

# 460 Briargate Dr Ste 150

South Elgin, IL 60177

# For Lease

MLS #11868026

OFFICE



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
Ceiling Height:	10 ft
Parking:	Common (50 spaces)
Sewer/Water:	City
Zoning:	B3
Taxes:	\$4.25 psf
Insurance:	\$0.67 psf
CAM:	\$2.46 psf
PIN #:	09-05-254-011

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