



## Office/Medical Suites

796 - 3,995 SF available



# HealthLink Medical Center - North Aurora

161 Lincolnway, North Aurora, IL 60542

**Kevin J. O'Donnell**  
Managing Broker  
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**Meredith L. Klug**  
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Office/Medical Suites For Lease



## OFFERING SUMMARY

**Available SF:** 796 - 3,995 SF

**Lease Rate:** \$15.00 SF/yr (MG)

**Building Size:** 51,983 SF

## PROPERTY HIGHLIGHTS

- Located just 1/4 mile to I-88
- Join other medical and professional service businesses
- 3-story building under new ownership as of April 2021. Significant building upgrades (beginning June 2021) include: updated mechanical/HVAC, new roof, new LVT flooring in atrium, new modern carpet throughout common area, updated bathrooms, fresh paint, landscaping, professional management and maintenance, and more.
- Pylon signage available on busy Route 31
- Tenant improvement allowances available
- Generous parking
- Many nearby amenities

for more information contact:

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	796 - 3,995 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	Available	2,033 SF	Modified Gross	\$15.00 SF/yr	-
Suite 203	Available	796 SF	Modified Gross	\$15.00 SF/yr	-
Suite 204	Available	1,165 - 1,961 SF	Modified Gross	\$15.00 SF/yr	-
Suite 205	Available	1,291 SF	Modified Gross	\$15.00 SF/yr	-
Suite 208	Available	3,995 SF	Modified Gross	\$15.00 SF/yr	-

for more information contact:

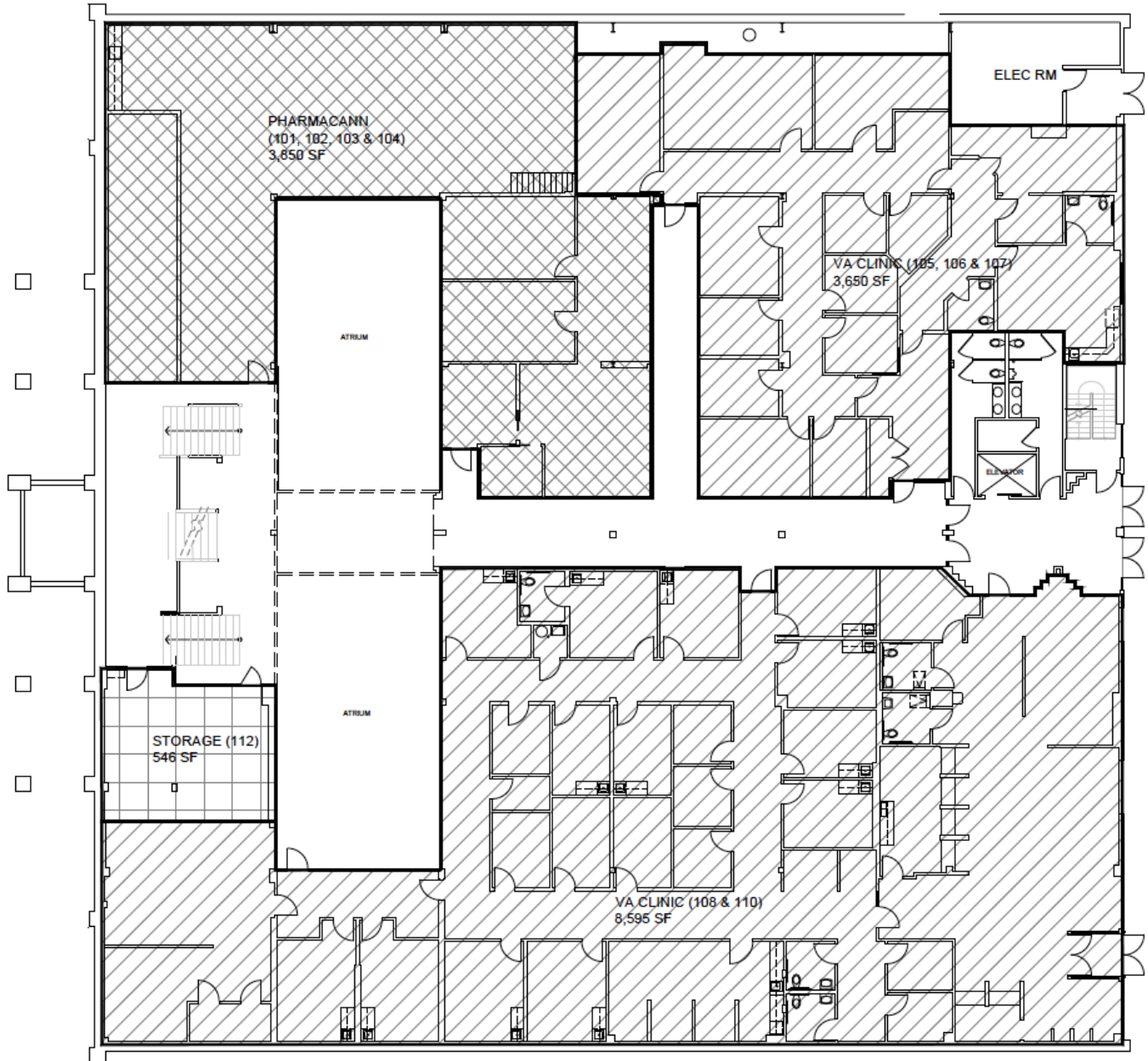
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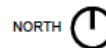
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1 1ST FLOOR PLAN  
A1 1/8"=1'-0"



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1 2ND FLOOR PLAN  
A2 1/8"=1'-0"



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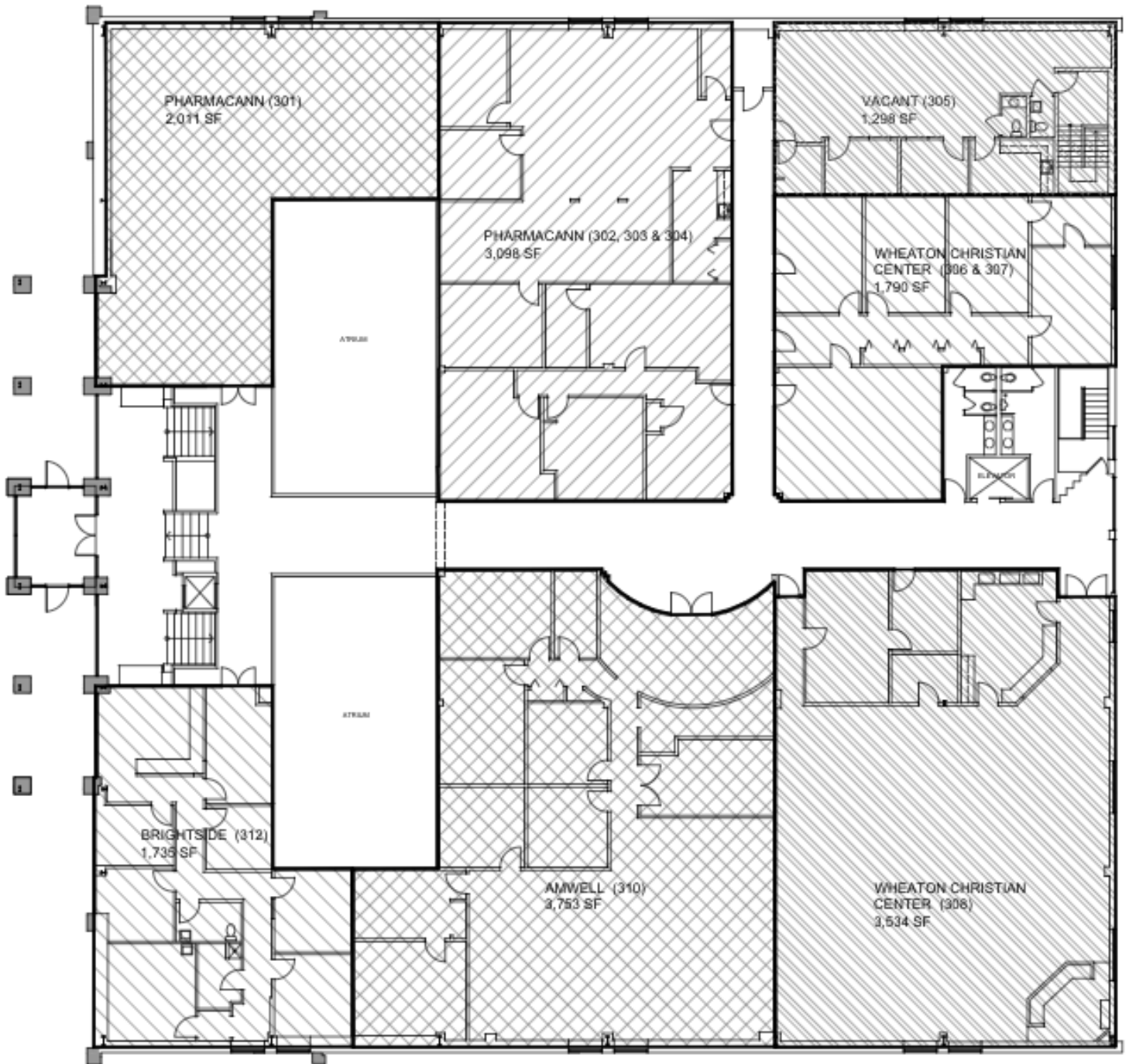
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ADDITIONAL  
PHOTOS

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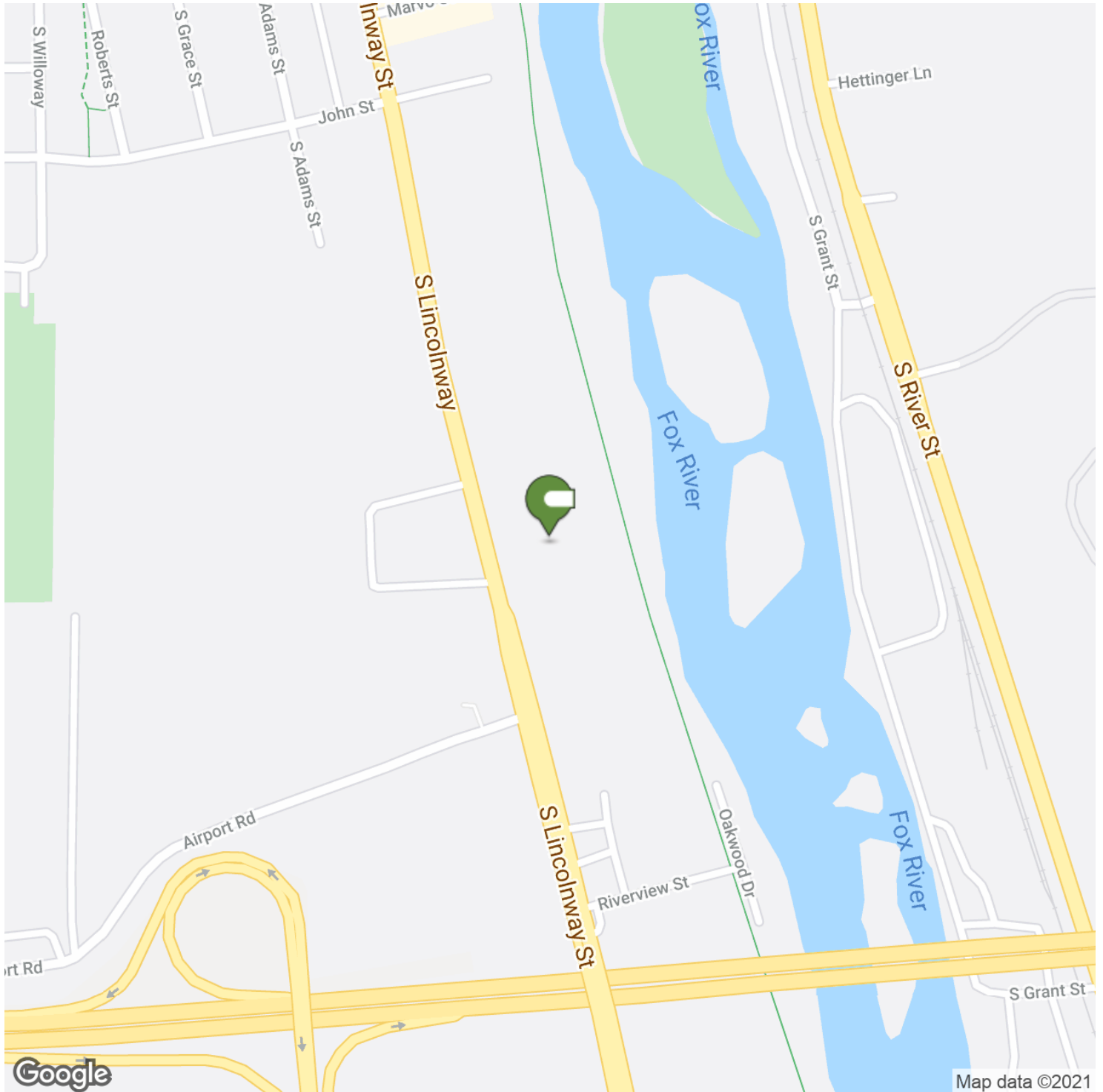
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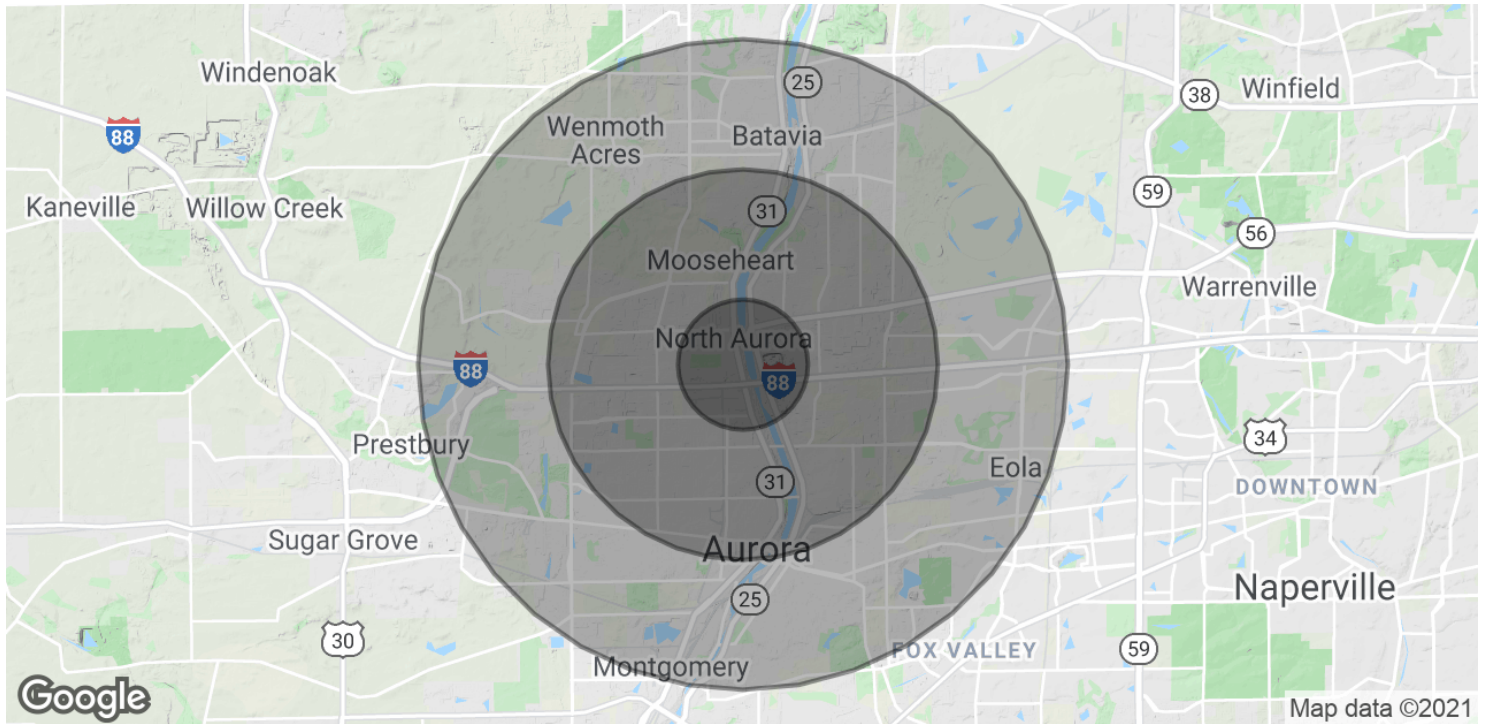
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,938	85,426	231,387
Average age	35.3	32.8	33.0
Average age (Male)	34.0	32.6	32.5
Average age (Female)	35.5	32.8	33.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,591	28,788	76,151
# of persons per HH	2.7	3.0	3.0
Average HH income	\$60,321	\$67,863	\$73,018
Average house value	\$204,627	\$251,737	\$267,782

\* Demographic data derived from 2010 US Census

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