460 Briargate Dr Ste 150

South Elgin, IL 60177

For Lease

MLS #11868026













OFFICE CONDO 1,850 SF

\$18.52 PSF (NNN)

Medical Or Professional Office Condo

Suite 150: Beautiful medical office condo with large reception desk built-in, ample waiting area, 4 exam rooms (each with sink), 1 private office, kitchenette/breakroom, built in work station and 2 baths.

Ready for medical office or professional offices (sinks can be removed for non-medical uses).

Ideally located just off busy Randall Road (with 32,100 vpd) in Thornwood Professional Center. Only 7 miles south of Advocate Sherman Hospital and 5 miles from Ascension St. Joseph Hospital.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,043	46,828	120,543
Average HH Income	\$164,627	\$130,253	\$122,354

Specifications Year Built: 2003 **HVAC System: GFA** Electrical: 100 Amp Sprinklers: Yes Washrooms: 2 10 ft Ceiling Height: Parking: Common (50 spaces) Sewer/Water: City Zoning: **B**3 Taxes: \$4.25 psf Insurance: \$0.67 psf \$2.46 psf CAM: 09-05-254-011 PIN #:

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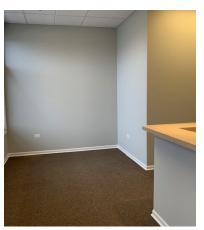






















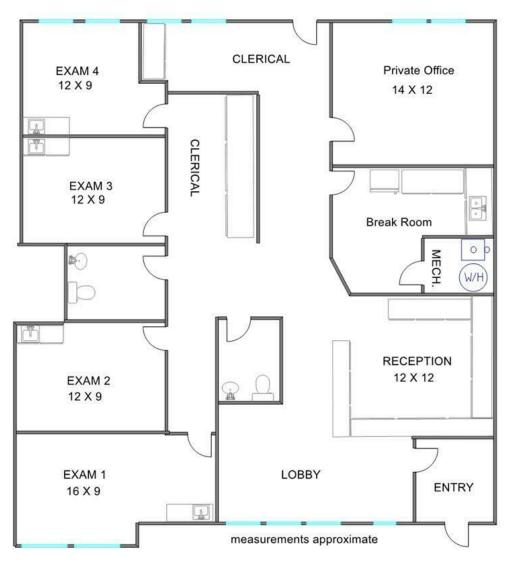


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