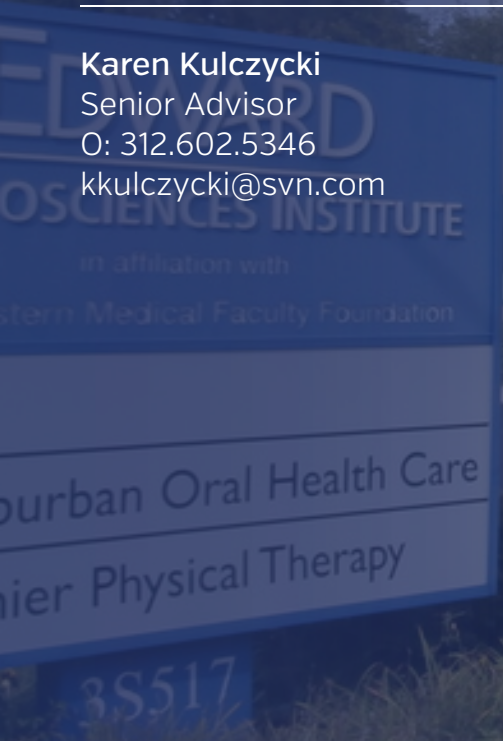




PRIME MEDICAL SUITES FOR LEASE

3S517 WINFIELD ROAD
WARRENVILLE, IL 60555

Karen Kulczycki
Senior Advisor
O: 312.602.5346
kkulczycki@svn.com



Property Summary



OFFERING SUMMARY

Available SF:	306 - 2,454 SF
Lease Rate:	\$14.00MG SF/Yr and \$18.00NNN SF/Yr
Estimated CAM & Taxes:	\$8.00/SF
Lot Size:	1.85 Acres
Year Built:	2001
Building Size:	11,921 SF
Zoning:	B-4, Motorist Service District
Market:	Chicago
Submarket:	Western East/West Corridor
Traffic Count:	21,200
County:	DuPage

PROPERTY OVERVIEW

The subject property is home to Edward Neurosciences Institute as the anchor tenant, as well as and Premier Physical Therapy. The building features 4 turn-key medical suites for lease. One unit is a 2,000sf former dental suite which would be ideal for another dentist or can be converted to traditional or a specialized medical suite. The second unit is a fully built out medical space with private exam rooms and large open area. The remaining two units are lower level, fully built out spaces with great finishes. The common area features a lobby, elevator and monument signage. With great visibility directly on Winfield Road, this building makes for an ideal medical opportunity for a multitude of practices!

LOCATION OVERVIEW

The property is located just west of the intersection of Winfield and Warrenville Roads, less than ¼ of a mile from the I-88 interchange and less than 5 miles from Central Dupage Hospital and Edward Hospital, located in downtown Naperville, approximately 5 miles away as well. The building is situated immediately north of the Cantera Park which features a large, corporate business park, Regal Cinemas and many restaurants and hotels. This is the main business district for the Warrenville area and makes for an excellent medical destination.

The city of Warrenville lies approx. 30 miles west of the city of Chicago, and is comprised of several major commercial and residential neighborhoods, including Cantera Park and Downtown Warrenville. Major thoroughfares spanning the city include IL Route 56 [Butterfield Road], IL Route 59 and I-88, a major interstate highway. Accessibility to Warrenville is excellent, and coupled with its neighboring cities of Naperville, Wheaton and Downers Grove, it is part of a major commercial hub in Chicago's western suburbs.

Available Spaces Overview

LEASE RATE:	\$14.00-18.00/SF/YR	TOTAL SPACE:	306 - 2,760 SF
LEASE TYPE:	NNN; MG	LEASE TERM:	Min. 3 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Suite C	Medical	\$18.00 SF/yr	NNN	2,300 SF	Negotiable	Fully built out medical space with a private entrance, large open area, private office, reception and waiting room and private restroom. This space currently has a MTM tenant and available with notice.
Suite D	Medical	\$14.00 SF/yr	Modified Gross	2,454 SF	Negotiable	Lower Level Office Space that is ideally suited for a professional office/medical user. Spacious reception area, private restrooms and breakroom, large office. Partial space use was as prior MRI/ Xray use.
Suite E	Medical	\$14.00 SF/yr	Modified Gross	306 SF	Negotiable	Lower Level Office Space that is ideally suited for a professional office/medical user. Spacious reception area, private restrooms and offices.

Suite C

EDWARD
NEUROSCIENCES INSTITUTE

EDWARD



SUITE DESCRIPTION

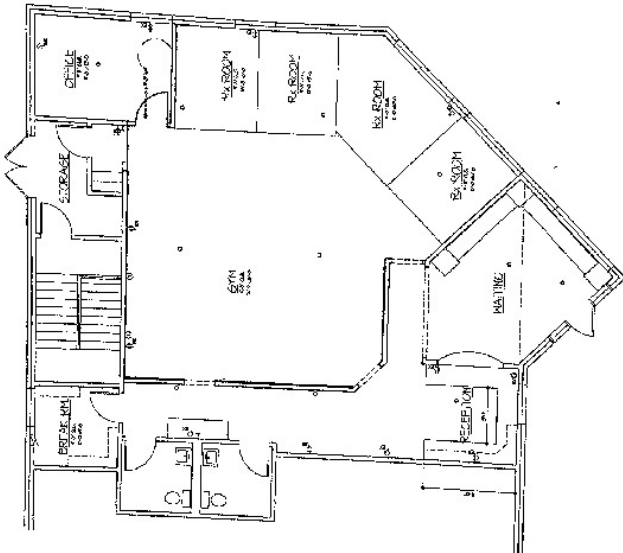
This is a fully built out medical space with a large open area, private office, reception and waiting room and private restroom. This suite is ideal for a physical therapy type of tenant. This space currently has a MTM tenant but is available with notice. CAM & Taxes are estimated at \$7.00/SF.

SIZE

2,300 SF

PRICE

\$18.00/SF NNN + \$7.00/SF Est. CAM & Taxes



Suite D - Lower Level



PROPERTY DESCRIPTION

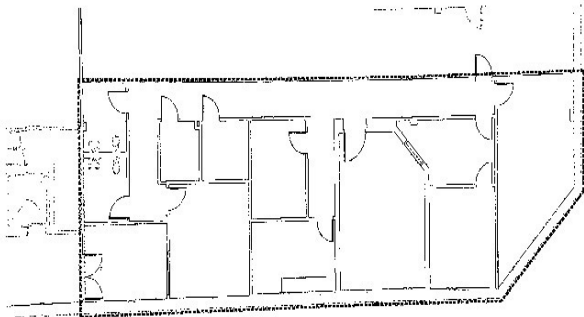
This is Lower Level Office Space that is ideally suited for a professional office/medical user. The space was used prior as MRI/ Xray use. It also has private restrooms.

LOCATION DESCRIPTION

2,454 SF

SITE DESCRIPTION

\$14.00/SF Modified Gross



9'1"



Suite E - Lower Level

PROPERTY DESCRIPTION

This is lower level space and can be combined with Unit D.

LOCATION DESCRIPTION

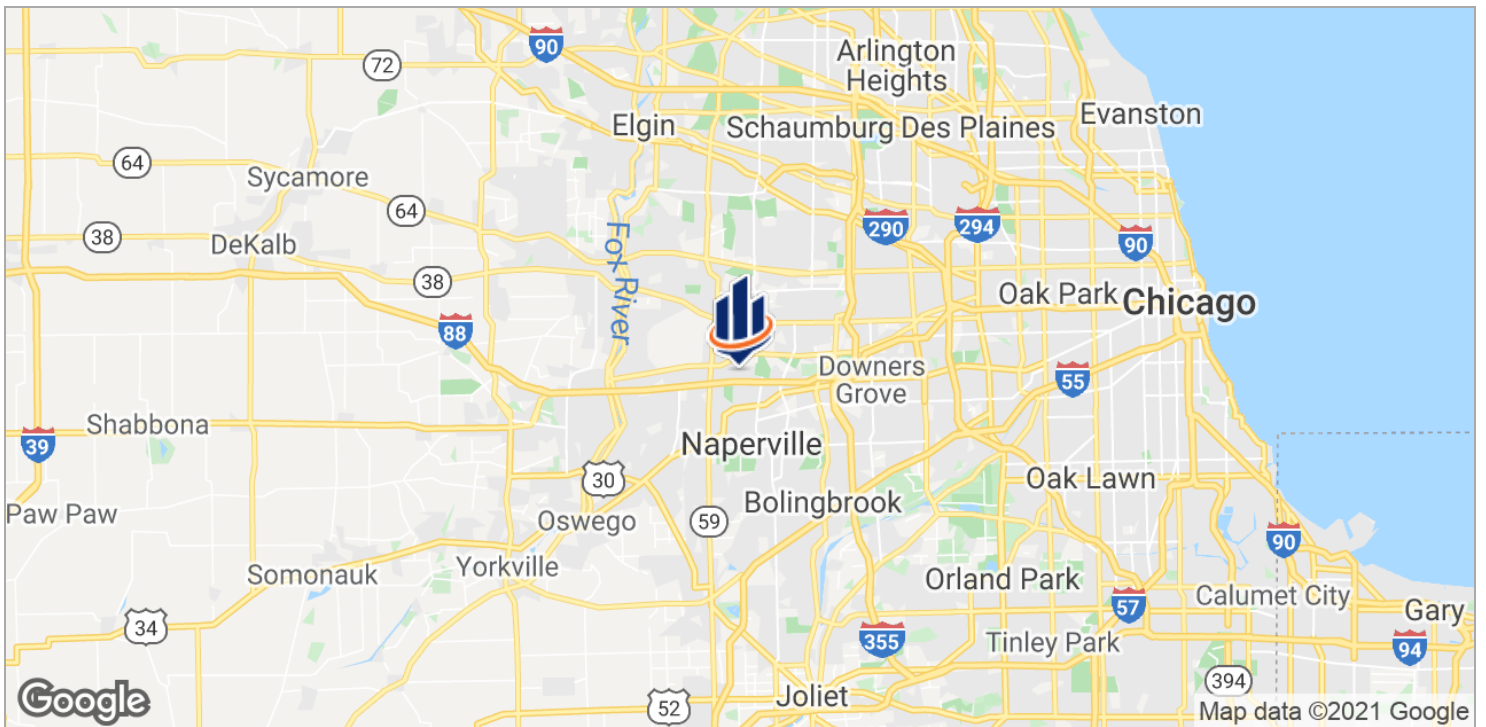
306 SF

SITE DESCRIPTION

\$14.00/SF Modified Gross



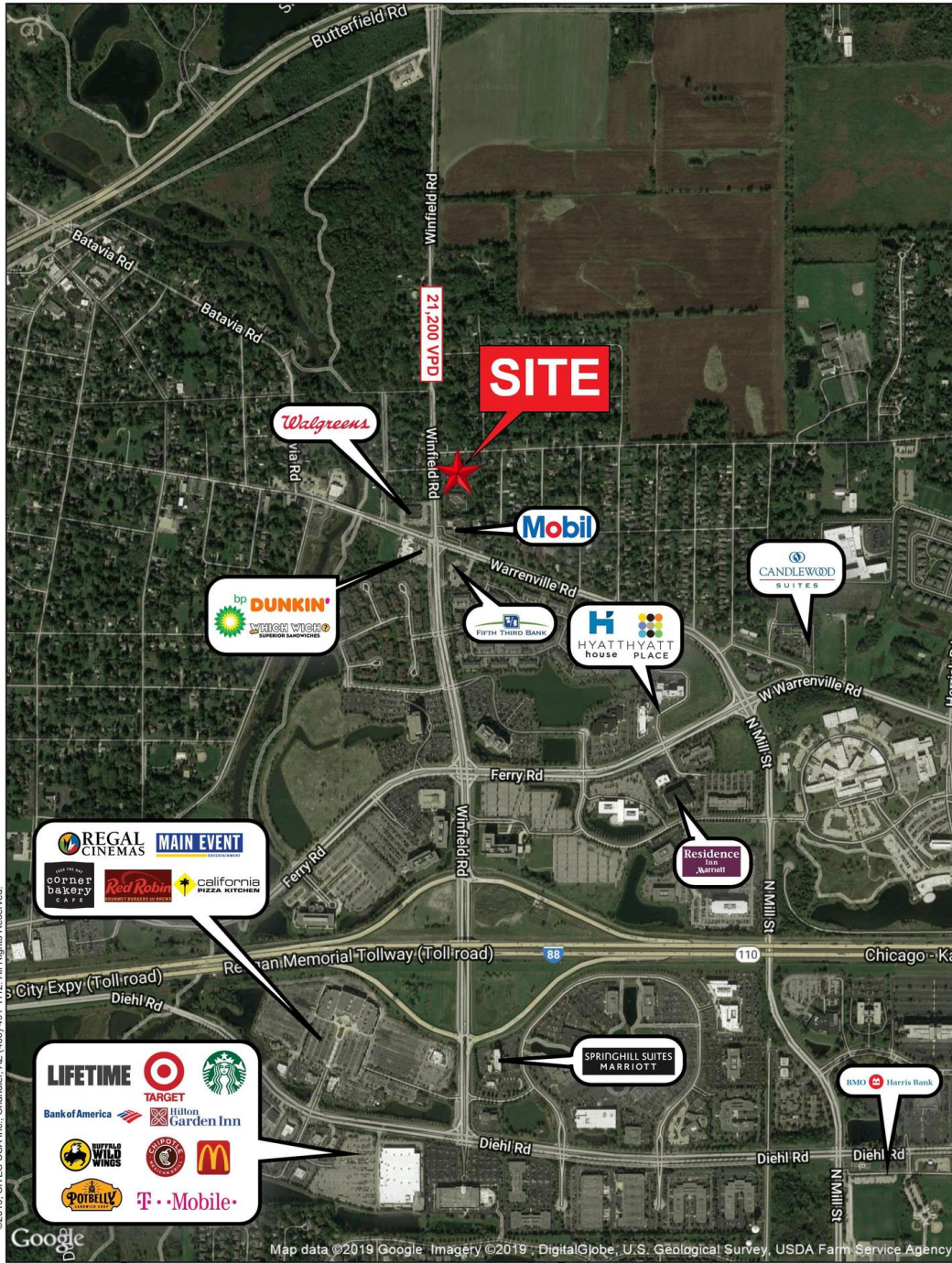
Location Maps



Birdseye Aerial



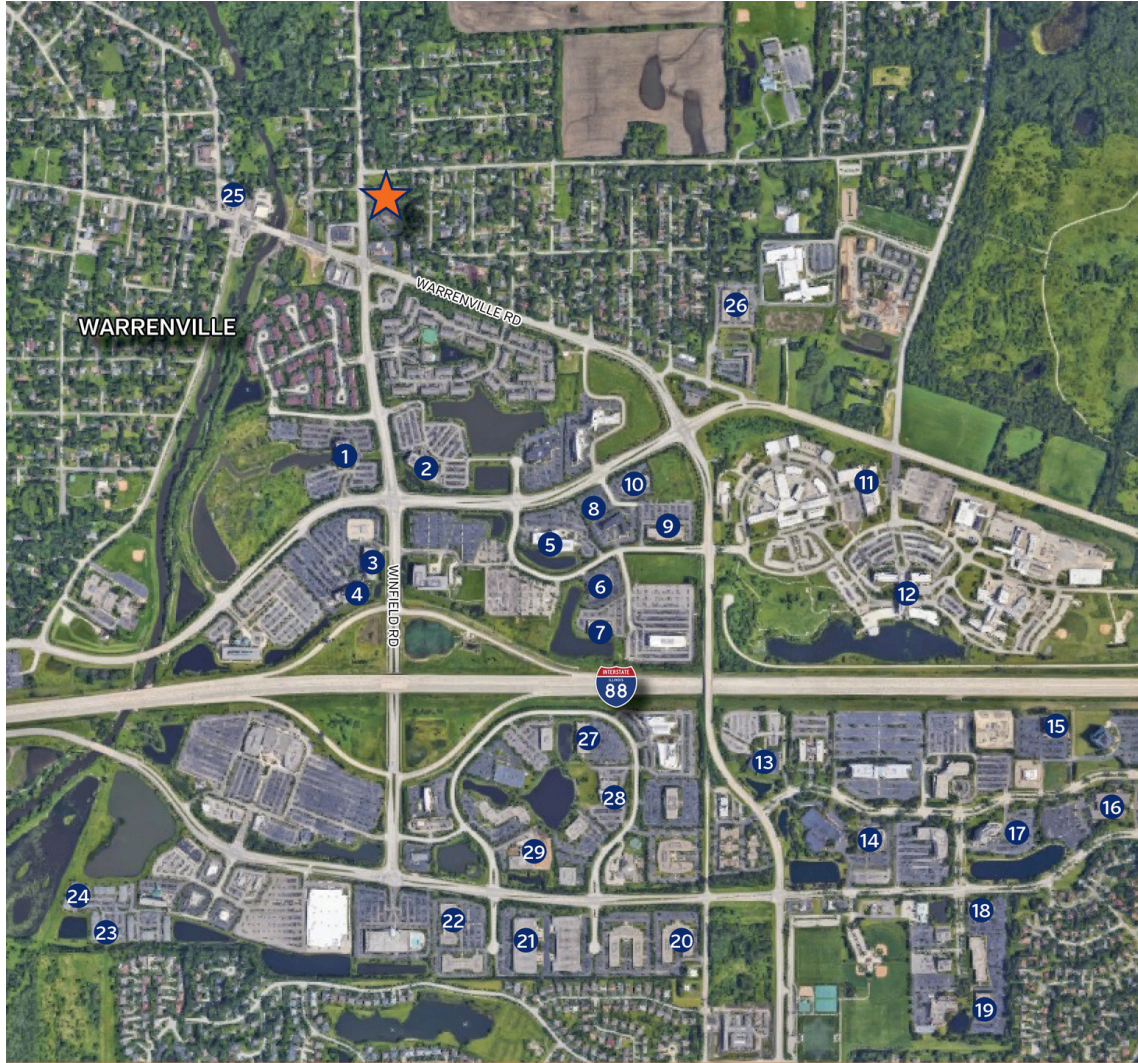
Retail Aerial



Business Aerial

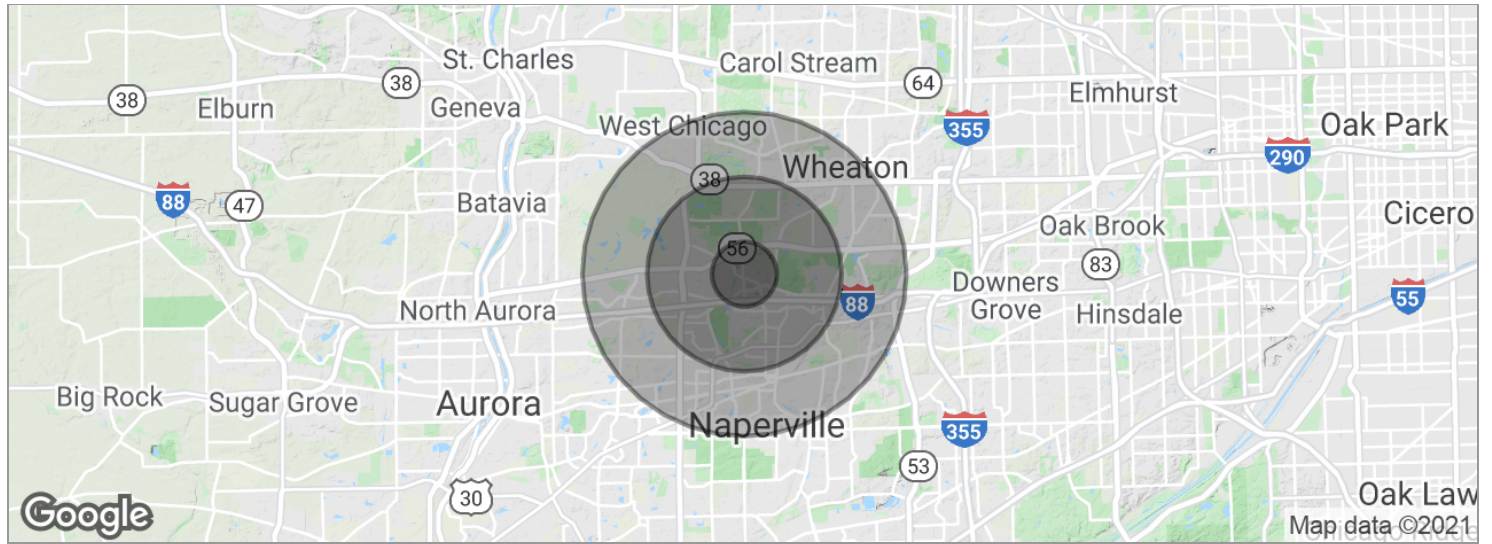
EDWARD
NEUROSCIENCES INSTITUTE

EDWARD



- ★ 3S517 Winfield Road
- 1 EN Engineering Inc
- 2 RR Donnelley
- 3 Warrenville Cantera Office Park
- 4 DocuSign
- 5 McCormick & Co
- 6 The Heico Companies
- 7 Fuel Tech Inc
- 8 SAI Financial Services
- 9 Recovery Management Services
- 10 Civant Skin Care
- 11 Castrol Industrial
- 12 North Star Credit Union
- 13 Allied Universal
- 14 Vector Marketing
- 15 Delta Dental of Illinois
- 16 Egen Solutions
- 17 Staffmark
- 18 Michael D. Krejci & Associates
- 19 Mygo Consulting
- 20 Paychex
- 21 Goodman Distribution Inc
- 22 Compass Mortgage Inc
- 23 Wellness First
- 24 DuPage Medical Group
- 25 Warrenville Grove Animal Hospital
- 26 Engineering Resources Associates
- 27 American Guardian Services
- 28 Phonak
- 29 Tox Pressotechnik

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,147	51,863	179,945
Median age	37.3	39.4	38.0
Median age [Male]	34.3	37.0	36.8
Median age [Female]	40.1	41.4	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,976	20,394	67,435
# of persons per HH	2.6	2.5	2.7
Average HH income	\$90,372	\$101,223	\$110,006
Average house value	\$328,153	\$409,125	\$427,692

* Demographic data derived from 2010 US Census

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