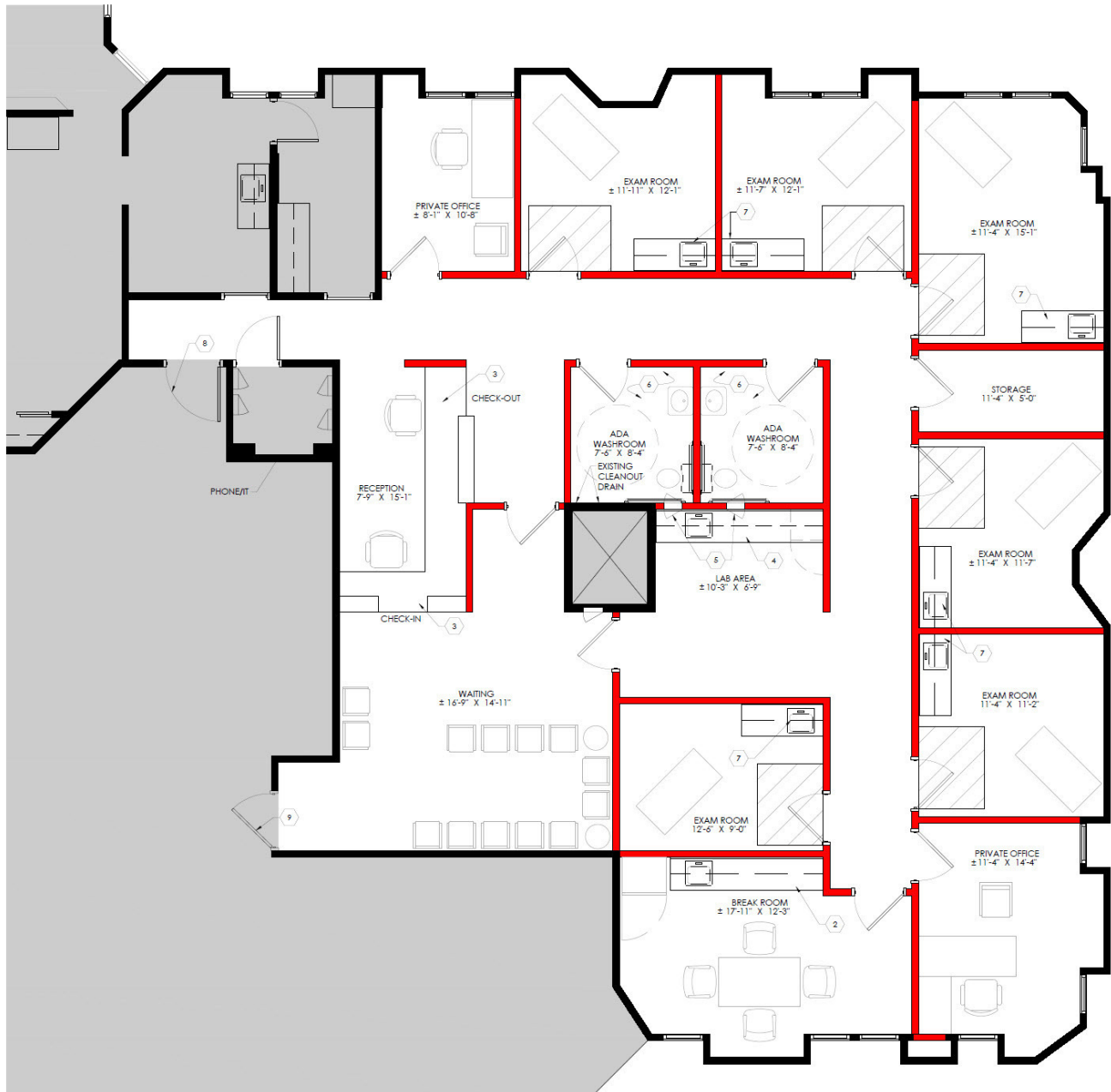
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POSSIBLE LAYOUT
SUITE 6 & 7
975 RSF
2,357 RSF
TOTAL: 3,332 RSF

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FIRST FLOOR - SPACE PLAN #1

SCALE: 1/4"=1'-0"



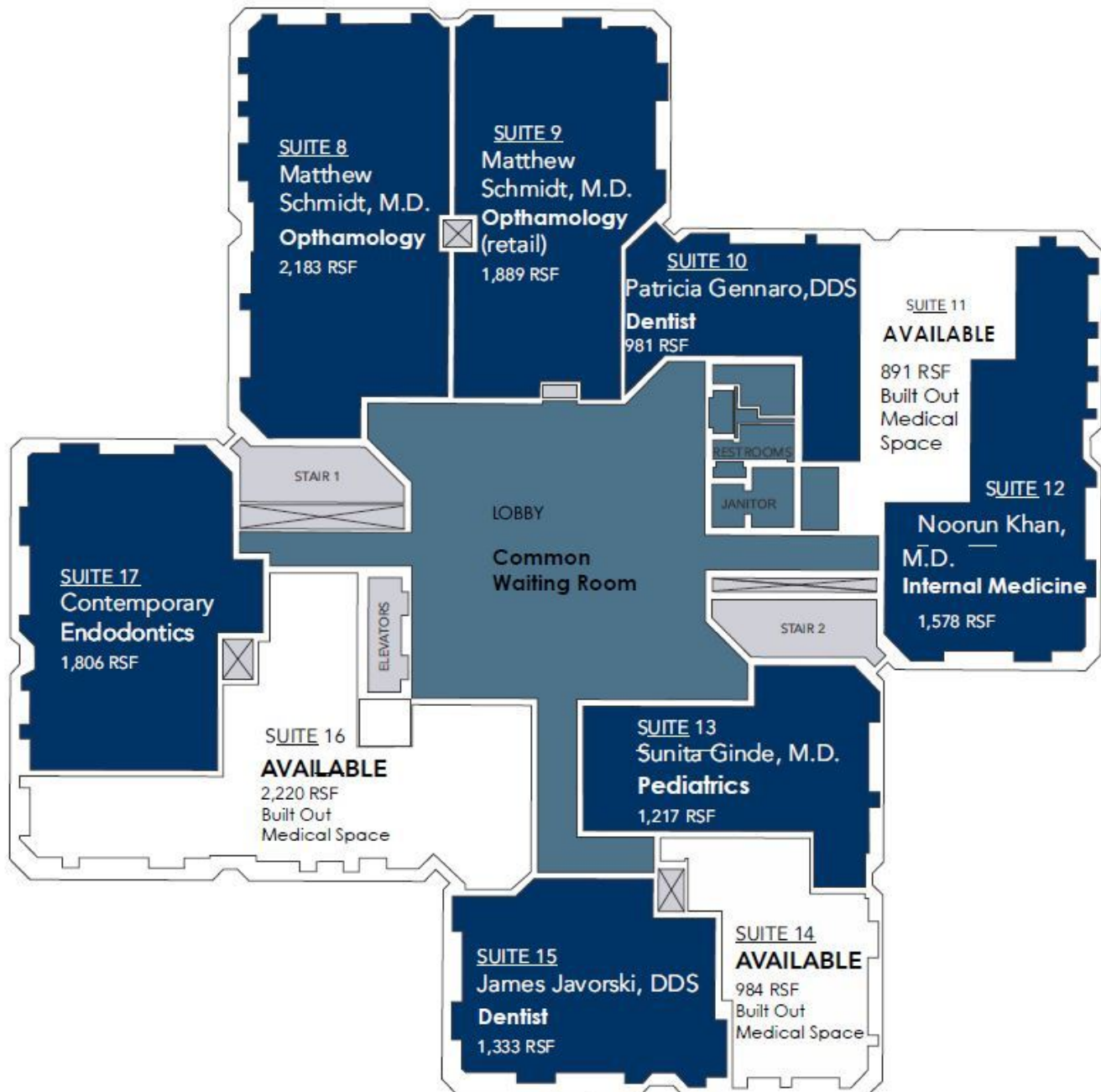
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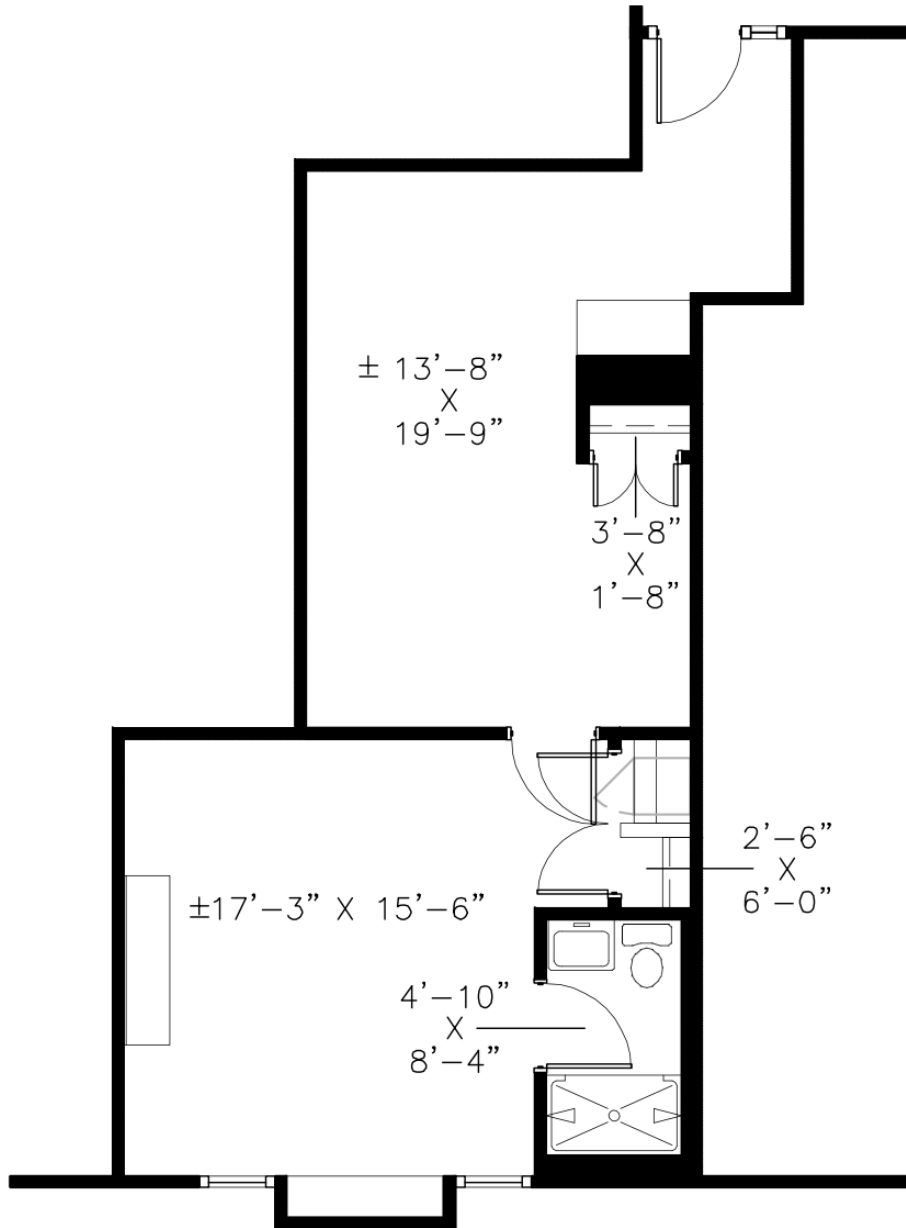
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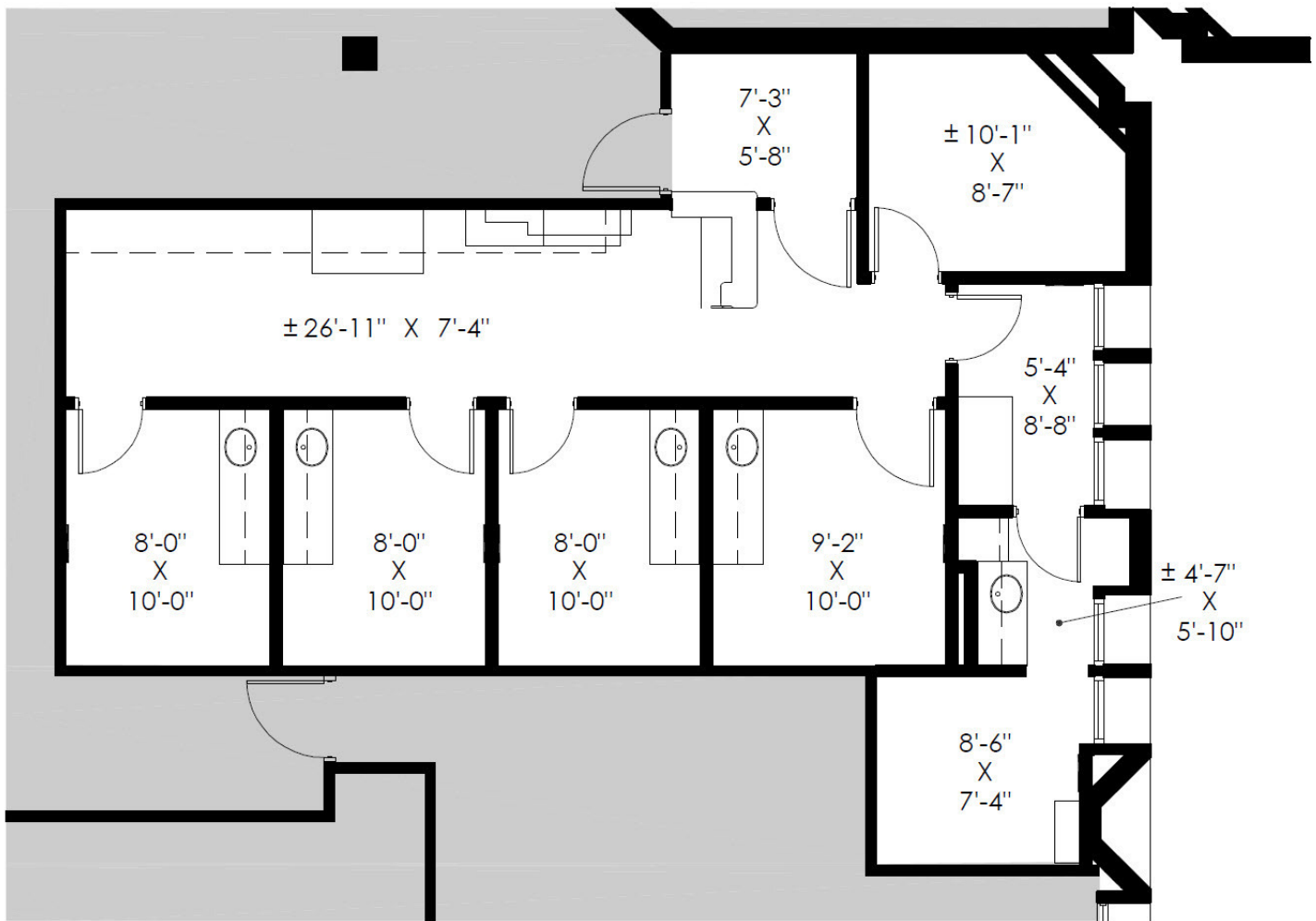
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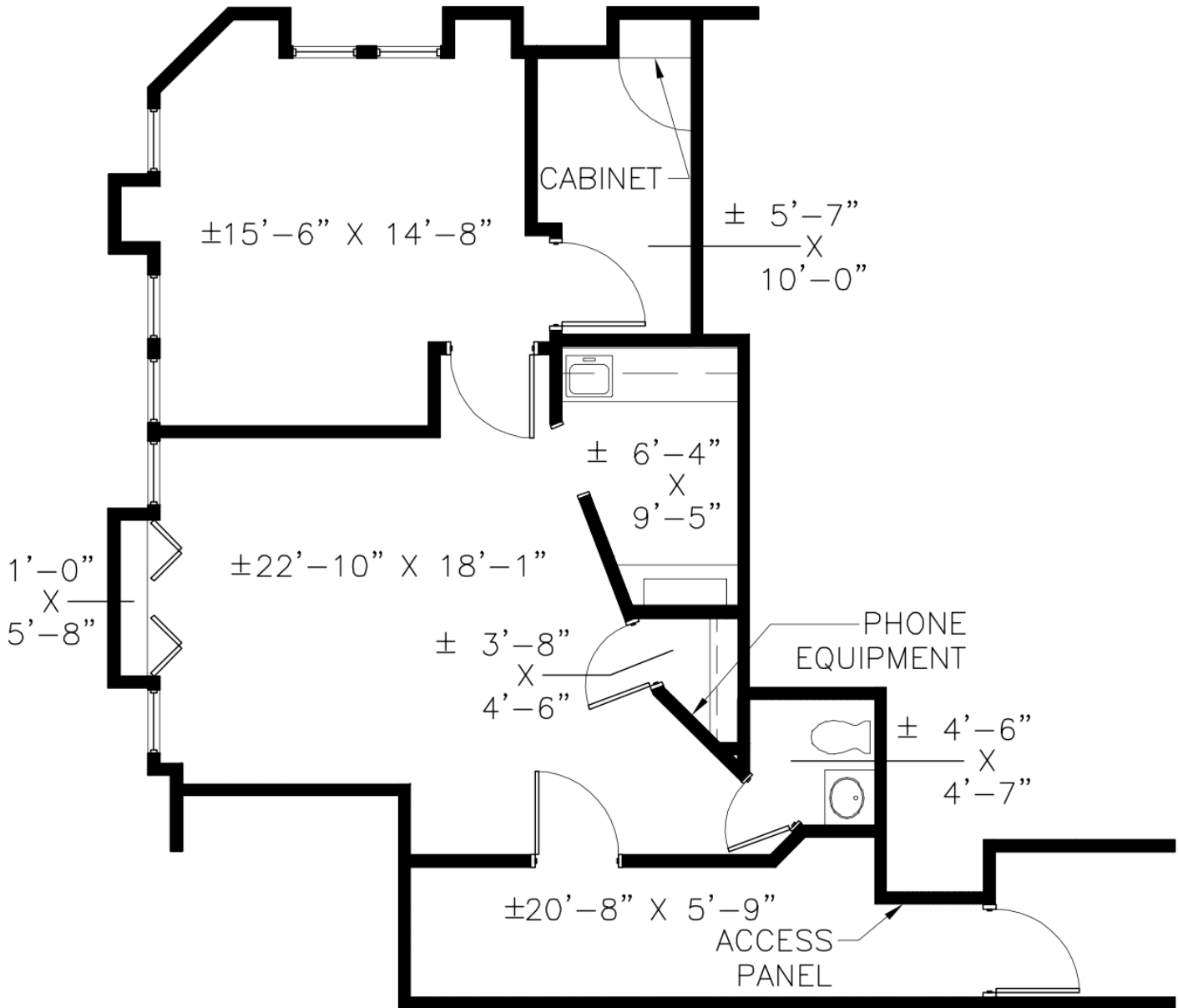
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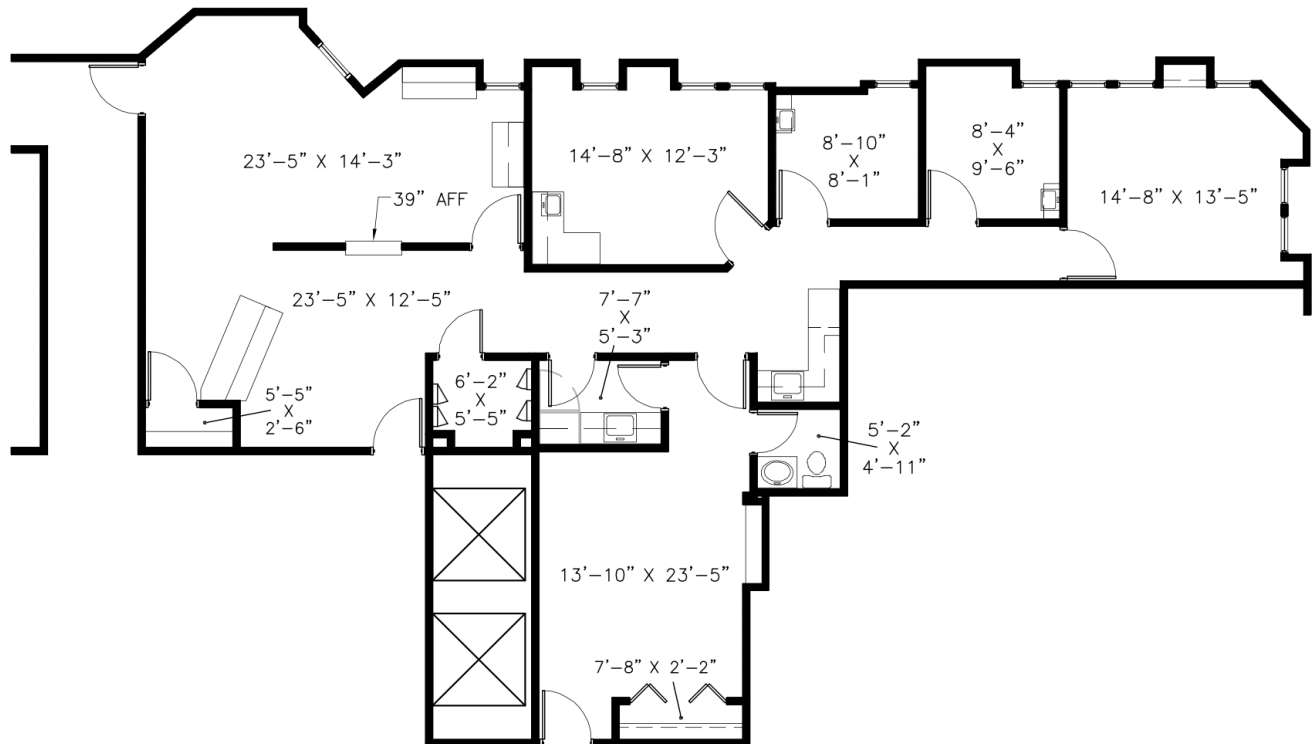
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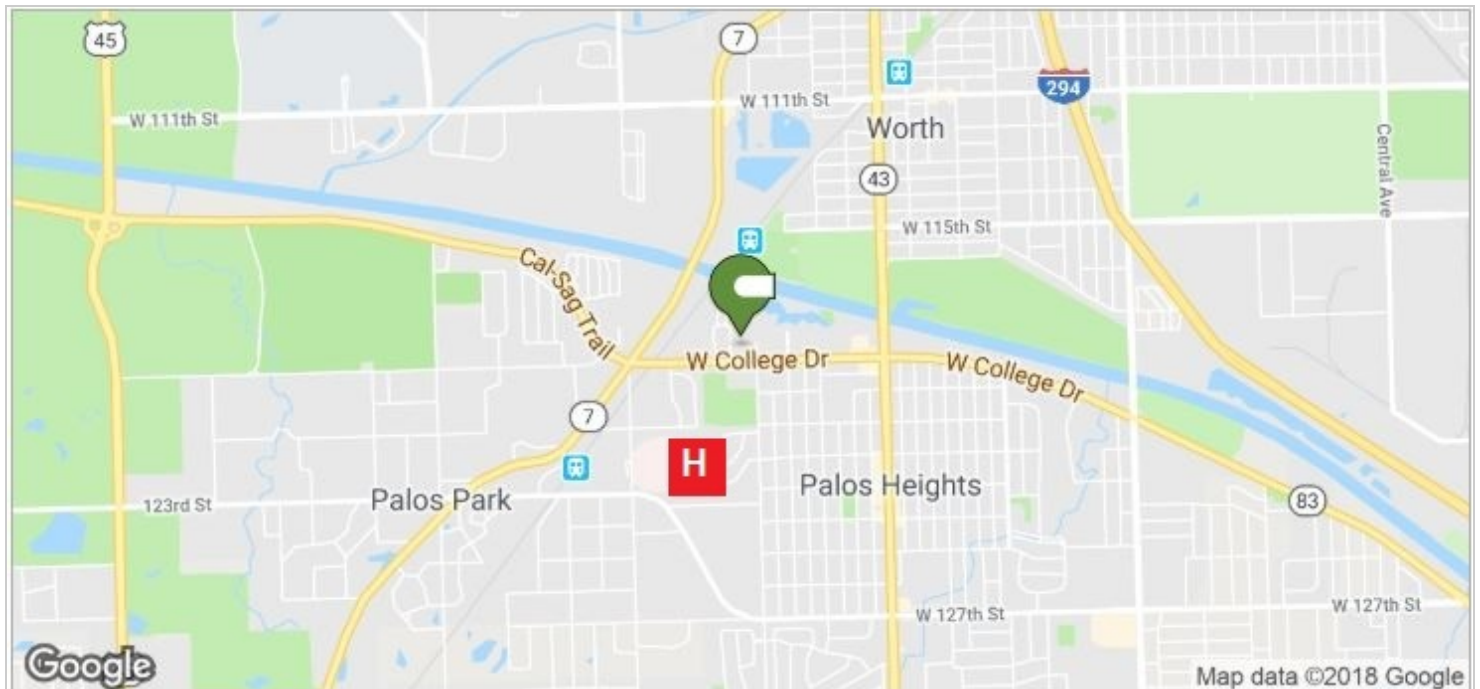
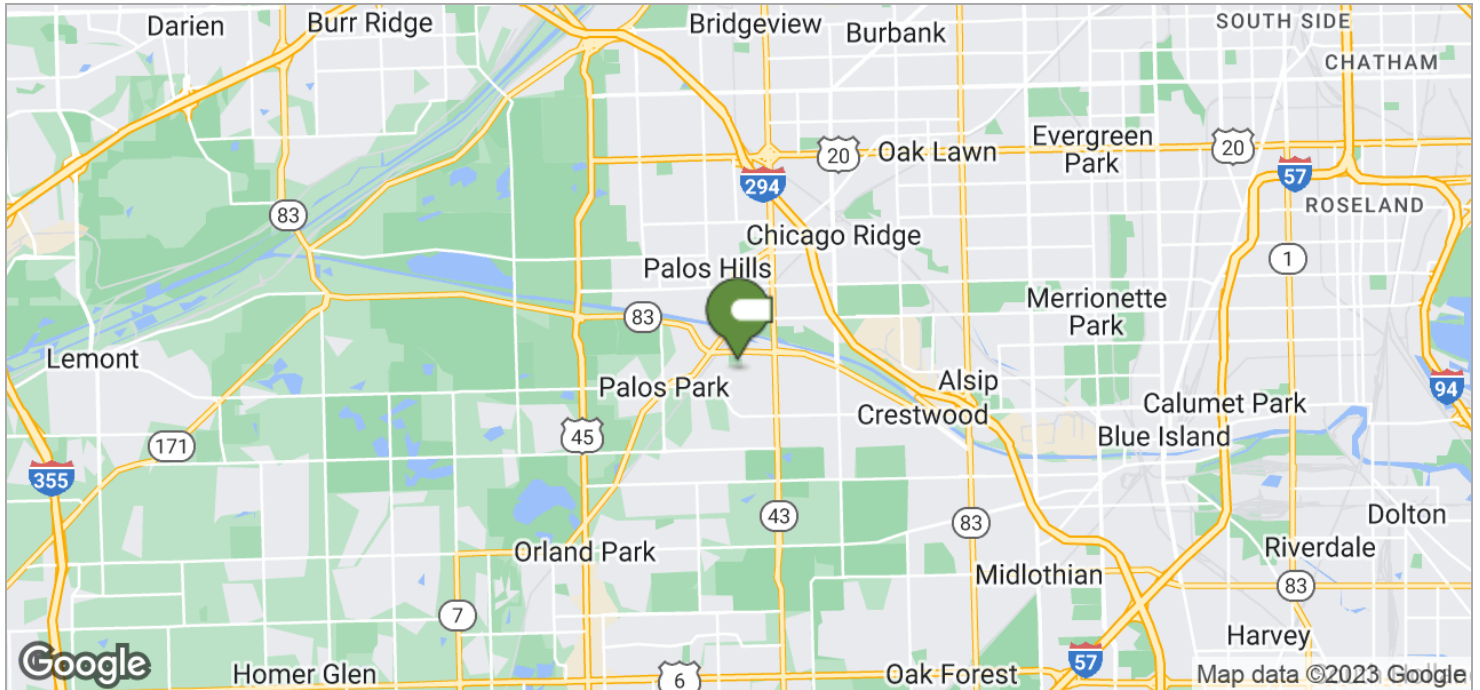
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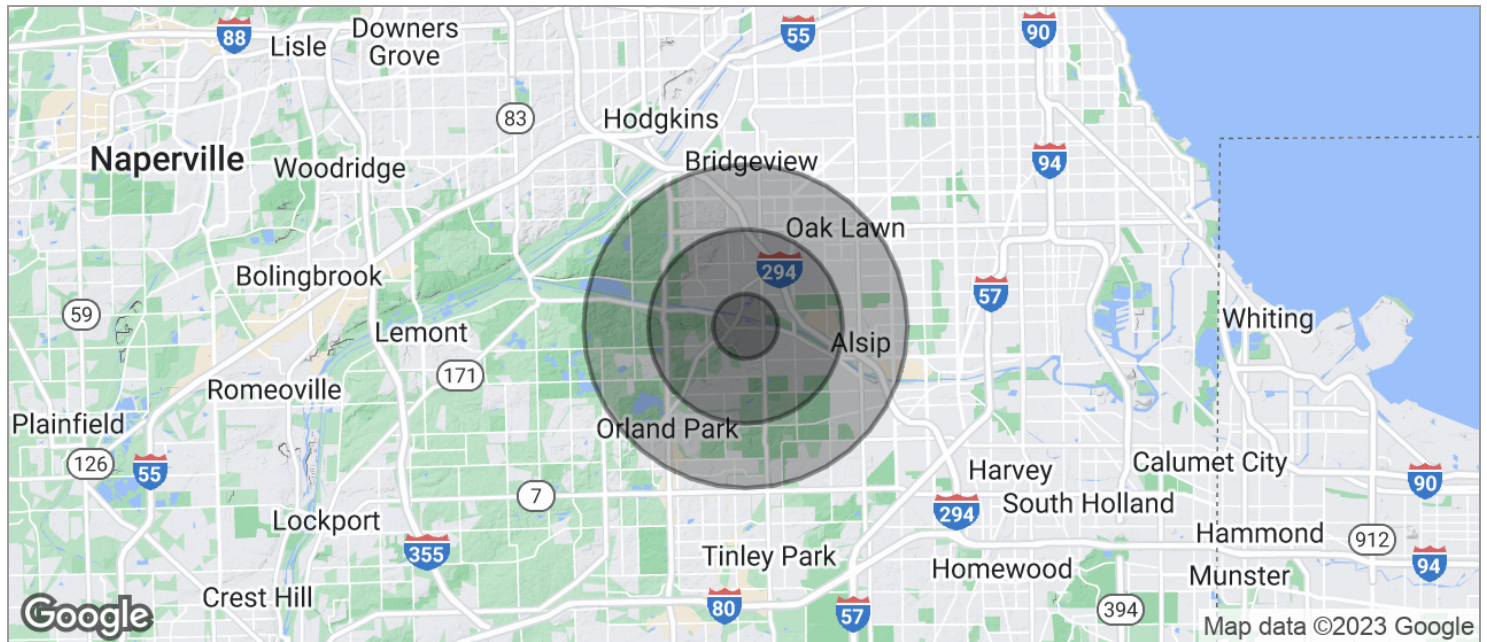
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,961	80,878	236,162
MEDIAN AGE	46.5	43.0	41.4
MEDIAN AGE (MALE)	45.0	41.9	39.6
MEDIAN AGE (FEMALE)	47.5	44.6	43.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,492	32,631	91,128
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$85,999	\$77,667	\$75,406
AVERAGE HOUSE VALUE	\$351,036	\$295,463	\$282,414

* Demographic data derived from 2020 ACS - US Census

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