



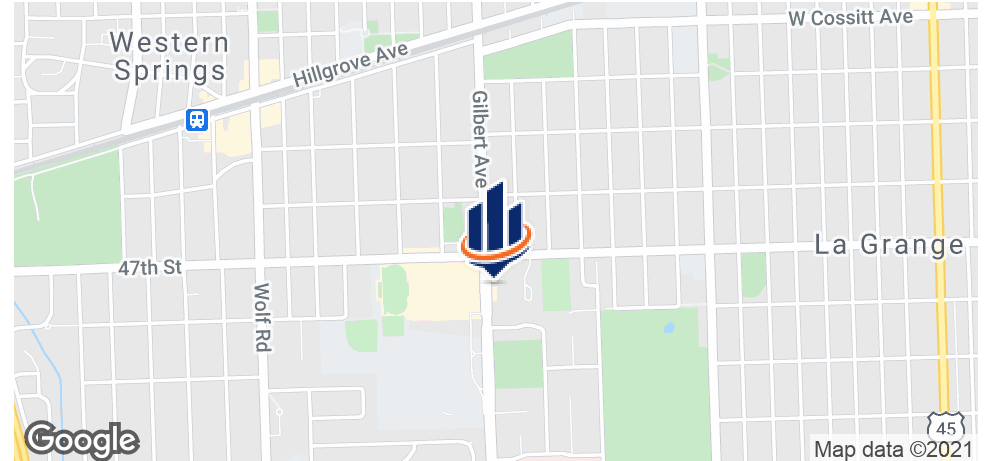
# MEDICAL OFFICE SUITE

4727 WILLOW SPRINGS RD  
LA GRANGE, IL 60525

**Albert M. Lindeman**  
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**Nathalie Fisher**  
Advisor  
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# Property Summary



## OFFERING SUMMARY

Available SF:	2,200 SF
Lease Rate:	\$25.00 SF/yr (MG)
Lot Size:	1.03 Acres
Year Built:	1987
Building Size:	10,375 SF
Zoning:	C4
Market:	Chicago
Submarket:	West Suburbs

## PROPERTY OVERVIEW

Professional medical office building 1/2 mile from AMITA Health/Adventist La Grange Memorial Hospital located next to Lexington Healthcare and rehabilitation. Across the street from Walgreen's Pharmacy and a Mariano's Grocery anchored center. Signage on the main road. Co-tenants include a pediatric office and a pediatric dentistry group.

## PROPERTY HIGHLIGHTS

- 2,200 sq. ft. for lease
- 1/2 mile from hospital
- Next to Lexington Nursing Center
- Handicap Accessible
- 5.6:1000/sf Parking Ratio

# Property Description



## PROPERTY OVERVIEW

Professional medical office building 1/2 mile from AMITA Health/Adventist La Grange Memorial Hospital located next to Lexington Healthcare and rehabilitation. Across the street from Walgreen's Pharmacy and a Mariano's Grocery anchored center. Signage on the main road. Co-tenants include a pediatric office and a pediatric dentistry group.

## LOCATION OVERVIEW

The Village of La Grange business base is made up primarily of smaller businesses which provide friendly, personalized service and quality merchandise. The Village provides more than 1,300 on-street and off-street public parking spaces, which serve the commuter as well as the shopper. Two small industrial areas also serve as the headquarters for a number of light manufacturing establishments. In recent years, many dining establishments have chosen to locate in La Grange creating a distinct niche or "restaurant row" for the Village.

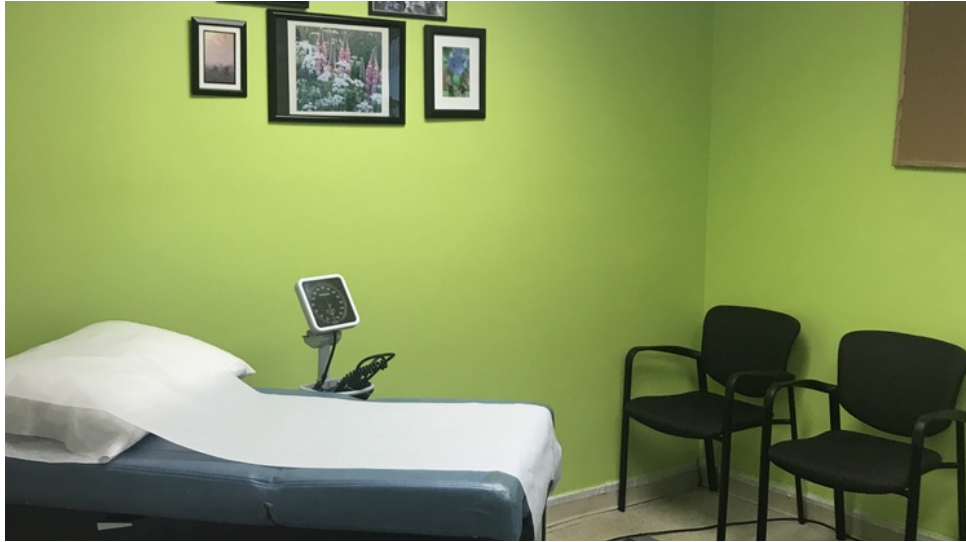
The La Grange Business Association and a regional Chamber of Commerce are active in promoting the business climate.



# Additional Photos



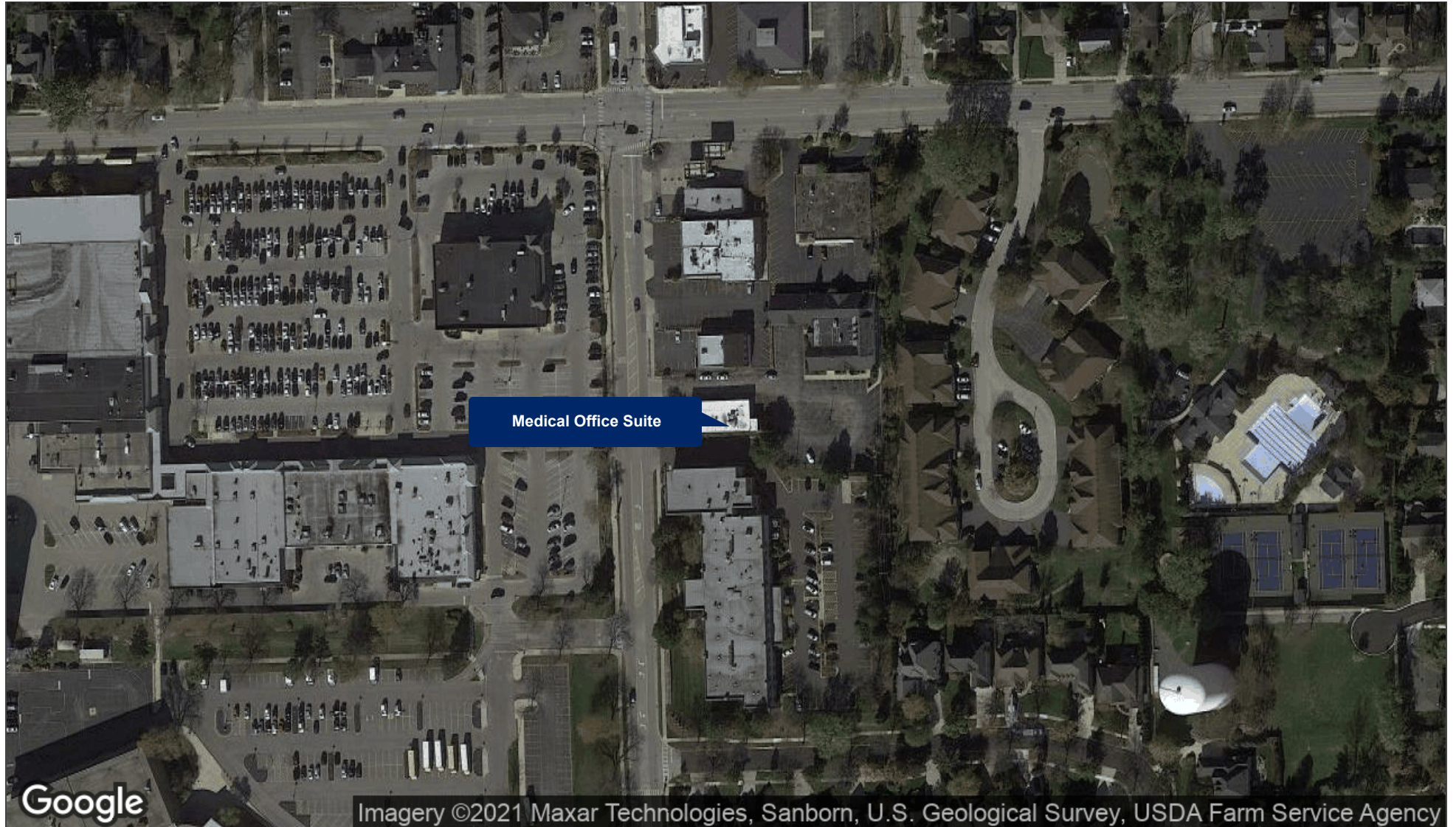
# Additional Photos



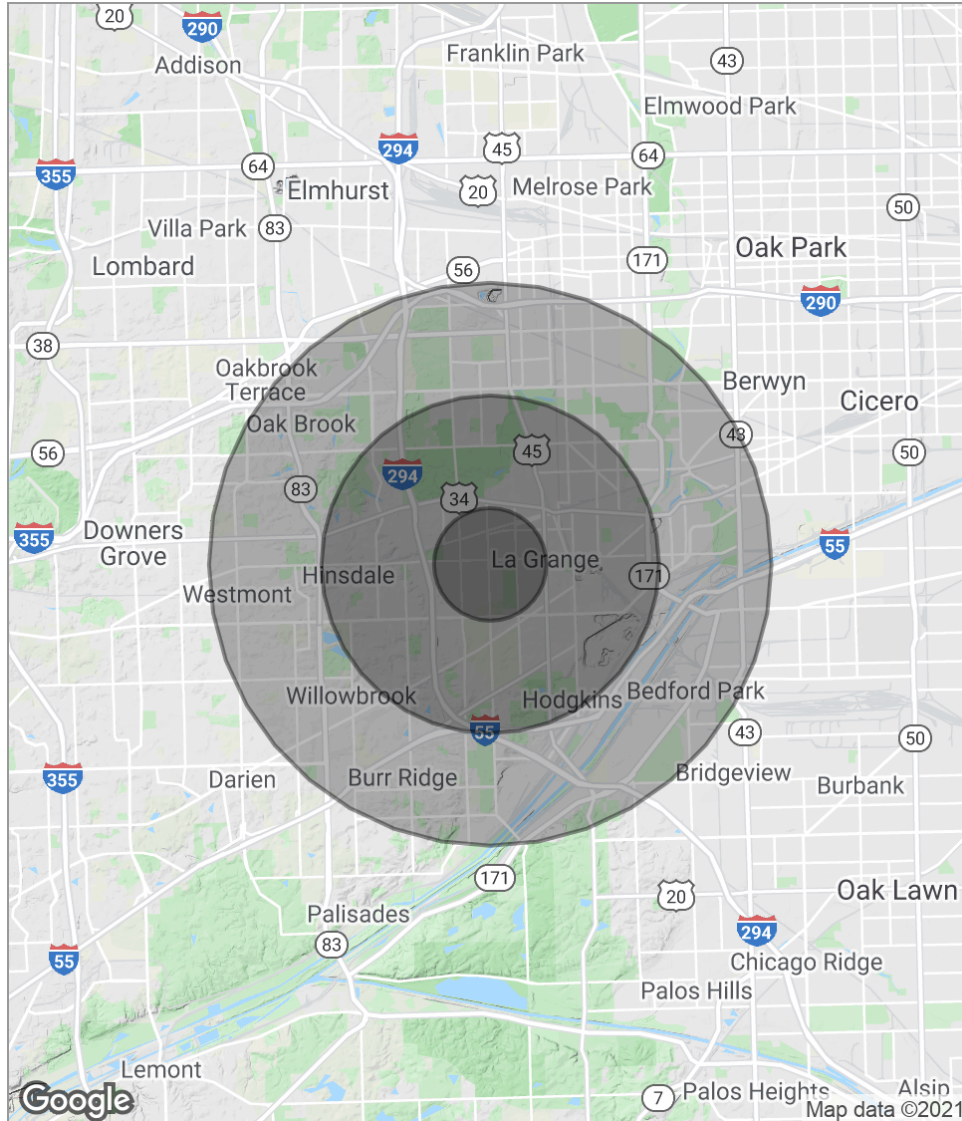
# Location Maps



# Aerial Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,206	98,248	229,385
Median age	41.6	42.4	41.6
Median age (Male)	40.4	40.9	39.9
Median age (Female)	41.6	43.1	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,277	36,125	85,520
# of persons per HH	3.1	2.7	2.7
Average HH income	\$161,993	\$128,757	\$114,174
Average house value	\$595,648	\$522,180	\$466,844

\* Demographic data derived from 2010 US Census

# All Advisor Bios



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## Albert M. Lindeman

Senior Vice President  
SVN | Chicago Commercial

Albert M. Lindeman serves as a Senior Vice President at SVN | Chicago Commercial. During his 47 years of real estate experience, He is licensed broker in Colorado and Illinois. With an emphasis on building long term values for clients, Al has built an array of valuable business, real estate, banking, and community relationships that benefit his clients. He also Previously served as Office Product Council Co-Chair and a member of the Retail Industrial, Medical, and Capital Markets Product Councils.

Lindeman earned a Masters of Business Administration from Lake Forest Graduate School of Management and holds a Bachelor of Science Degree in Management from DePaul University. He currently resides in The Village of Castle Pines with his wife Dolly and has three children and four grandchildren. He enjoys playing golf, family events, travel, and participating in community events.

Specialties  
Office  
Medical Office  
Investment Sales  
Land  
Corporate Lease Back  
Retail  
Tenant Representation  
Asset Recovery [SVNART]



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## Nathalie Fisher

Advisor  
SVN | Chicago Commercial

Nathalie Fisher joins SVN | Chicago Commercial as an associate advisor, focusing on office, retail, and mixed use properties in the northwest suburbs of Chicago. Prior to joining SVN, Nathalie was a real estate broker for a prominent residential firm in the northwest suburbs. Her transition to commercial real estate was a personal endeavor to challenge her skills and broaden her knowledge of the real estate market.

Prior to entering real estate, as a successful physical trainer, Nathalie became a nationally ranked producer in the health and fitness industry. She intends to use her relentless attitude and a must-win mentality to meet the real estate needs of her clients.

Outside of real estate, Nathalie enjoys challenging herself physically and mentally by participating in vigorous workouts, yoga, boxing, and training for triathlons. In addition to the workouts, Nathalie travels the world as a way to feed her cultural curiosities. Having strong morals and family values, she finds joy and pleasure raising her two children.



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