



Medical Office Building For
1,397 - 20,339 SF available



1600 North Randall Road Medical Pavilion

1600 North Randall Road, Elgin, IL 60123

Kevin J. O'Donnell
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1600 North Randall Road Medical Pavilion

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Medical Office Property For Lease



OFFERING SUMMARY

Available SF: 1,397 - 20,339 SF

Net Lease Rate: Negotiable

Estimated Tax & Operating: \$12.36 PSF

Building Size: 100,000 SF

PROPERTY HIGHLIGHTS

- Across from Advocate Sherman Hospital
- Convenient access to I-90 and Randall Road
- Building signage possible
- Custom designed individual suites with tenant improvement money
- Immediate occupancy suites available
- Join Northwestern Medicine, Derick Dermatology, Comprehensive Urologic Care, Elgin Cardiac Surgery, Cranial Technologies, and Suburban Orthopaedics

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,146	14,443	44,714
Total Population:	3,105	39,308	129,198
Average HH Income:	\$99,396	\$84,349	\$79,731

for more information contact:

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AVAILABLE
SPACES

1600 North Randall Road Medical Pavilion

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Lease Rate: NEGOTIABLE **Total Space:** 1,397 - 20,339 SF
Lease Type: NNN **Lease Term:** NEGOTIABLE

SPACE	SPACE USE	LEASE TYPE	SIZE (SF)	COMMENTS
Suite 105	Medical	NNN	2,132 SF	Built out offices with conference room and kitchenette
Suite 155	Medical	NNN	1,397 SF	Built out medical with 4 exam rooms, office, restroom
Suite 205	Medical	NNN	2,852 - 14,281 SF	
Suite 210	Medical	NNN	2,715 - 14,281 SF	Ready for custom medical build-out
Suite 220	Medical	NNN	1,734 - 14,281 SF	Built out medical - move-in ready
Suite 222	Medical	NNN	6,980 - 14,281 SF	Built out medical - move-in ready
3rd Floor	Medical	NNN	20,339 SF	Ready for custom medical build-out
4th Floor	Medical	NNN	5,458 SF	Ready for custom medical build-out
Suite 410	Medical	NNN	2,048 SF	Ready for custom medical build-out

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ADDITIONAL
PHOTOS

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COMMON
AREAS

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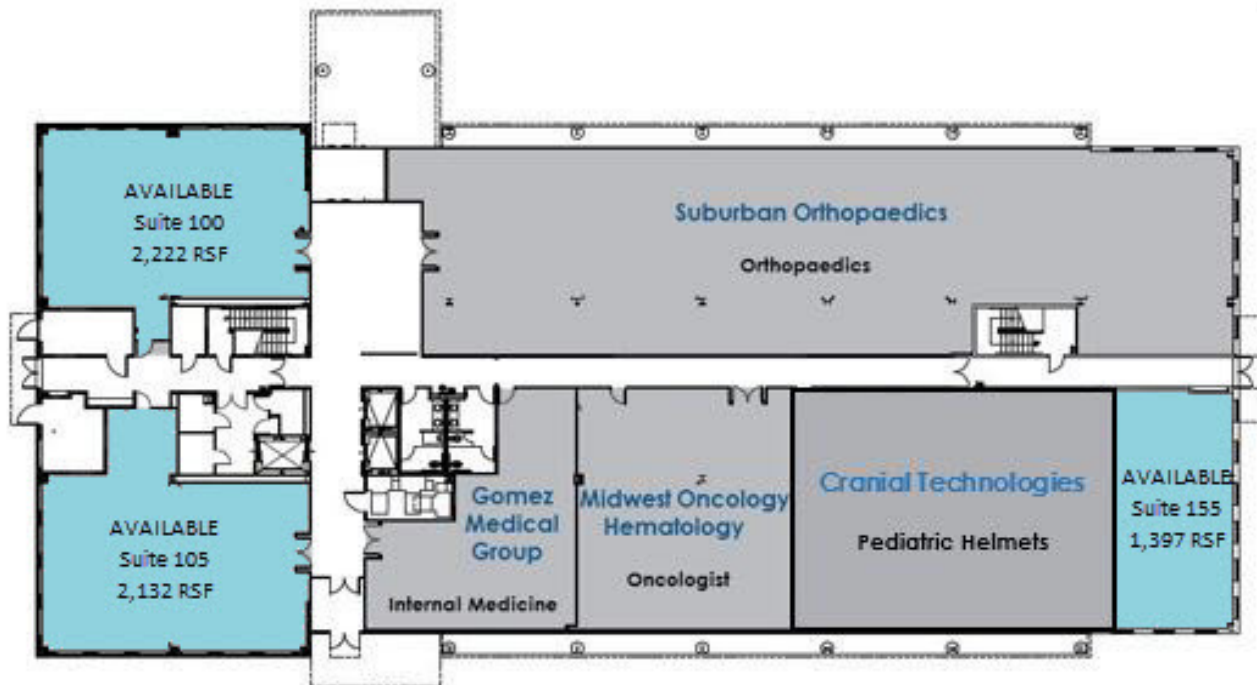
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Floor 1 1600 Randall Road Elgin



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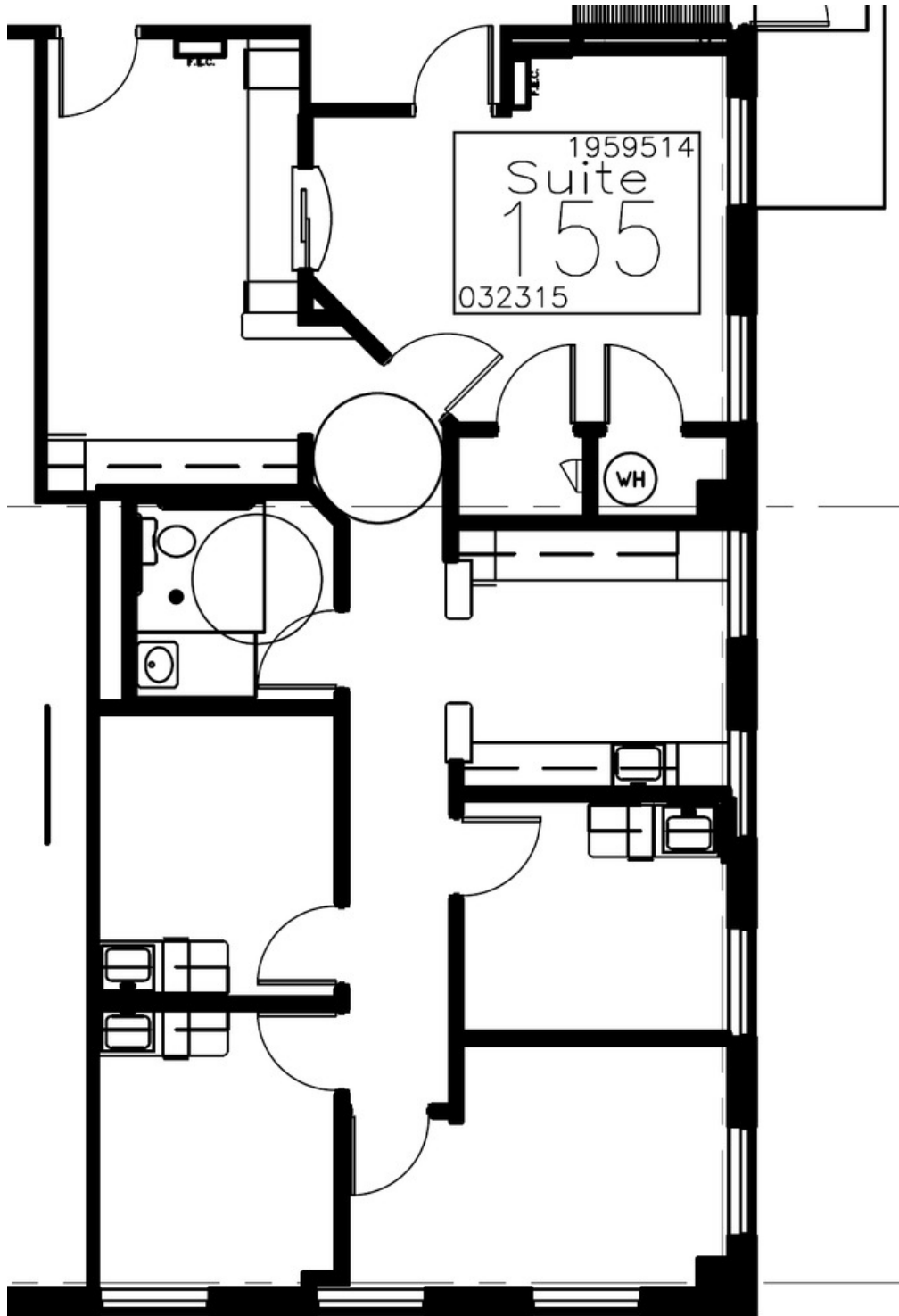
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SUITE 155
1,397 RSF

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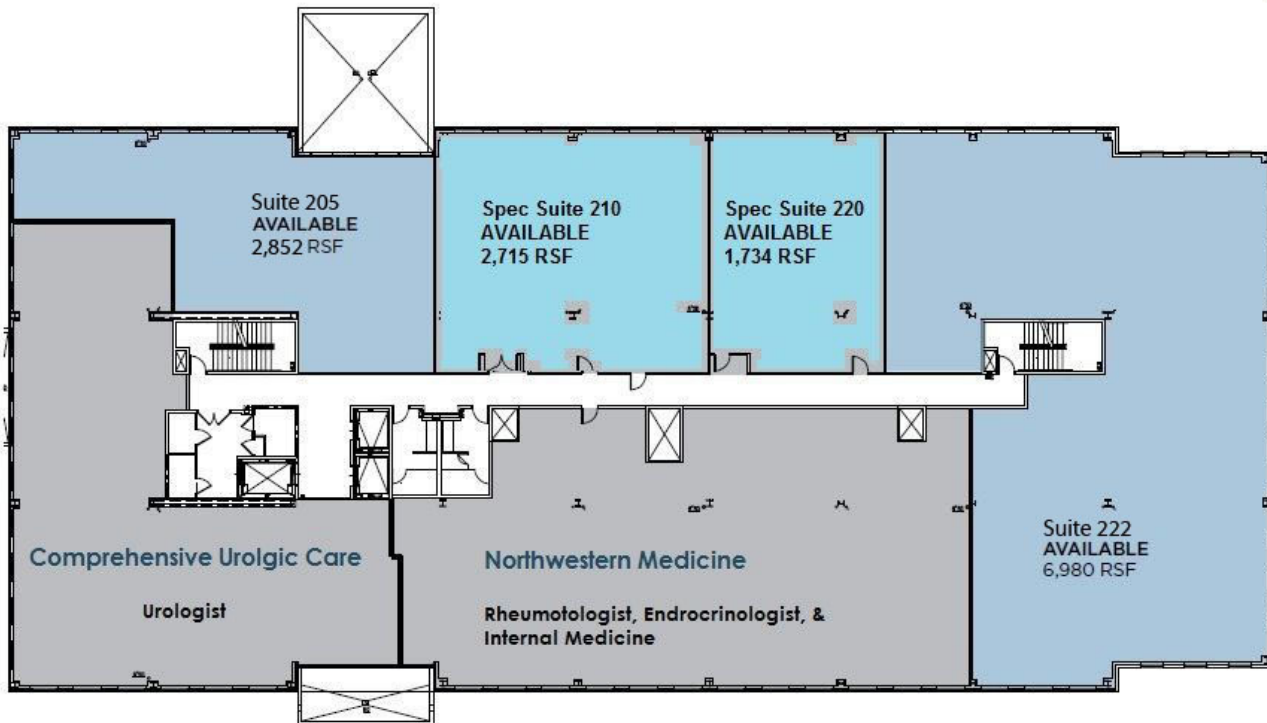
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Medical Office Property For Lease

Floor 2

1600 Randall Road
Elgin



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SUITE 210
2,715 RSF

1600 North Randall Road Medical Pavilion

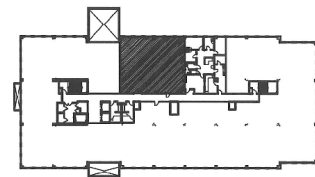
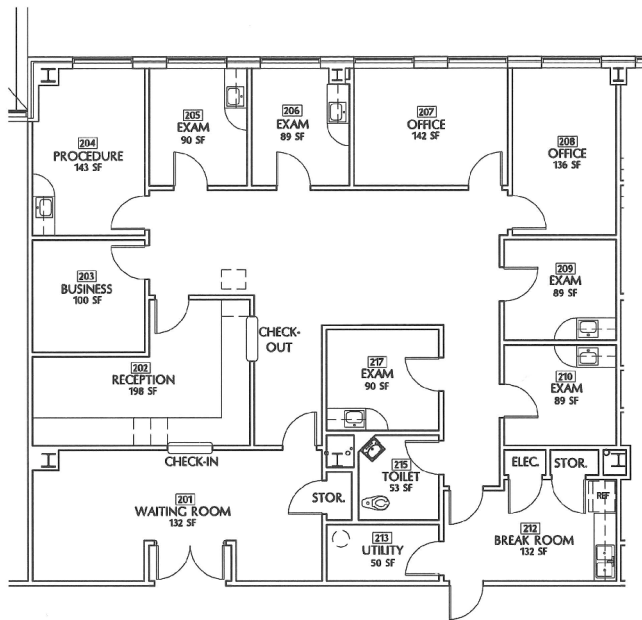
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Medical Office Property For Lease

TWO PHYSICIAN SPEC SUITE

SUITE 210

2,715 R.S.F.



● SECOND FLOOR



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SUITE 220
1,734 RSF

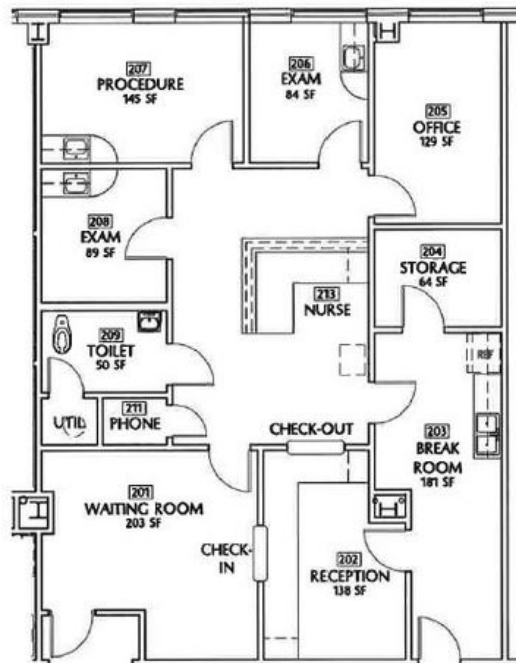
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Medical Office Property For Lease

SUITE 220

1,734 R.S.F.



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THIRD FLOOR

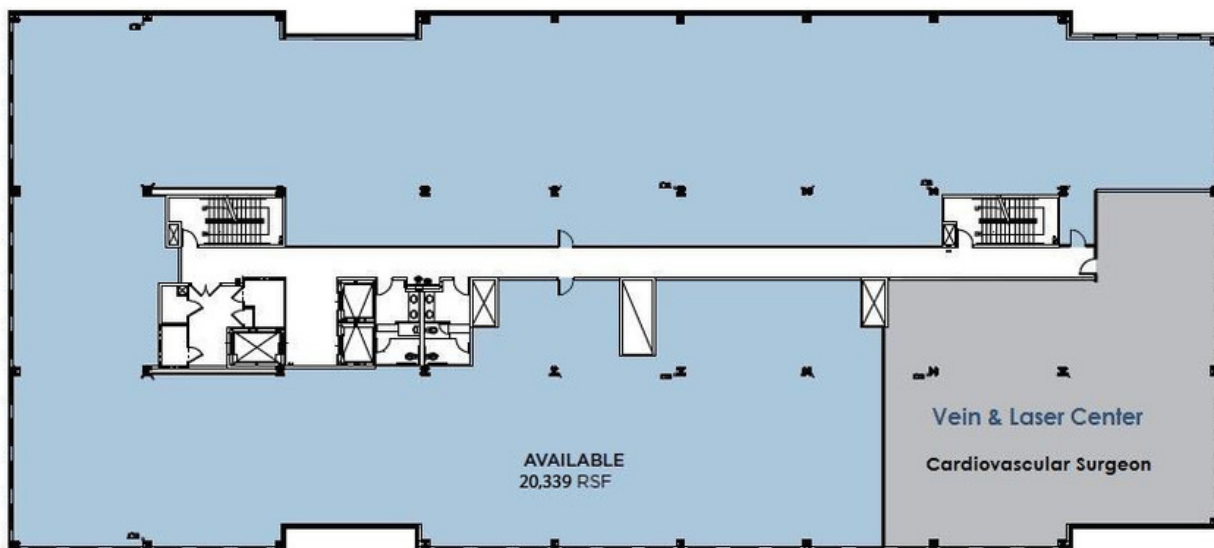
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Floor 3

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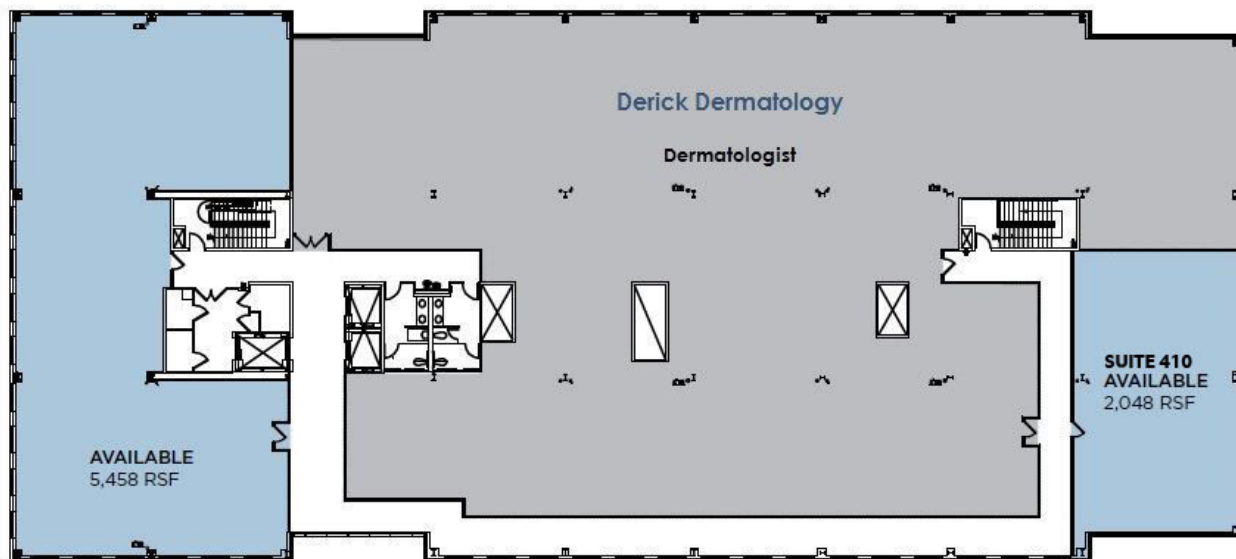
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Floor 4

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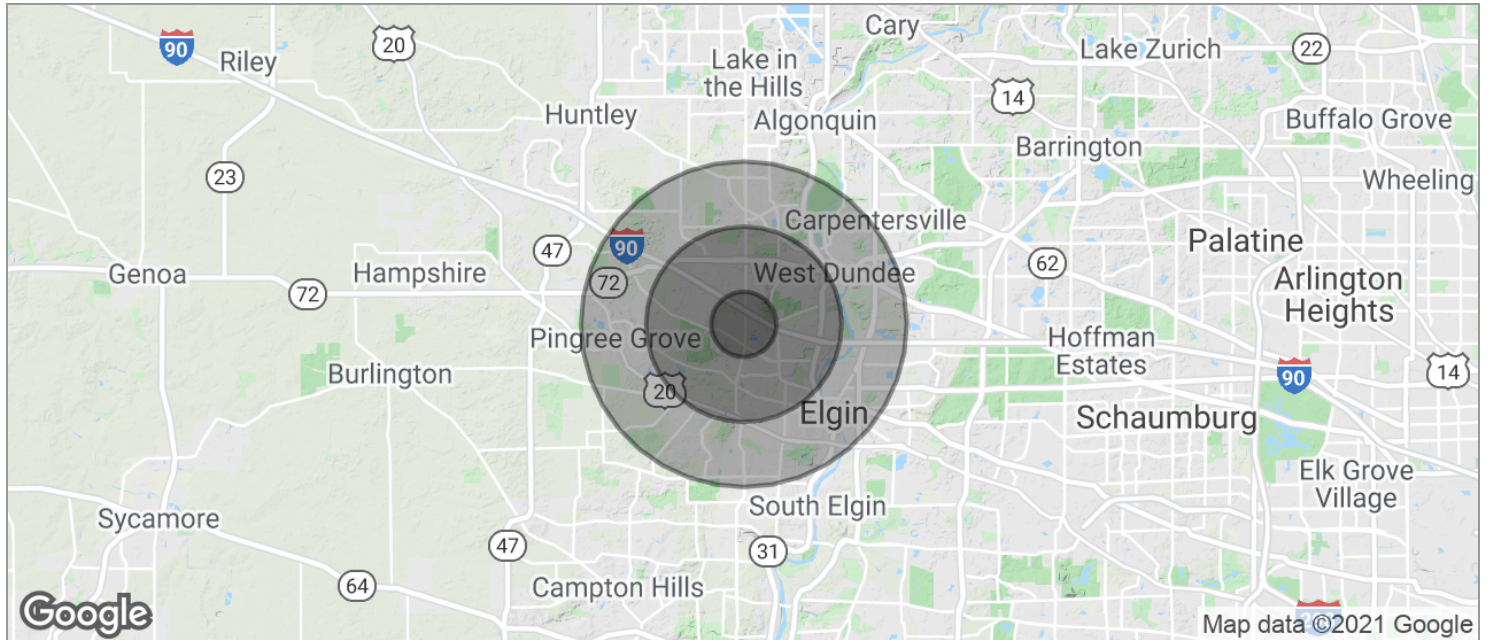
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,105	39,308	129,198
MEDIAN AGE	41.8	38.9	34.4
MEDIAN AGE (MALE)	40.4	36.9	33.5
MEDIAN AGE (FEMALE)	43.6	41.0	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,146	14,443	44,714
# OF PERSONS PER HH	2.7	2.7	2.9
AVERAGE HH INCOME	\$99,396	\$84,349	\$79,731
AVERAGE HOUSE VALUE	\$363,354	\$323,498	\$273,960

* Demographic data derived from 2010 US Census

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