



## Medical Offices For Lease

891 - 3,332 SF available



## 7600 College Drive

Palos Heights, IL 60463

**Kevin J. O'Donnell**  
Managing Broker  
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**Meredith L. Klug**  
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## OFFERING SUMMARY

**Available SF:** 891 - 3,332 SF

**Lease Rate:** Negotiable

\$17.17 SF/yr  
Est. CAM & Tax  
(includes in-suite  
janitorial and  
electricity)

**Building Size:** 40,242 SF

## PROPERTY HIGHLIGHTS

- New ownership with flexible lease terms.
- Less than a mile to 436-bed Northwestern Medicine Palos Hospital.
- Generous tenant improvement allowance for buildouts.
- Free common waiting area means tenants save on in-suite square footage.
- Whole building backup generator.
- Two elevators to best accommodate patients and physicians.
- Premium co-tenants and first floor pharmacy generate heavy traffic.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	3,492	32,631	91,128
Total Population:	7,961	80,878	236,162
Average HH Income:	\$85,999	\$77,667	\$75,406

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## PROPERTY OVERVIEW

Newest addition to Everest Healthcare Properties' portfolio means upcoming building improvements! Premium medical space with strong co-tenancy and foot traffic.

## LOCATION OVERVIEW

Directly on College Drive just east of Southwest Highway and North of Route 43. Located in the hub of Chicago's south side medical territory with easy access to many area hospitals: Holy Cross Hospital, Advocate South Suburban Hospital, Little Company of Mary Hospital, University of Illinois Hospital, Silver Cross Hospital, Northwestern Medicine Palos Hospital, and Amita Health Adventist Medical Center-Hinsdale.

## EVEREST HEALTHCARE PROPERTIES

As a leading operator of Medical Office Buildings throughout the country, Everest Healthcare Properties has abundant expertise and knowledge managing healthcare real estate.

## O'DONNELL COMMERCIAL REAL ESTATE

Service-oriented commercial real estate brokers with longstanding experience working with physicians, hospitals, and medical professionals.

### Current tenants

Parkview Orthopaedic Group & Sports Med  
PMI Diagnostic Imaging  
Palos Hills Pharmacy  
Addus Home Health  
Kim & Calvert, Pediatrics  
Uma D. Gavani, Allergy & Immunology  
Matthew Schmidt, Ophthalmology  
Contemporary Endodontics  
James Javorski, Dentist  
Patrica Gennaro, Dentist  
Sunita Ginde, Pediatrics  
Noorun Khan, Internal Medicine



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AVAILABLE  
SPACES

# 7600 College Drive

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Office Property For Lease



**LEASE TYPE** NNN | **TOTAL SPACE** 891 - 3,332 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6	Available	975 - 3,332 SF	NNN	Negotiable	Raw space ready for medical build out.
7	Available	2,357 - 3,332 SF	NNN	Negotiable	Raw space ready for medical build out.
11	Available	891 SF	NNN	Negotiable	Built out medical space ready for a small practice or sole practitioner.
14	Available	984 SF	NNN	Negotiable	Built out medical space. Premium opportunity for a sole practitioner or smaller practice.
16	Available	2,220 SF	NNN	Negotiable	Built out medical space.

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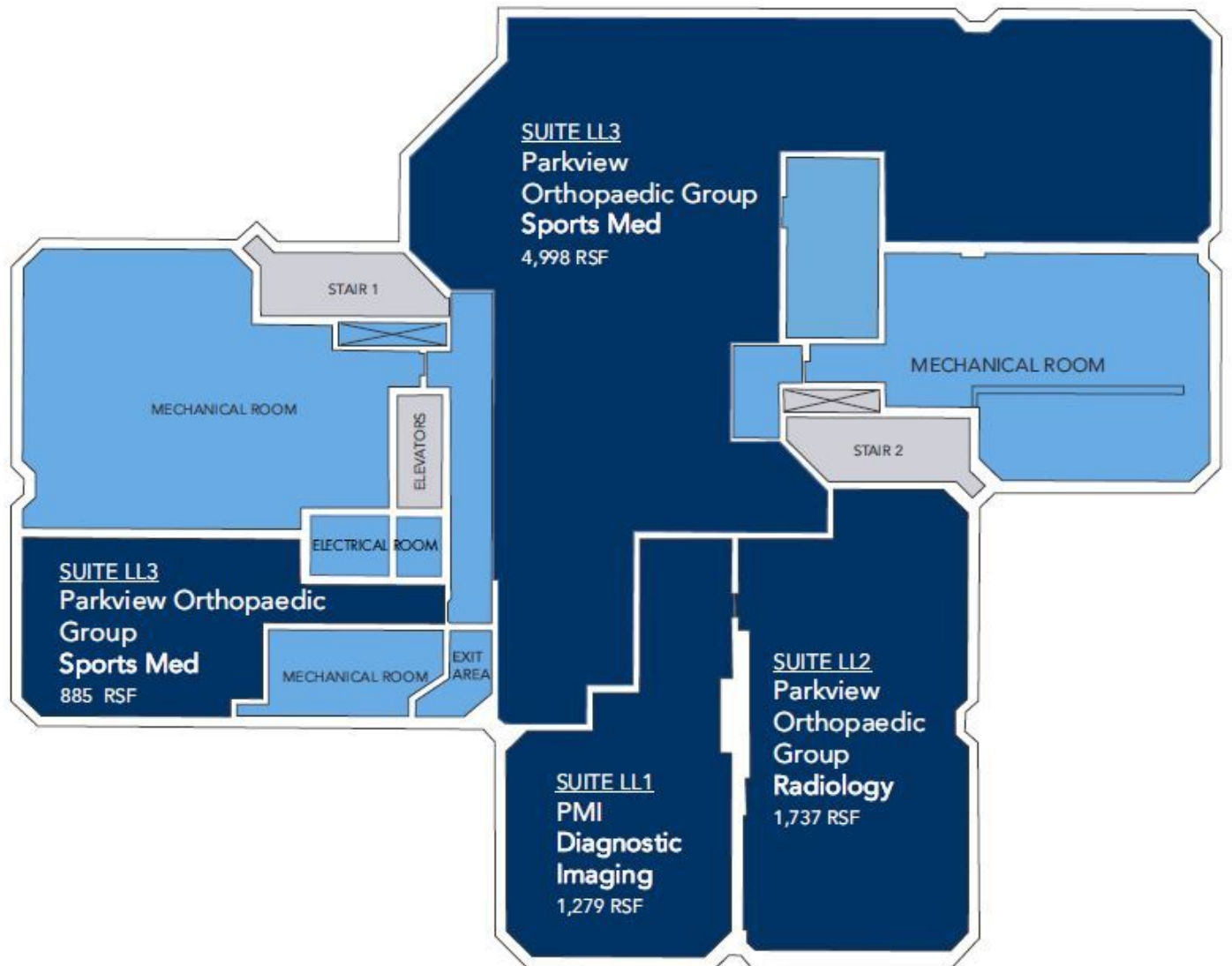
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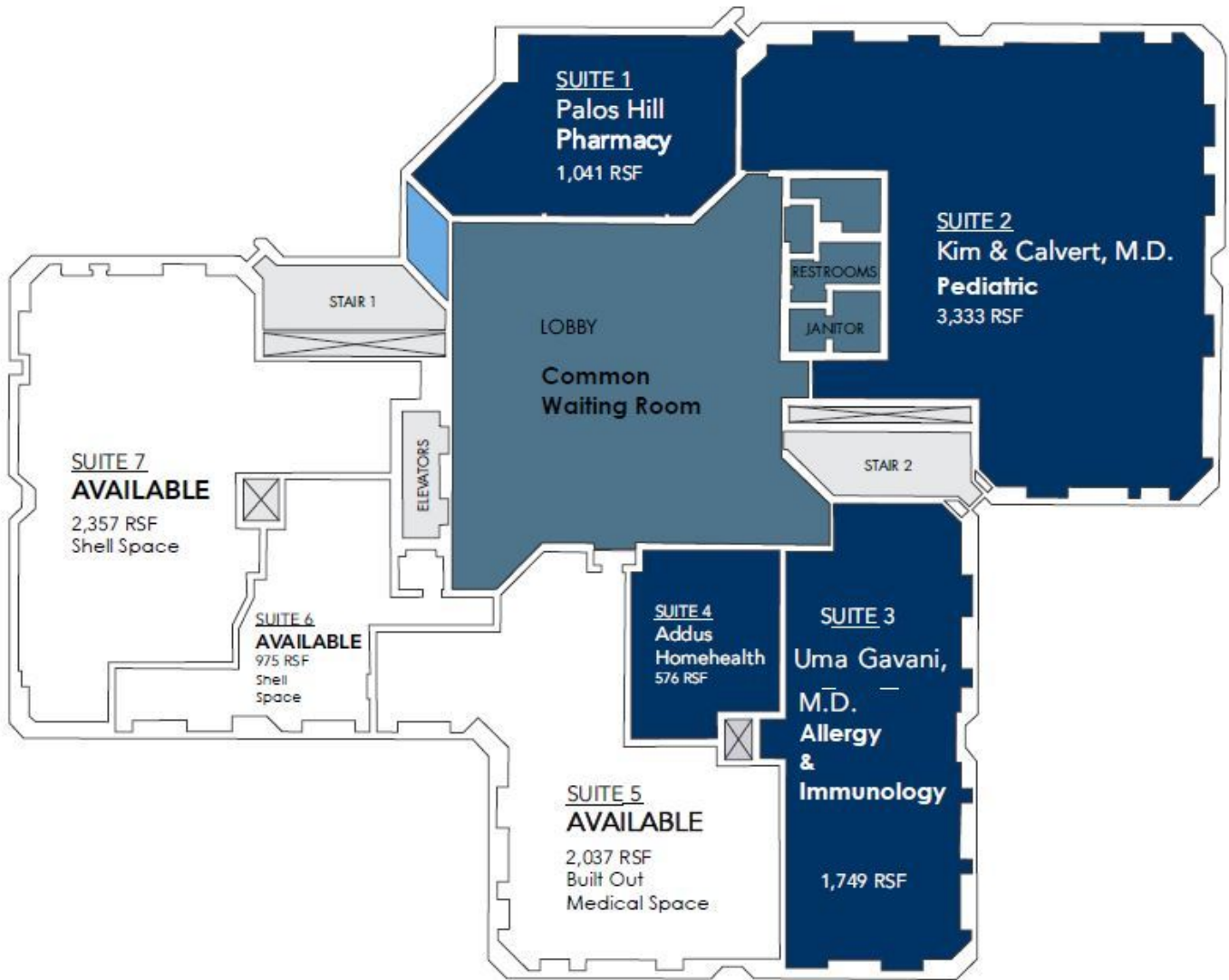
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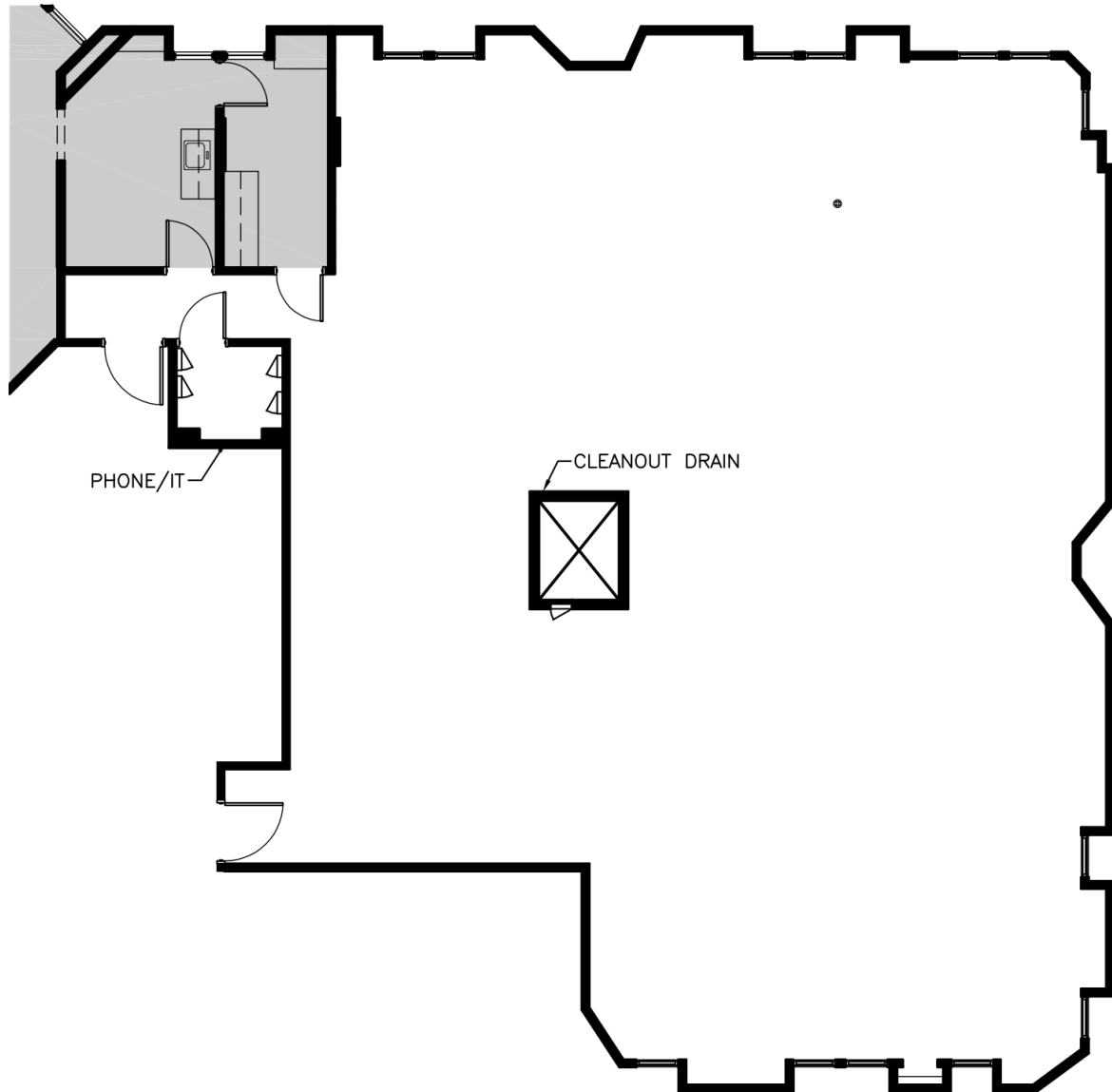
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FLOOR PLANS  
SUITE 6 & 7  
975 RSF  
2,357 RSF

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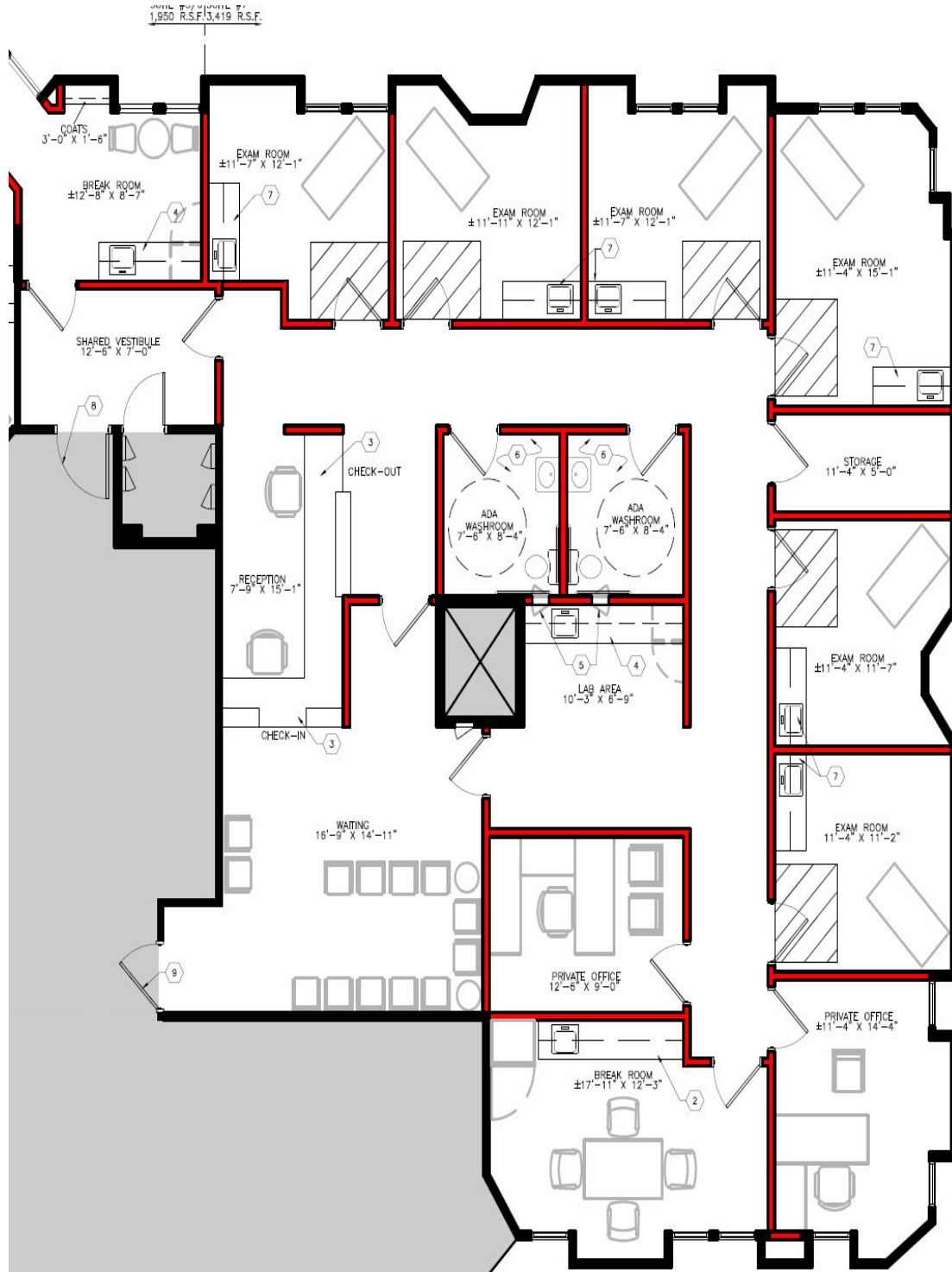
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POSSIBLE LAYOUT  
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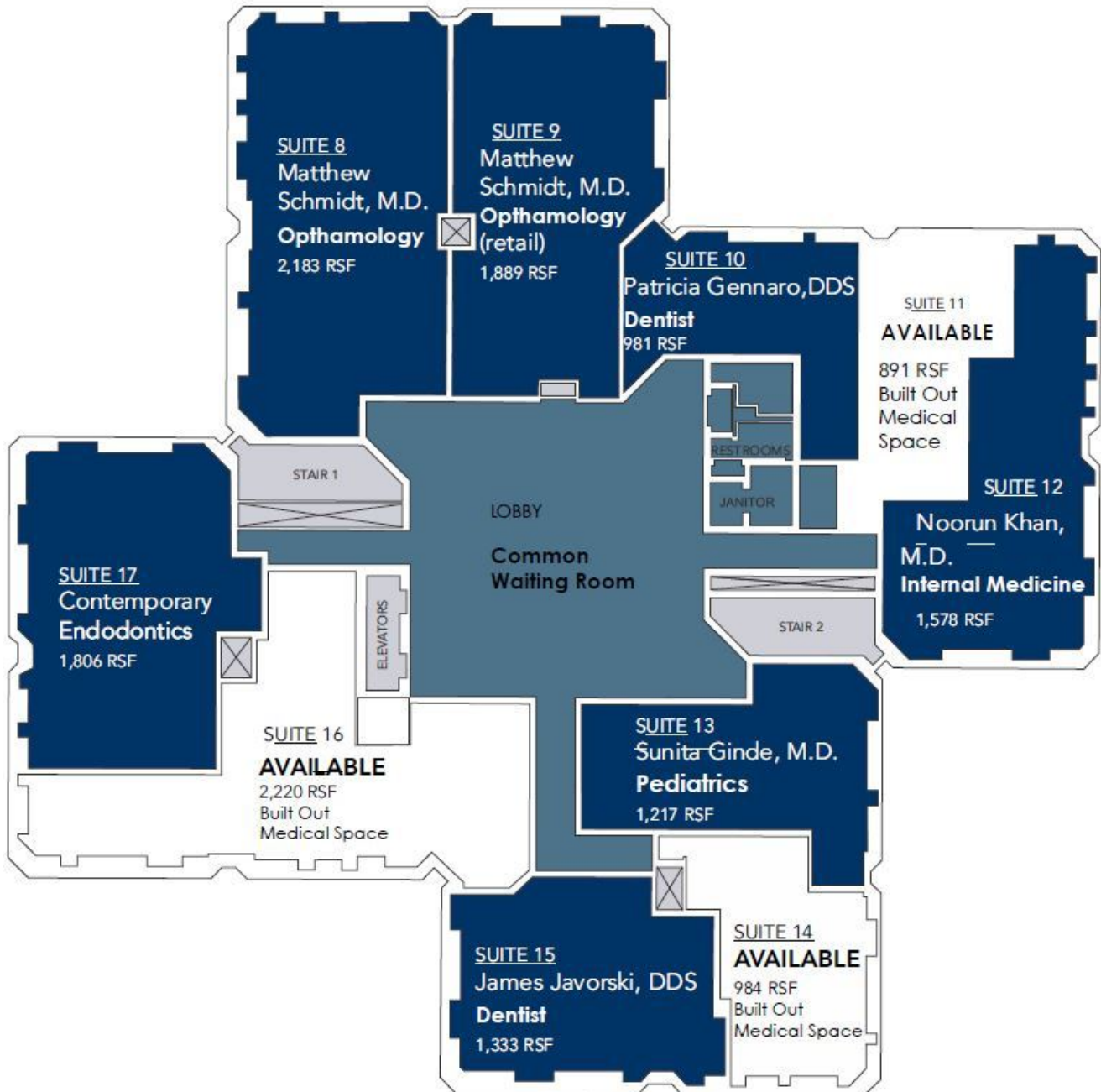
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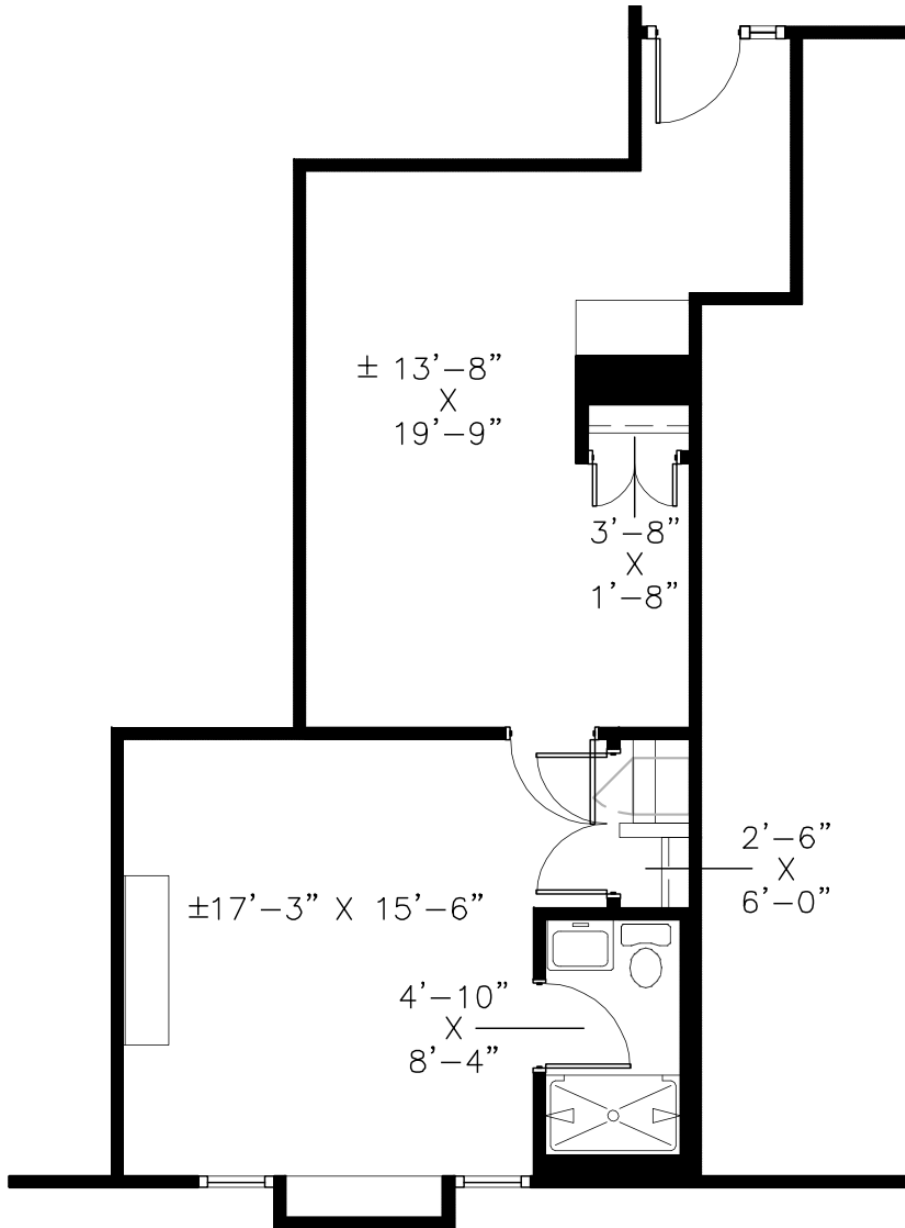
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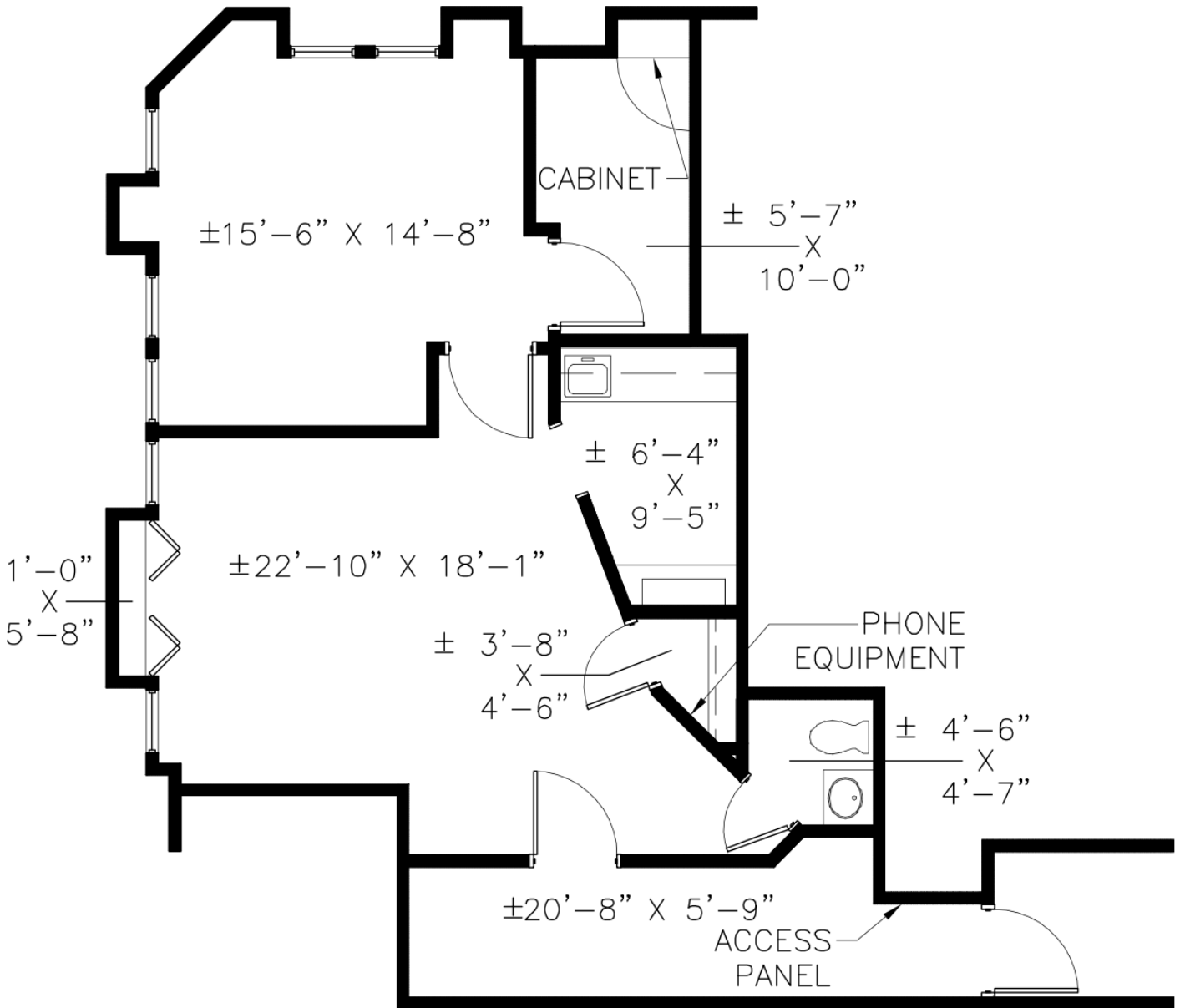
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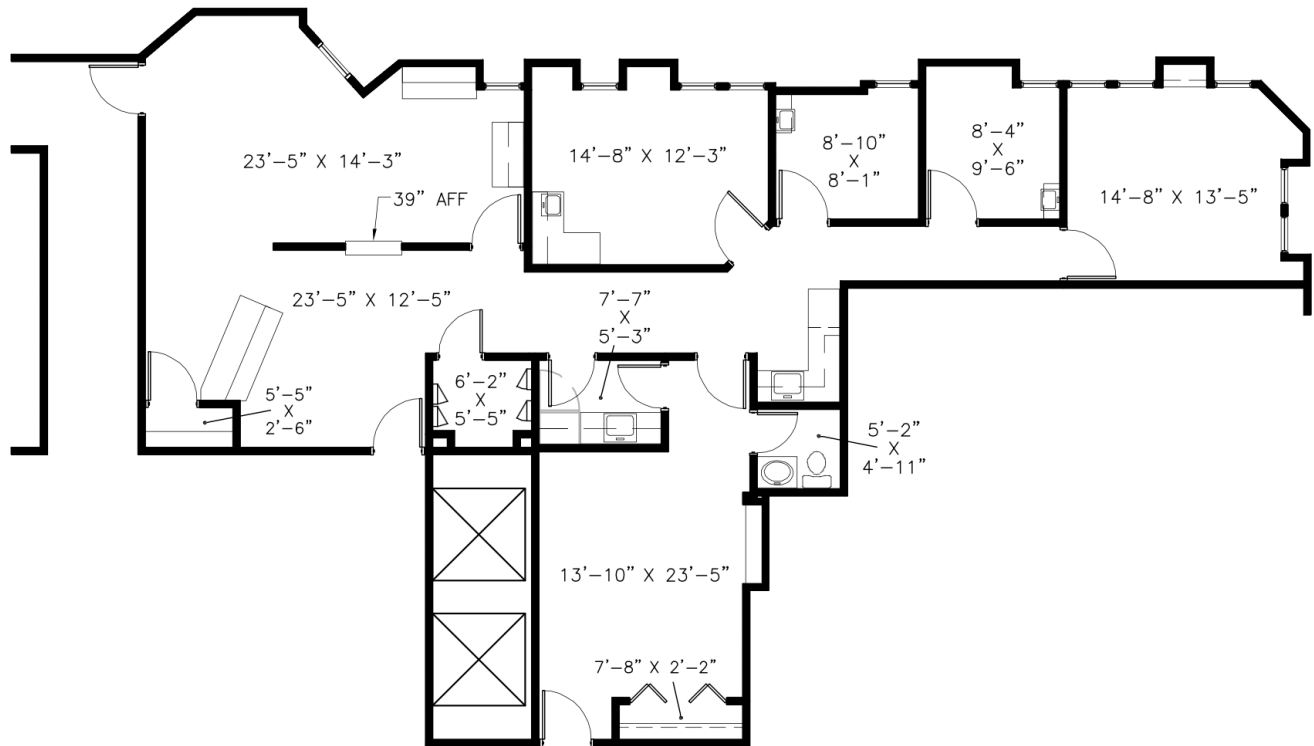
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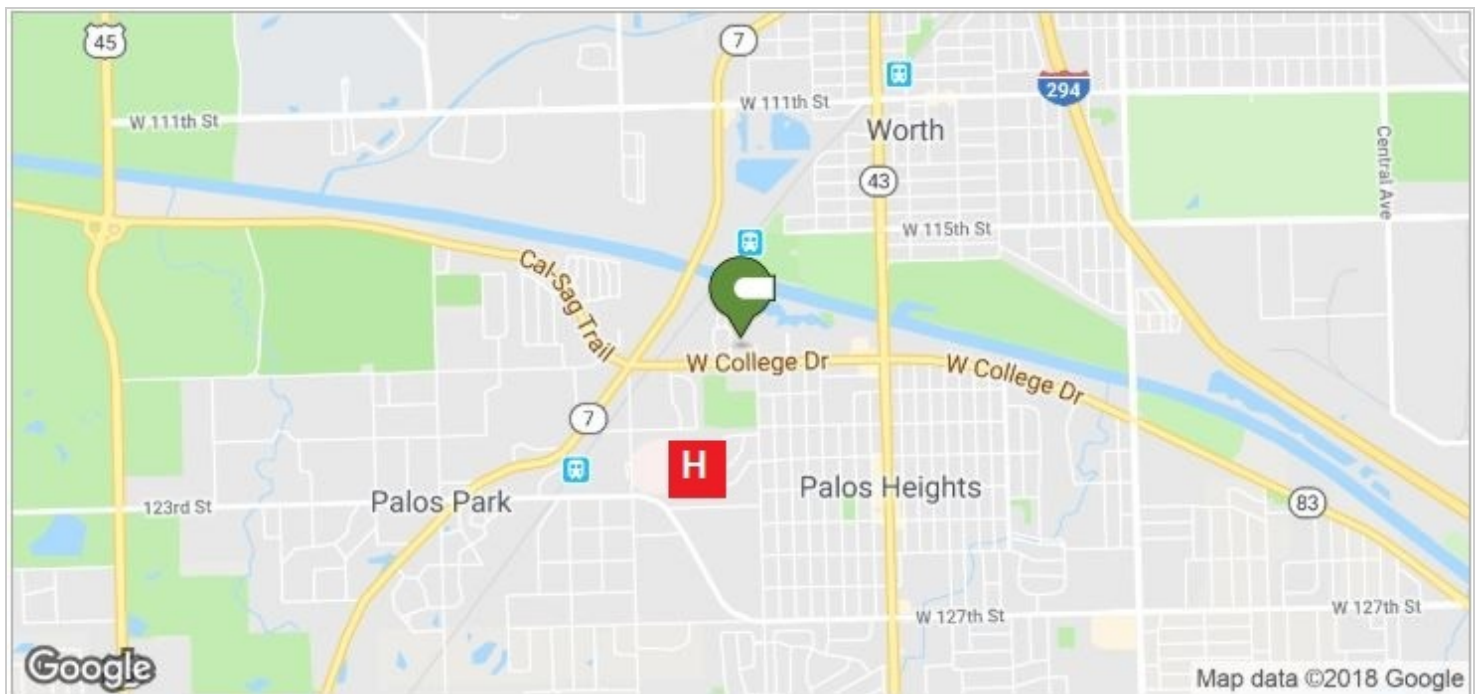
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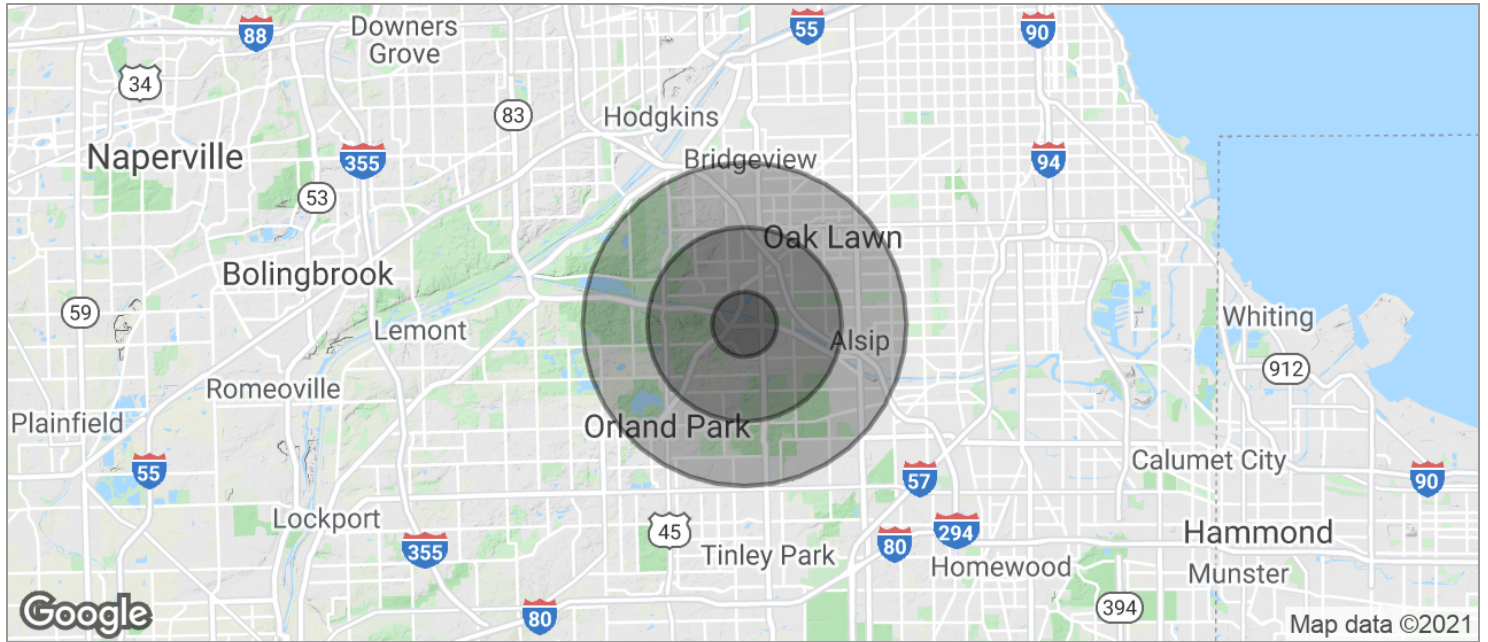
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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,961	80,878	236,162
MEDIAN AGE	46.5	43.0	41.4
MEDIAN AGE (MALE)	45.0	41.9	39.6
MEDIAN AGE (FEMALE)	47.5	44.6	43.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,492	32,631	91,128
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$85,999	\$77,667	\$75,406
AVERAGE HOUSE VALUE	\$351,036	\$295,463	\$282,414

\* Demographic data derived from 2010 US Census

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