



RANDALL
Medical Pavilion
1600 N Randall Road, Elgin, IL



Class A Medical Suites For Lease



presented by
Your SVN Suburban
NEXT LEVEL TEAM

Olivia Czyzynski
312.676.1862

Jennifer Hopkins
312.676.1865

Lina Adamis
224.723.2528

nextlevelsuburbanchicago@svn.com

About The Building

RANDALL *Medical Pavilion*



RANDALL *Medical Pavilion* is a four-story, ±100,000 SF class A medical office building with modern finishes and abundant parking. The property offers a mix of finished, move-in ready suites along with build-to-suit and full floor 20,339 RSF options. Custom designed suites along with generous tenant improvement allowances or turn-key buildouts available. The property is owned and managed by RX Health & Science Trust.

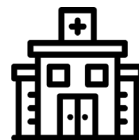
1600 Randall has an excellent tenant roster including Northwestern Medicine & Derick Dermatology.



MONUMENT
SIGNAGE



BUILDING
CONFERENCE
ROOM



PATIENT DROP-OFF ENTRANCE
WITH ACCESS TO FREIGHT
ELEVATOR & DOUBLE DOORS



IN-SUITE JANITORIAL
5 DAYS A WEEK

Property Summary & Highlights

RANDALL
Medical Pavilion



CLICK FOR
LOBBY
VIRTUAL TOUR



Asking Lease Rate \$17.75 PSF NNN

±100,000 SF
Building

1,659 - 20,339 RSF
Available

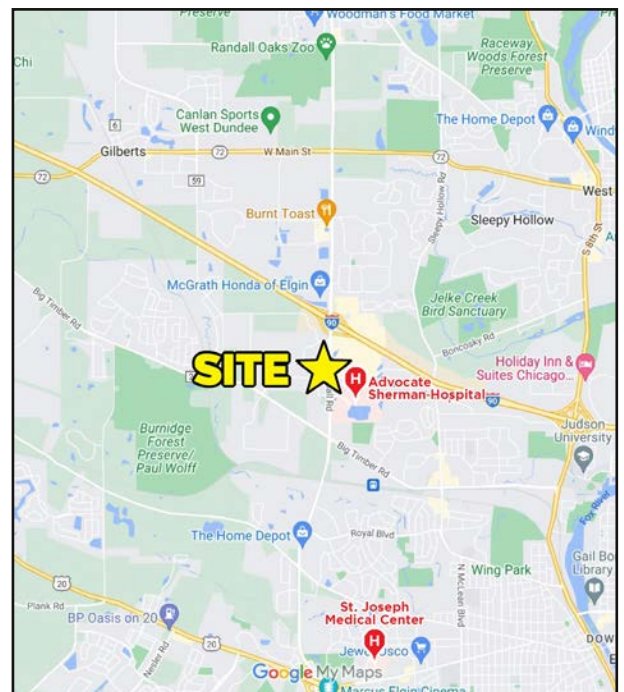
Move-In Ready
Suites

PROPERTY HIGHLIGHTS

- Custom Designed Suites Offered with generous TI Allowance
- Contiguous Floor Plates Up To 20,399 SF
- Shared Tenant Conference Room At No Charge
- Reserved Parking for Physicians
- Monument Signage Opportunities at Randall and Alft Roads
- Many Restaurants And Shopping In Immediate Area, Excellent Daytime Population

LOCATION HIGHLIGHTS

- Directly across from Advocate Sherman Hospital (0.4 miles)
- 2.6 Miles to AMITA Health St. Joseph Hospital
- 10 Miles to AMITA Health St. Alexis Hospital
- 13.5 miles to Northwestern Delnor Hospital
- ¼ mile from Full I-90 Interchange
- Located at Randall and Alft Roads Signalized Intersection

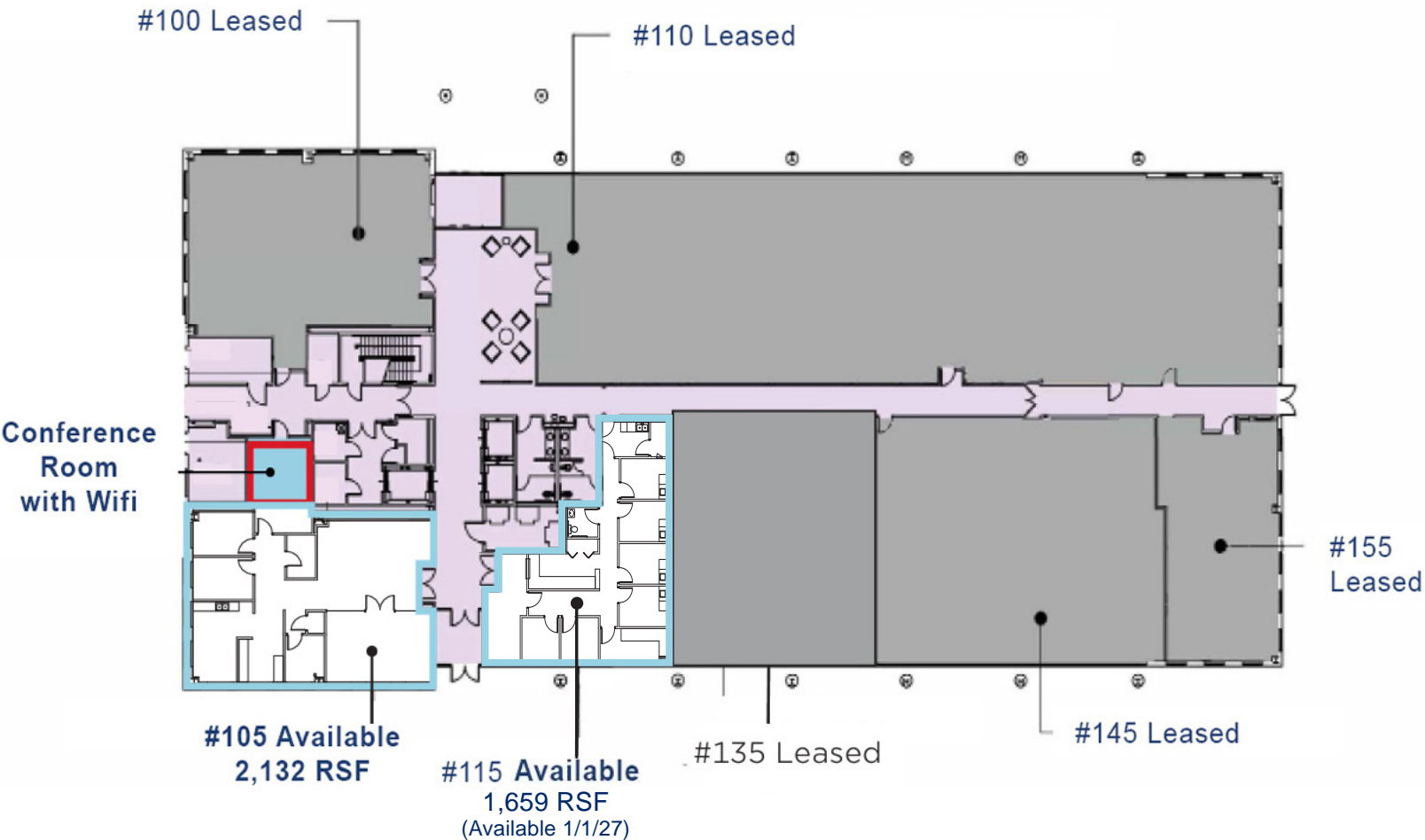


TENANTS / VACANCIES



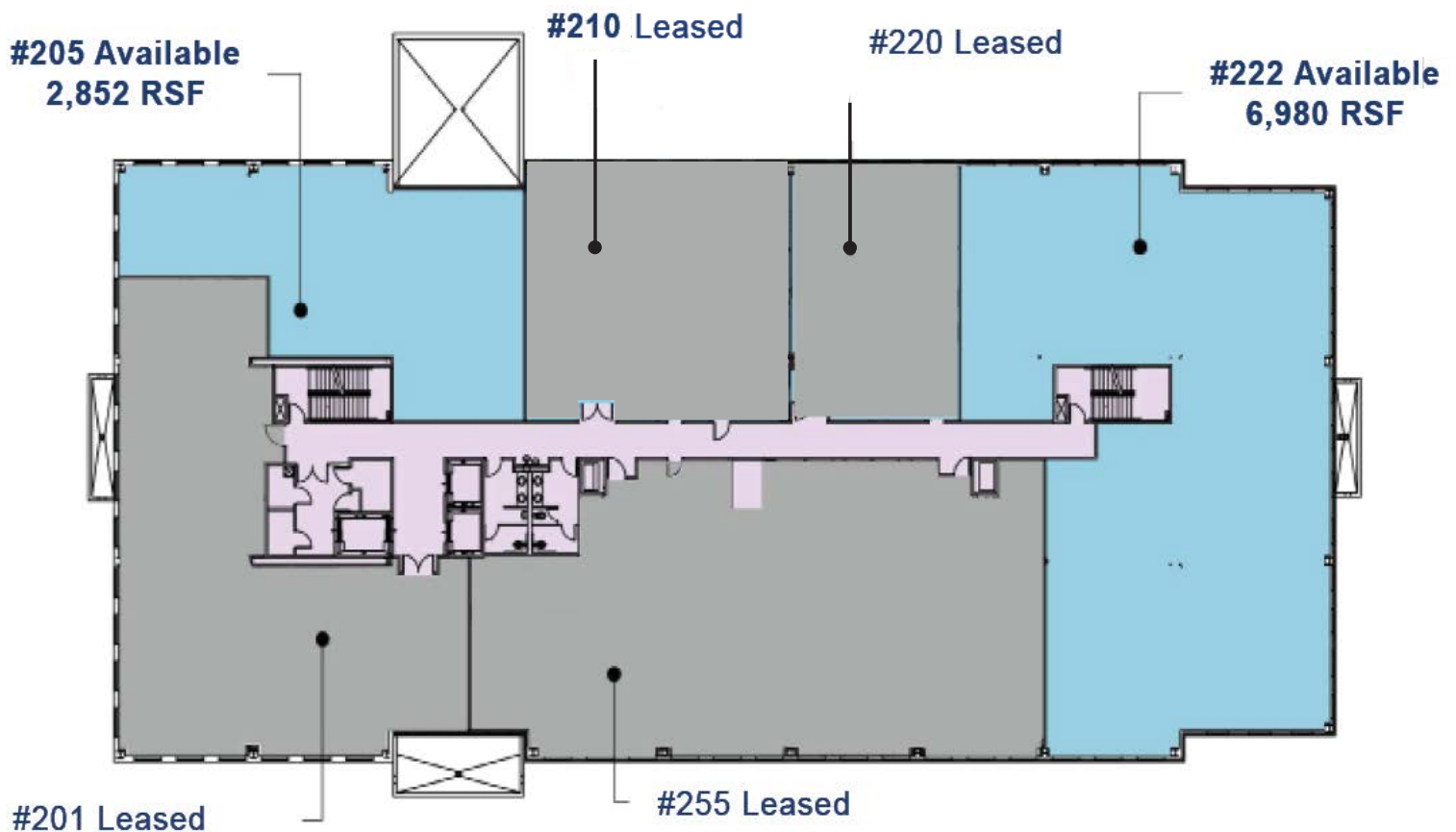
CLICK FOR
VIRTUAL TOUR
SUITE 105

| | |
|-----------|--|
| SUITE 100 | MEDICAL |
| SUITE 105 | 2,132 SF - VACANT |
| SUITE 110 | MEDICAL |
| SUITE 115 | 1,659 SF - AVAILABLE 1/1/27 <i>2nd Gen medical buildout</i> |
| SUITE 135 | MEDICAL |
| SUITE 145 | MEDICAL |
| SUITE 155 | MEDICAL |



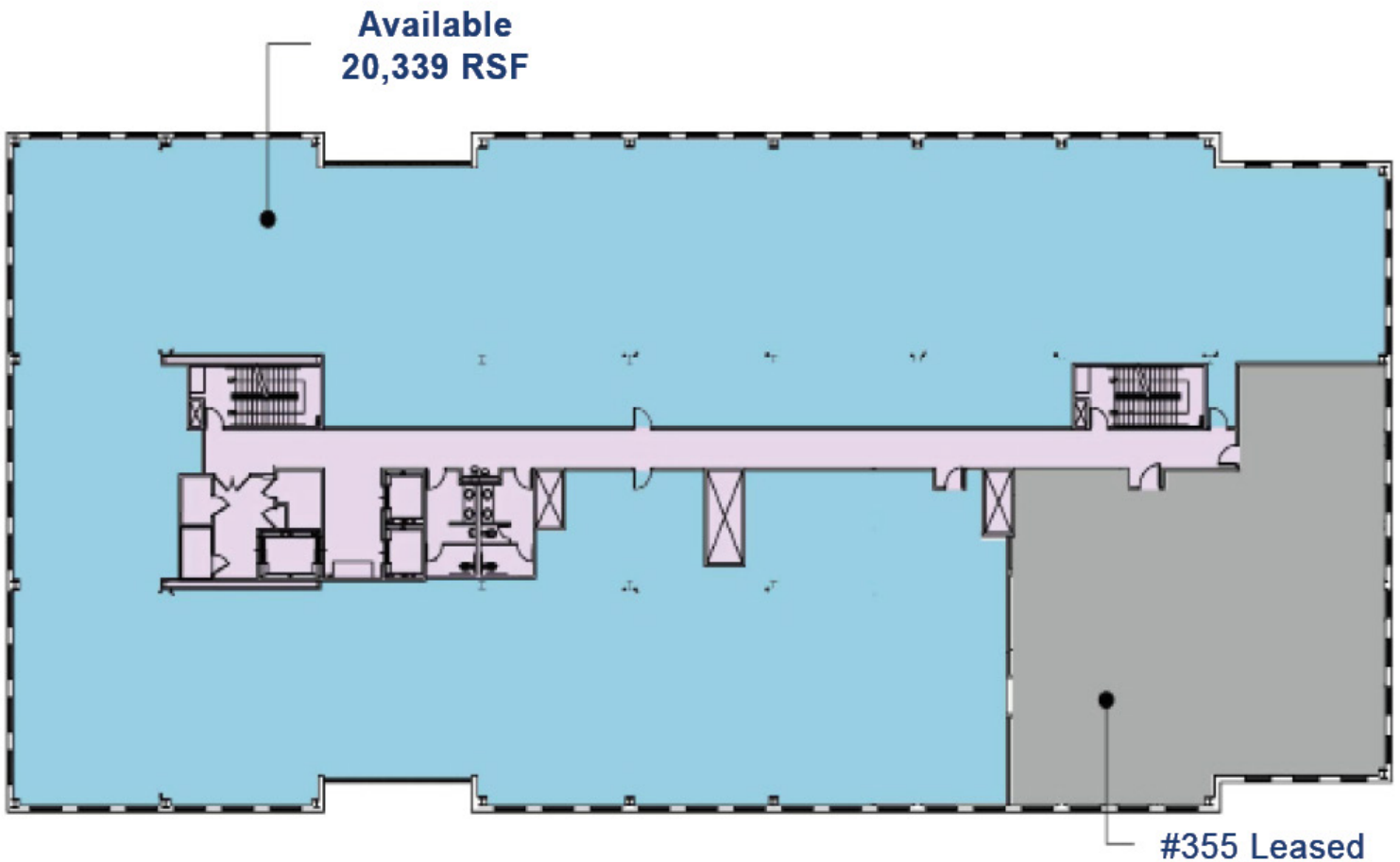
TENANTS / VACANCIES

| | |
|-----------|-------------------|
| SUITE 201 | MEDICAL |
| SUITE 205 | 2,852 SF - VACANT |
| SUITE 210 | MEDICAL |
| SUITE 220 | MEDICAL |
| SUITE 222 | 6,980 SF - VACANT |
| SUITE 255 | MEDICAL |



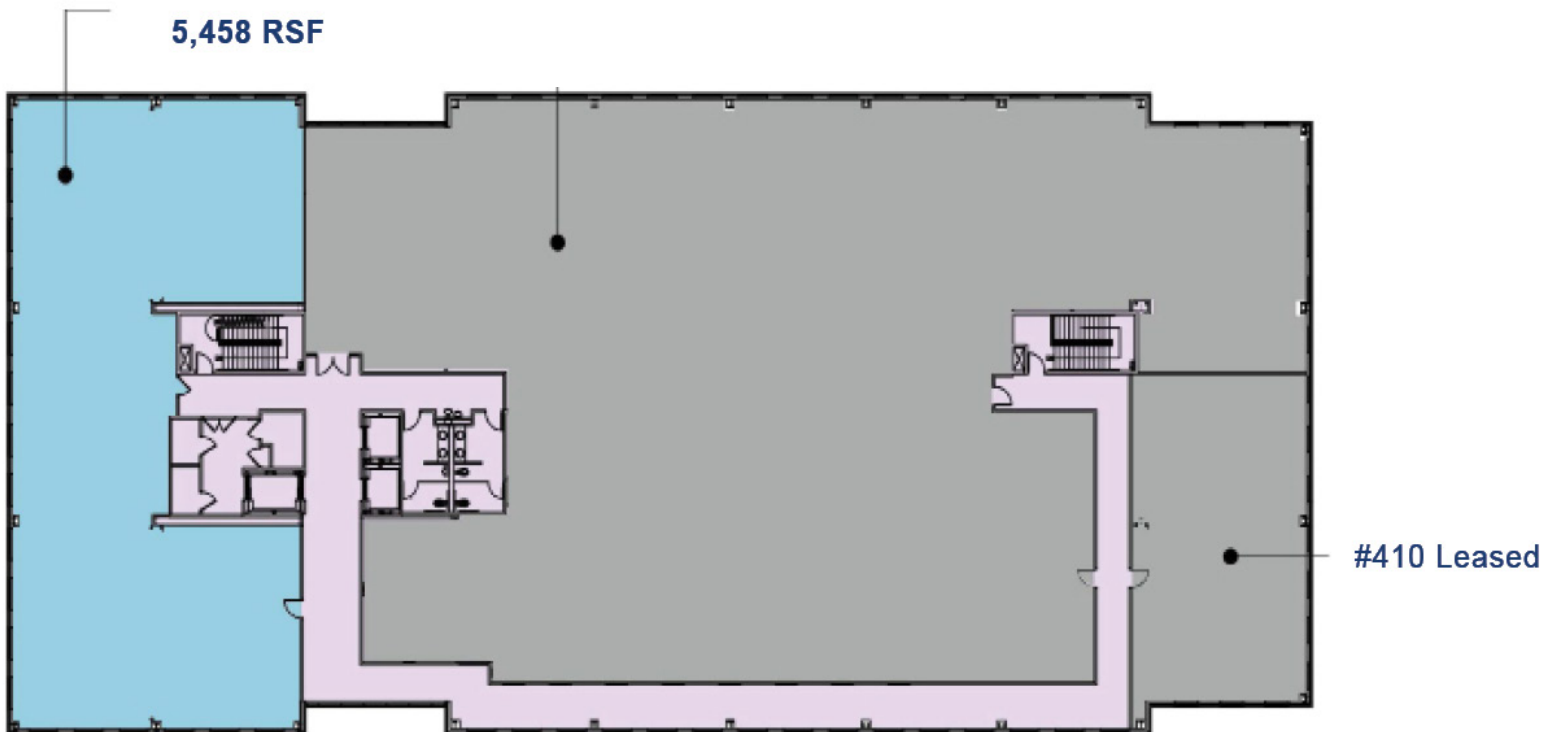
TENANTS / VACANCIES

| | | |
|-----------|--|--------------------|
| SUITE 300 | | 20,339 SF - VACANT |
| SUITE 355 | | MEDICAL |



TENANTS / VACANCIES

| | |
|-----------|-------------------|
| SUITE 400 | MEDICAL |
| SUITE 405 | 5,458 SF - VACANT |
| SUITE 410 | MEDICAL |



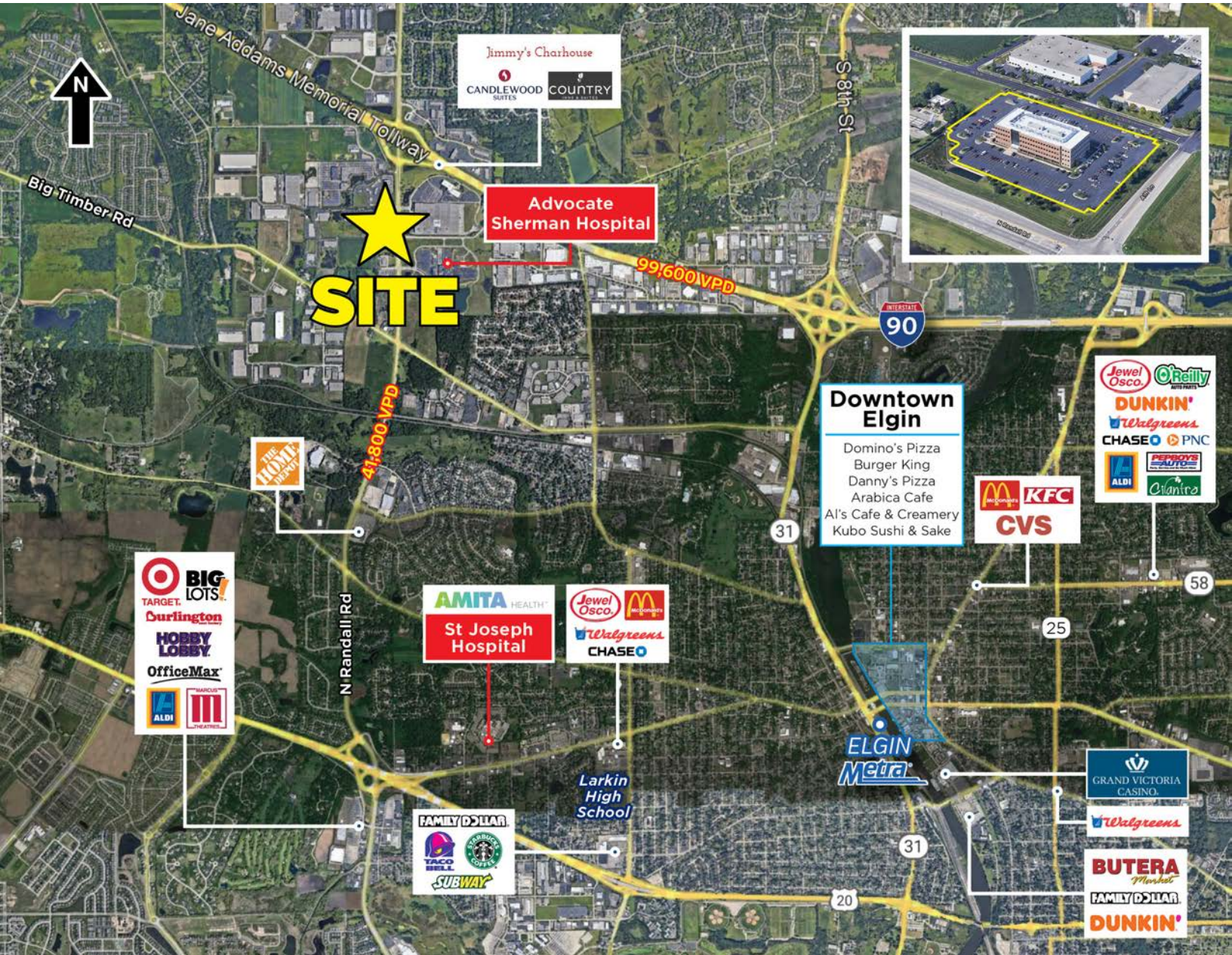
Additional Photos

RANDALL *Medical Pavilion*



Area Map

RANDALL Medical Pavilion



THE VILLAGE OF ELGIN

This property is conveniently located directly on Randall Road, 1/4 off of I-90. Downtown Chicago is located 40 miles to the south-east. O'Hare International Airport is 29 miles east of the property.

Elgin is a City in Cook and Kane counties and is the 6th largest city in Illinois. Downtown Elgin is a robust area currently making a turnaround economically with several new multi-family housing projects, a beautiful River Walk along the Fox River and a growing number of shops, restaurants and galleries in the downtown area. The Metra Train Station makes the area very accessible. Additionally, the 255 bed Sherman Hospital, which was re-built in 2009 for expansion, has driven additional medical business in the area.

AREA DEMOGRAPHICS

5-Mile Radius



Estimated Population
149,048



Median Home Income
\$123,240



Median Home Value
\$258,350



Household Expenditure
\$6,765/month



Total Businesses
4,694



Employees
61,878



Professional Workers
58.5%



Unemployment Rate
3.7%



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.