



## Medical Suites For Lease

800 - 3,308 SF available



# Healthlink Medical Center - Aurora

1300 N. Highland, Aurora, IL 60506

**Kevin J. O'Donnell**  
Managing Broker  
630.444.0444  
kevin@odcre.com

**Meredith L. Klug**  
Broker  
630.444.0444  
meredith@odcre.com

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## OFFERING SUMMARY

**Available SF:** 800 - 3,308 SF

**Lease Rate:** \$18.18 SF/yr (MG)

**Lot Size:** 3.5 Acres

**Building Size:** 23,464 SF

## PROPERTY OVERVIEW

Single story medical office building located adjacent to AMITA Healthy Mercy Hospital, Rush Copley Medical Center, and Advocate Health Care. Second generation suites available with generous tenant improvement allowances and/or rent abatement available. Join Aurora Eye Clinic, Primary Care West, Fox Valley Wound Care, and other medical practices in this growing area that features over 70,000 households within a five mile radius.

## PROPERTY HIGHLIGHTS

- Professionally managed building; includes snow removal, landscaping, window cleaning, pest control and fire alarm.
- Storage space available with exterior access.
- Covered exterior walkways.
- Common foyers with private men's and women's bathrooms for physicians and staff.
- Private entry and reception area per suite.
- Recent building upgrades include 3 new rooftop HVAC units and proposed LED lighting in common areas.
- Great visibility with monument signage.
- Low gross rent with tenant improvement allowances and rent abatement available.

for more information contact:

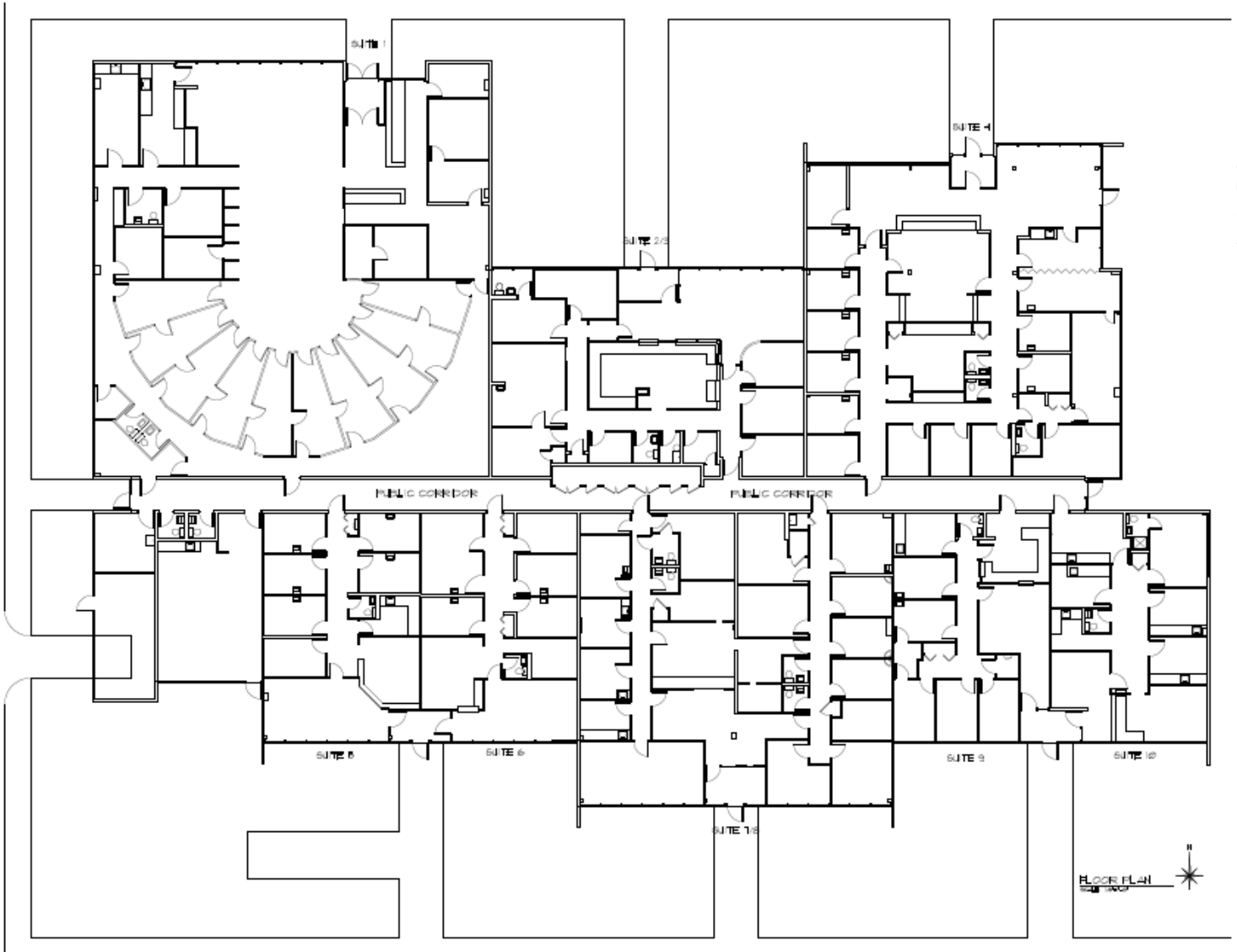
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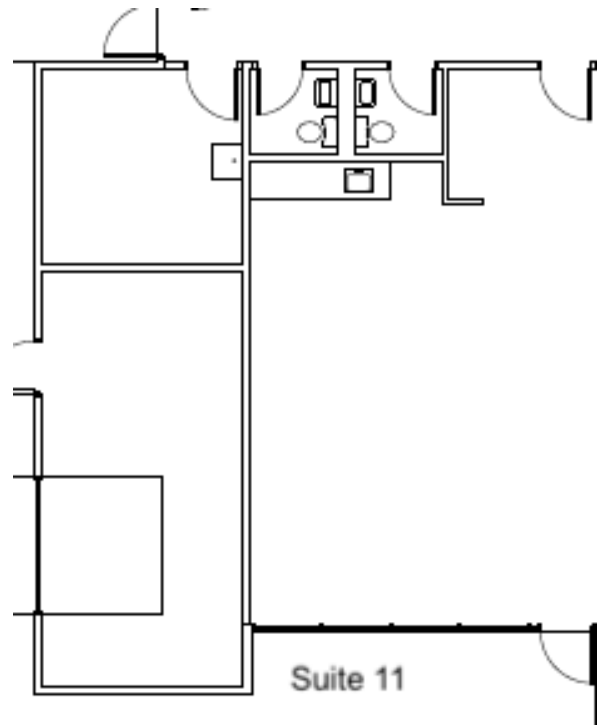
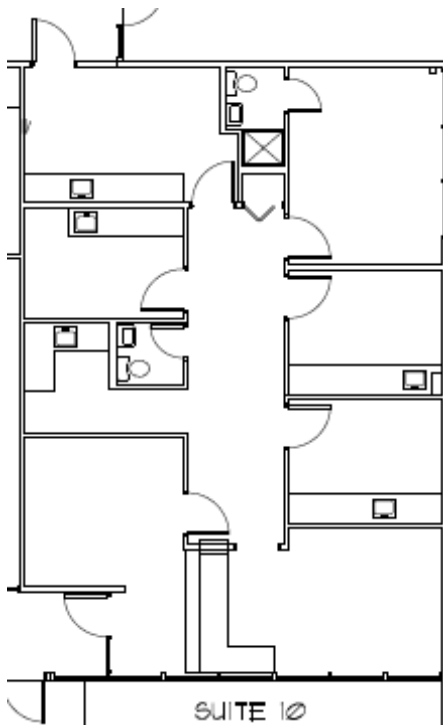
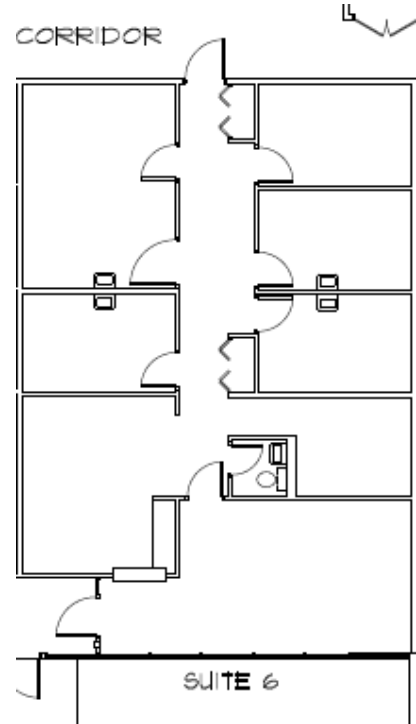
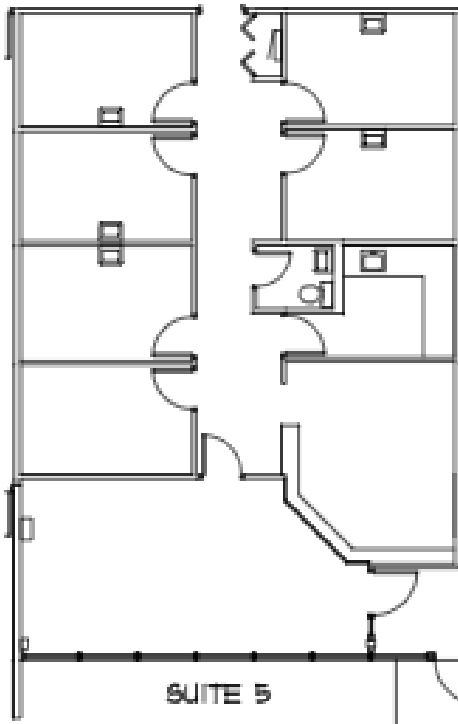
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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	800 - 3,308 SF	Lease Rate:	\$18.18 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 5	Available	1,344 - 3,308 SF	Modified Gross	\$18.18 SF/yr
Suite 6	Available	1,350 SF	Modified Gross	\$18.18 SF/yr
Suite 10	Available	1,373 SF	Modified Gross	\$18.18 SF/yr
Suite 11	Available	800 SF	Modified Gross	\$18.18 SF/yr

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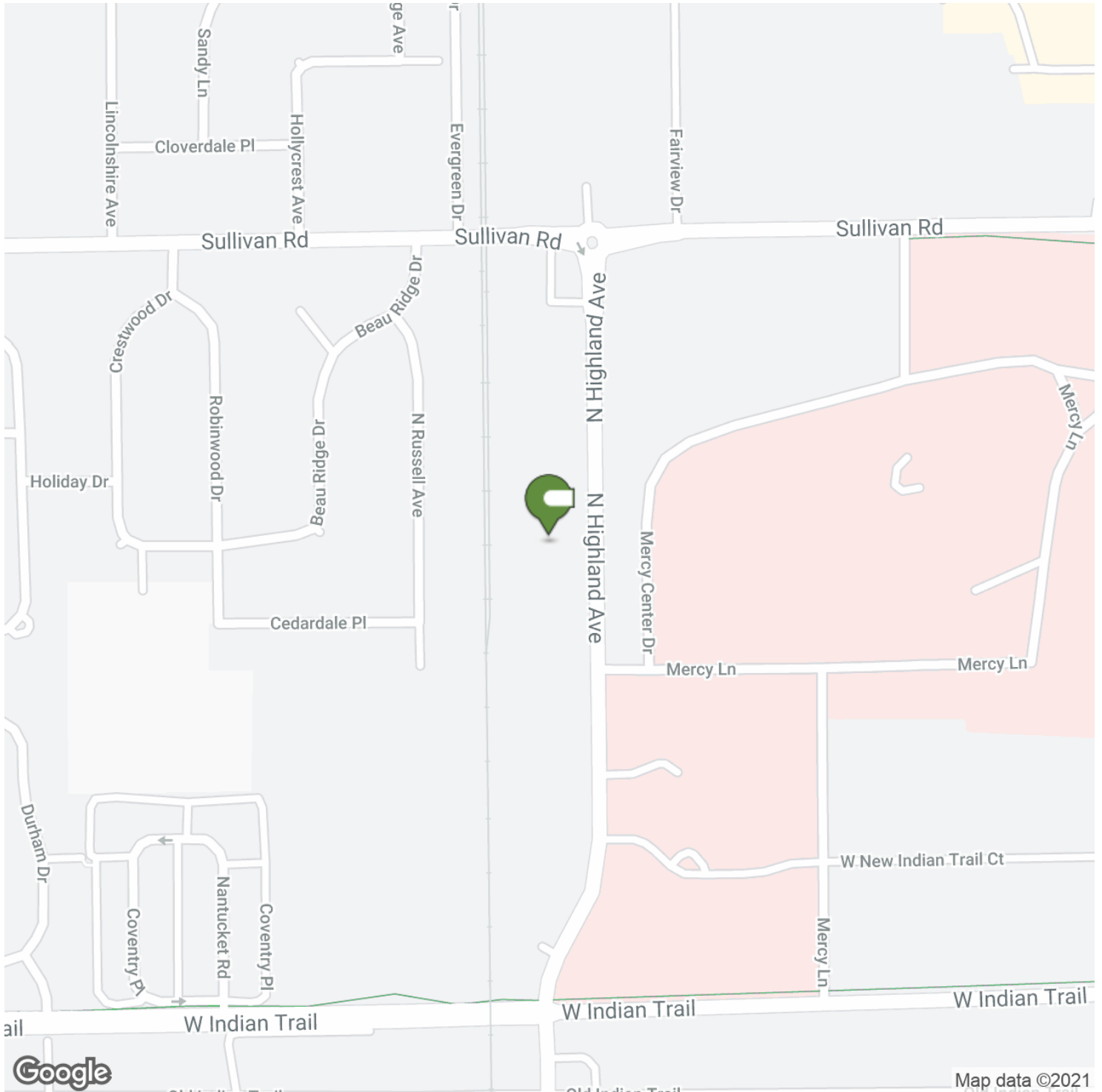
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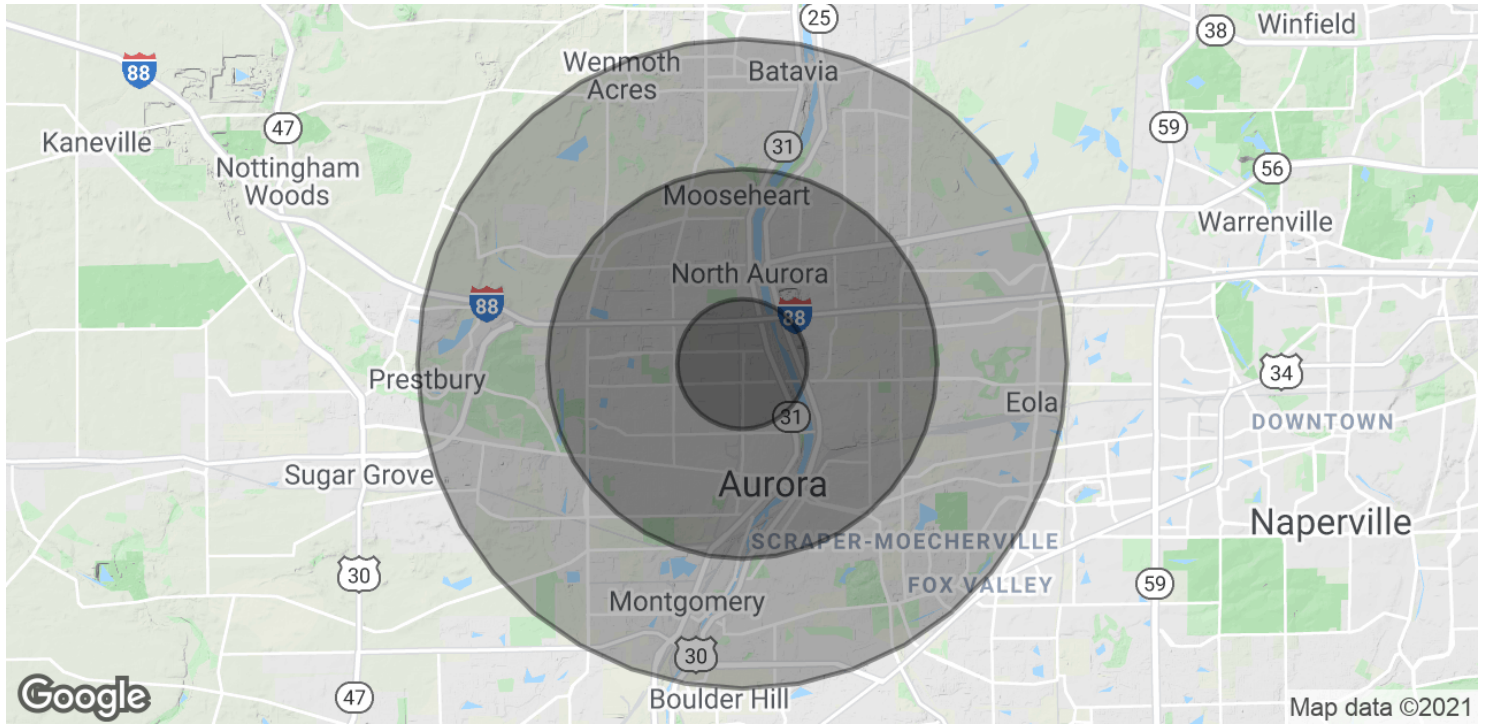
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,905	112,897	233,170
Average age	30.7	31.9	32.5
Average age (Male)	31.3	31.4	31.8
Average age (Female)	29.9	32.3	33.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,448	37,418	76,610
# of persons per HH	3.1	3.0	3.0
Average HH income	\$56,401	\$61,945	\$69,622
Average house value	\$178,922	\$215,113	\$251,436

\* Demographic data derived from 2010 US Census

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