



THE YORK

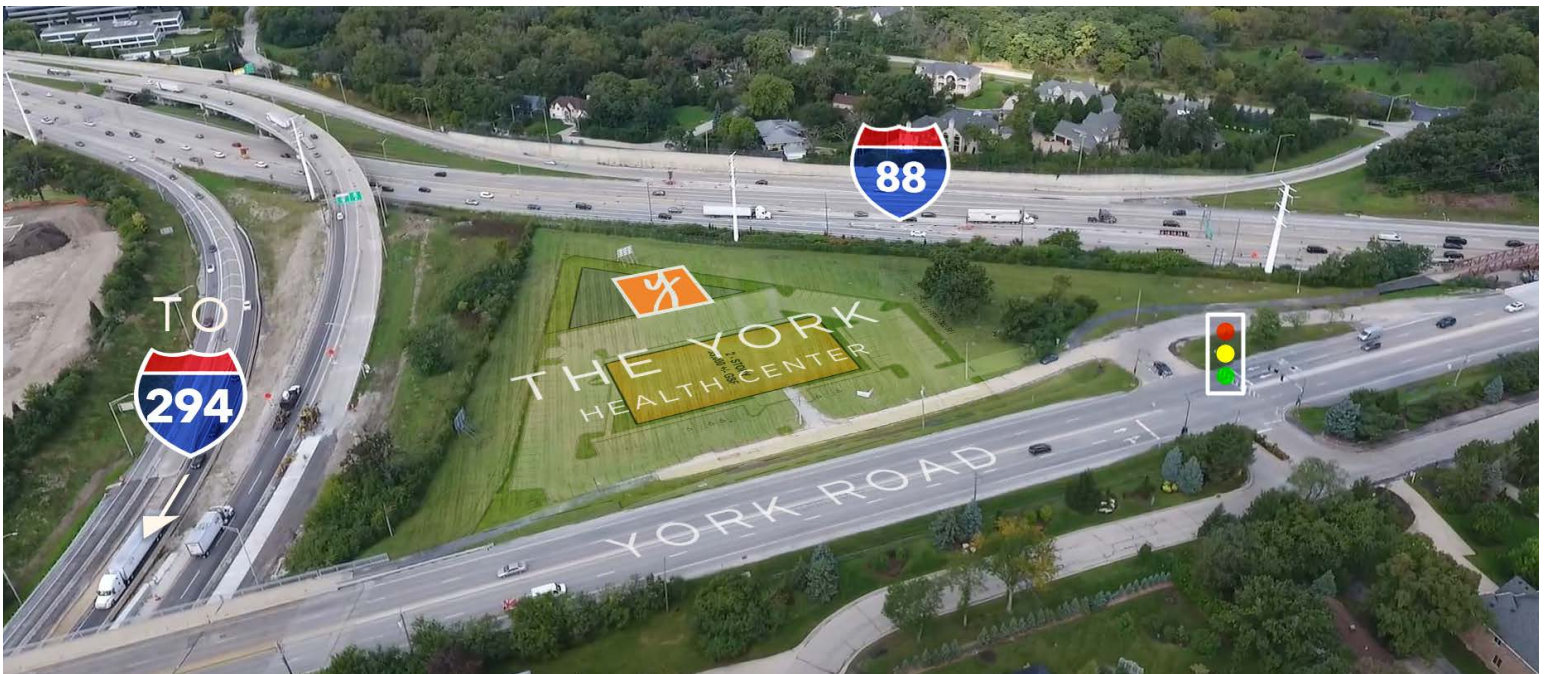
HEALTH CENTER

An Irgens Development



Two-story availability up to 35,000 SF
Class A Medical Development with 4.5:1,000 Parking
at the Junction of I-88 and York Road in Oak Brook

WWW.1800YORKROAD.COM



WHERE IT ALL COMES TOGETHER

The York Health Center at 1800 York in Oak Brook is a new build-to-suit development opportunity perfectly situated in the medical district of Oak Brook at the intersection of York Road and I-88. The center of commerce in the Chicago suburbs, Oak Brook is home to some of the region's top retailers, restaurants, hotels and corporate office users. Interstate proximity

offers both an excellent corporate branding platform and great access to the highly-affluent western suburbs. With customized floor plans and site configurations available, the site offers a generous 4.5:1,000 parking ratio and limitless options to curate the optimal delivery of healthcare services.

FLEXIBILITY

Two-story availability up to 35,000 SF

SIGNAGE

200 SF of on-building signage

CUSTOMIZATION

Configure site plan, amenities and infrastructure to suit

VISIBILITY

Over 176,000 vehicles pass the site daily

PARKING

4.5 per 1,000 SF; 158 surface stalls

BRANDING

Naming rights available for sponsor
Monument signage - 100 SF per space





A WELCOMING ENVIRONMENT

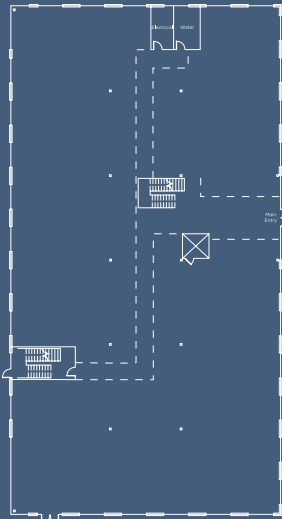
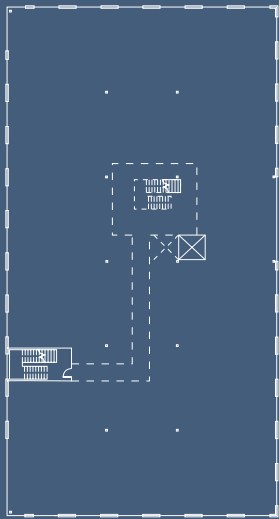
The York Health Center offers the unique opportunity to engineer an experience for tenants and guests that is mindful of best practices for comfort, health and safety. Irgens is an experienced developer of medical office buildings and employs the latest design and construction practices to ensure your new office layout and features contribute to the peace of mind of everyone who walks through its doors.



Second Floor

First Floor

Signalized Intersection



PARKING

158 surface stalls

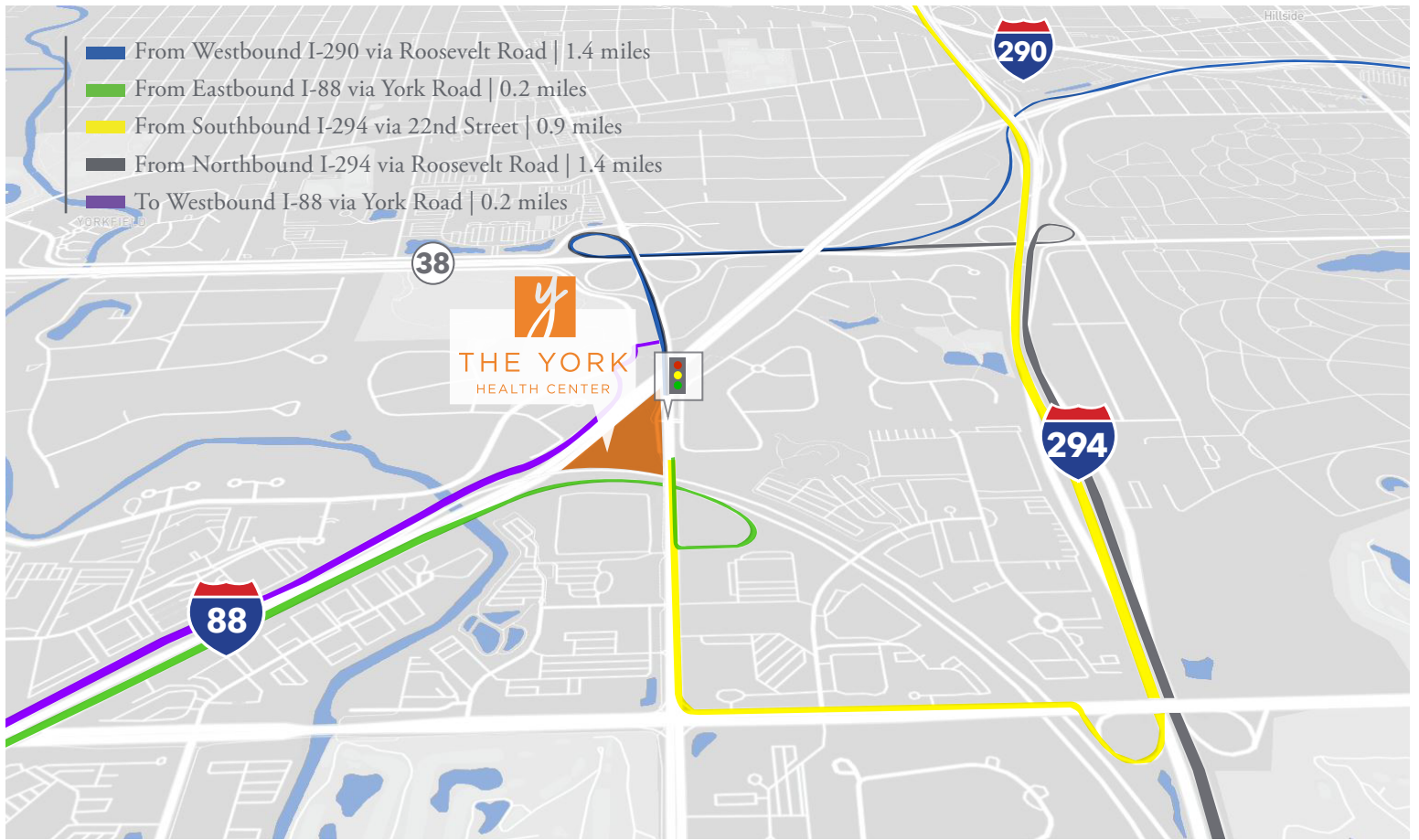
I-88 Tollway

TWO-STORY
MEDICAL OFFICE
BUILDING
± 35,000 SF

Tri-State Tollway

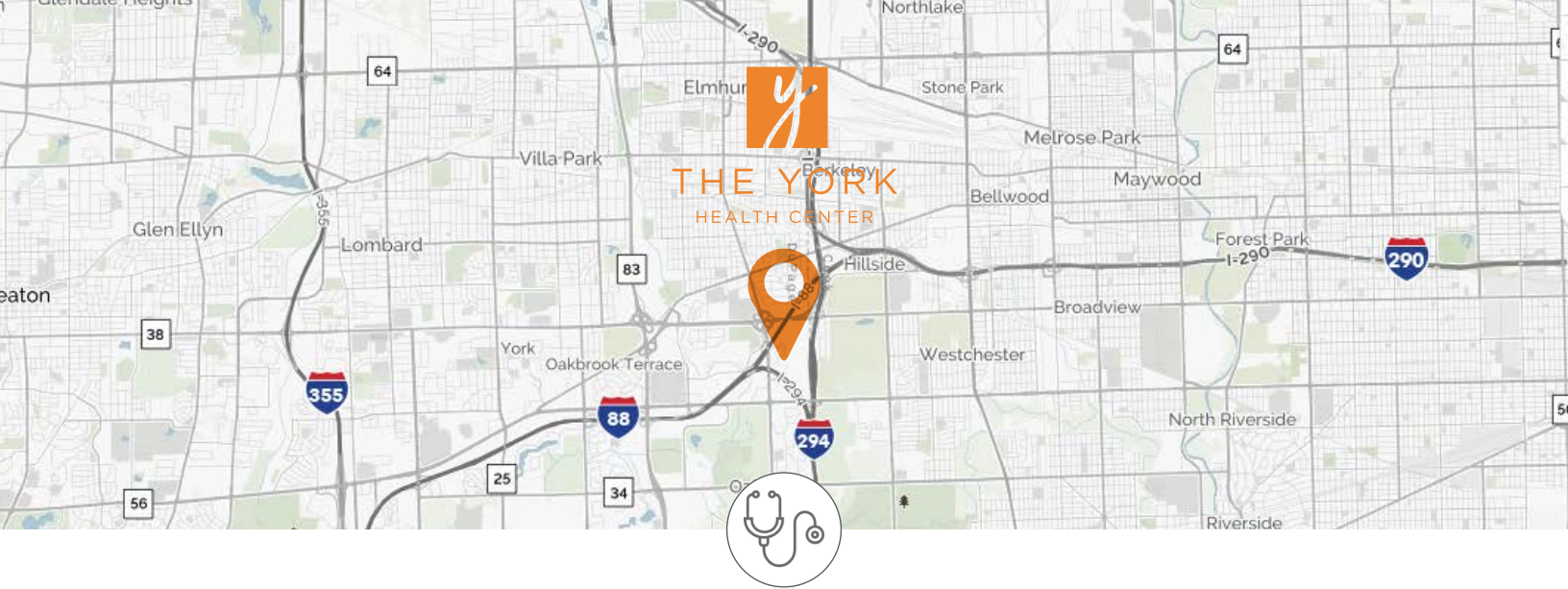
York Road





ACCESS TO AND FROM EVERYWHERE





HEALTHCARE DEMOGRAPHICS

PAYER MIX

58% Commercial; 30% Medicare
(3-mile radius)

AVERAGE HH INCOME

\$135,432 (3-mile radius)

AVERAGE AGE

43.5 (3-mile radius)

POPULATION

321,763 (5-mile radius)



LEASING CONTACTS

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