

LEASE

**+/- 895 to 2,454 SF
Medical | Office |
MRI Suite
Available**

3S517 WINFIELD ROAD

Warrenville, IL 60555

PRESENTED BY:

**KAREN KULCZYCKI,
CCIM, SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



21,200 VPD

Warrenville

Winfield Rd



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 - 23 SF/yr (NNN; MG)
BUILDING SIZE:	11,921 SF
AVAILABLE SF:	895 - 2,454 SF
LOT SIZE:	1.85 Acres
YEAR BUILT:	2001
ZONING:	B-4
SUBMARKET:	Western East/West Corridor
TRAFFIC COUNT:	21,200

PROPERTY OVERVIEW

The building features private open concept office suites for lease. The ground level unit or lower level unit has an open concept space with private entry, office, lobby, private restrooms, and a large open area. The common area features a lobby, elevator and monument signage. With great visibility directly on Winfield Road, this building makes for an ideal medical opportunity for a multitude of practices.

PROPERTY HIGHLIGHTS

- 11,921 SF Medical Office Building
- 1.85 AC with on-site parking
- Edward Elmhurst Health Neurosciences Anchor Tenant
- +/- 895 to 2,454 SF Private Suites Available
- Monument Signage | Private Restrooms
- On-site Storage space | Executive Office
- Minutes away from Interstate 88

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN; MG	LEASE TERM:	36 months
TOTAL SPACE:	895 - 2,454 SF	LEASE RATE:	\$16 - \$23 SF/yr

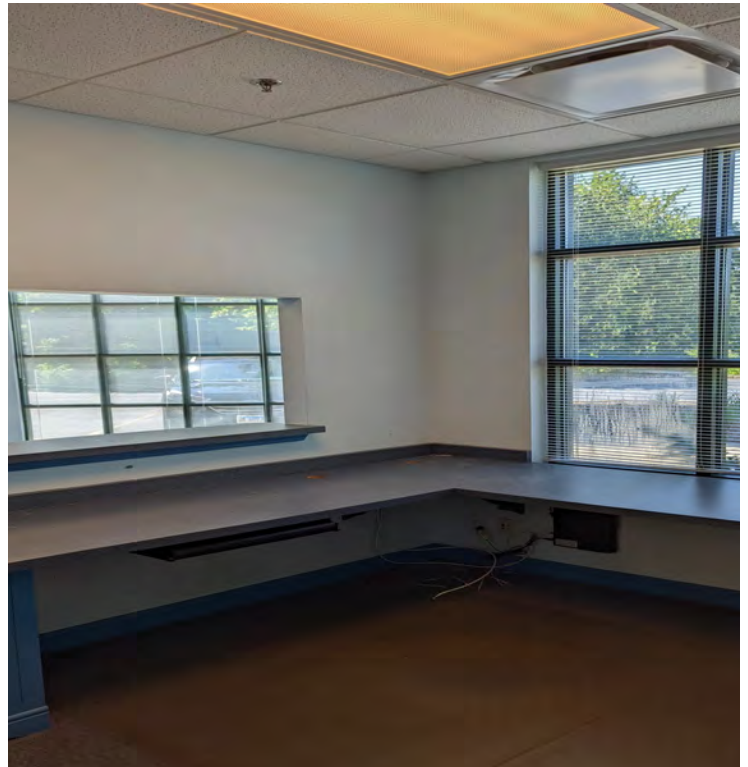
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

Suite C	Available	2,300 SF	NNN	\$23.00 SF/yr	+/- 2,300 SF Open Concept Private Unit Separate Entry Reception Area Office Restrooms Monumental Signage
Suite D	Available	2,454 SF	Modified Gross	\$16.00 SF/yr	Lower Level Office Space that is ideally suited for a professional office/medical user. Spacious reception area, private restrooms and breakroom, large office. Partial space use was as prior MRI/ Xray use.
Suite E	Available	895 SF	Modified Gross	\$16.00 SF/yr	Lower Level Office Space that is ideally suited for a professional office/medical user. Spacious reception area, private restrooms and offices.

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

+/- 2,300 SF SUITE C- PRIVATE UNIT



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

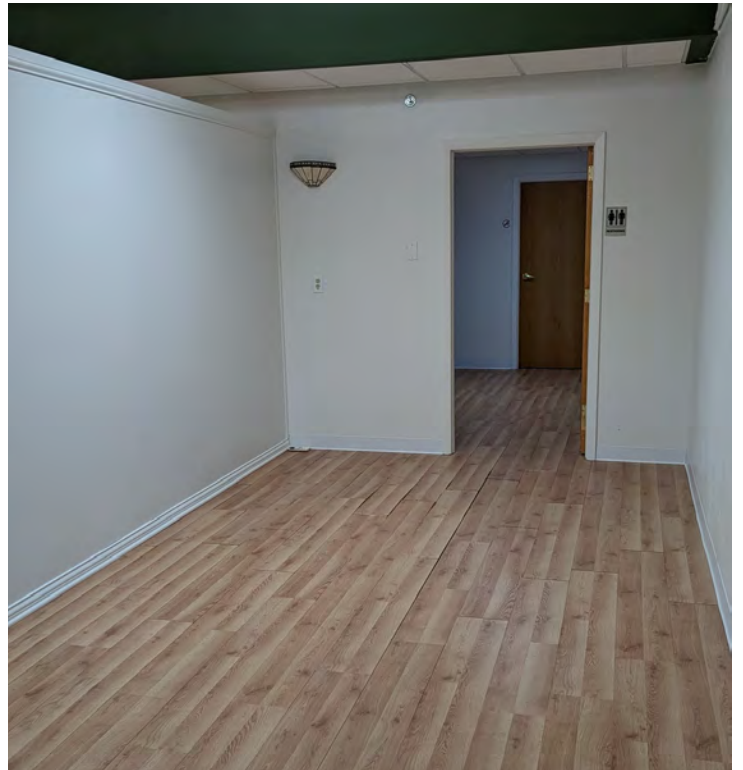
IL #471020279

+/- 2,454 SF SUITE D - LL



KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

+/- 895 SF SUITE E- LL



KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

ARIAL PHOTO



KAREN KULCZYCKI, CCIM, SIOR

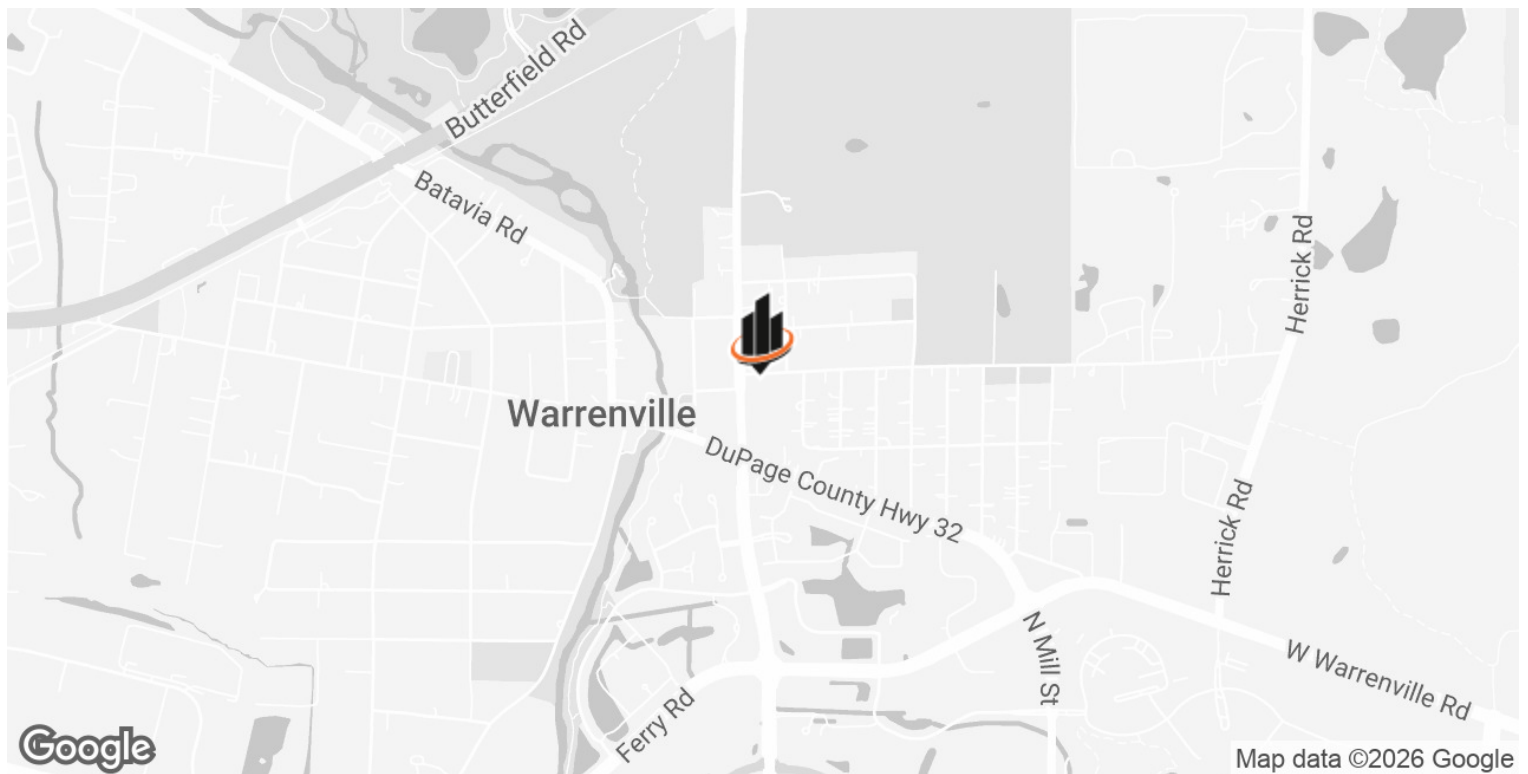
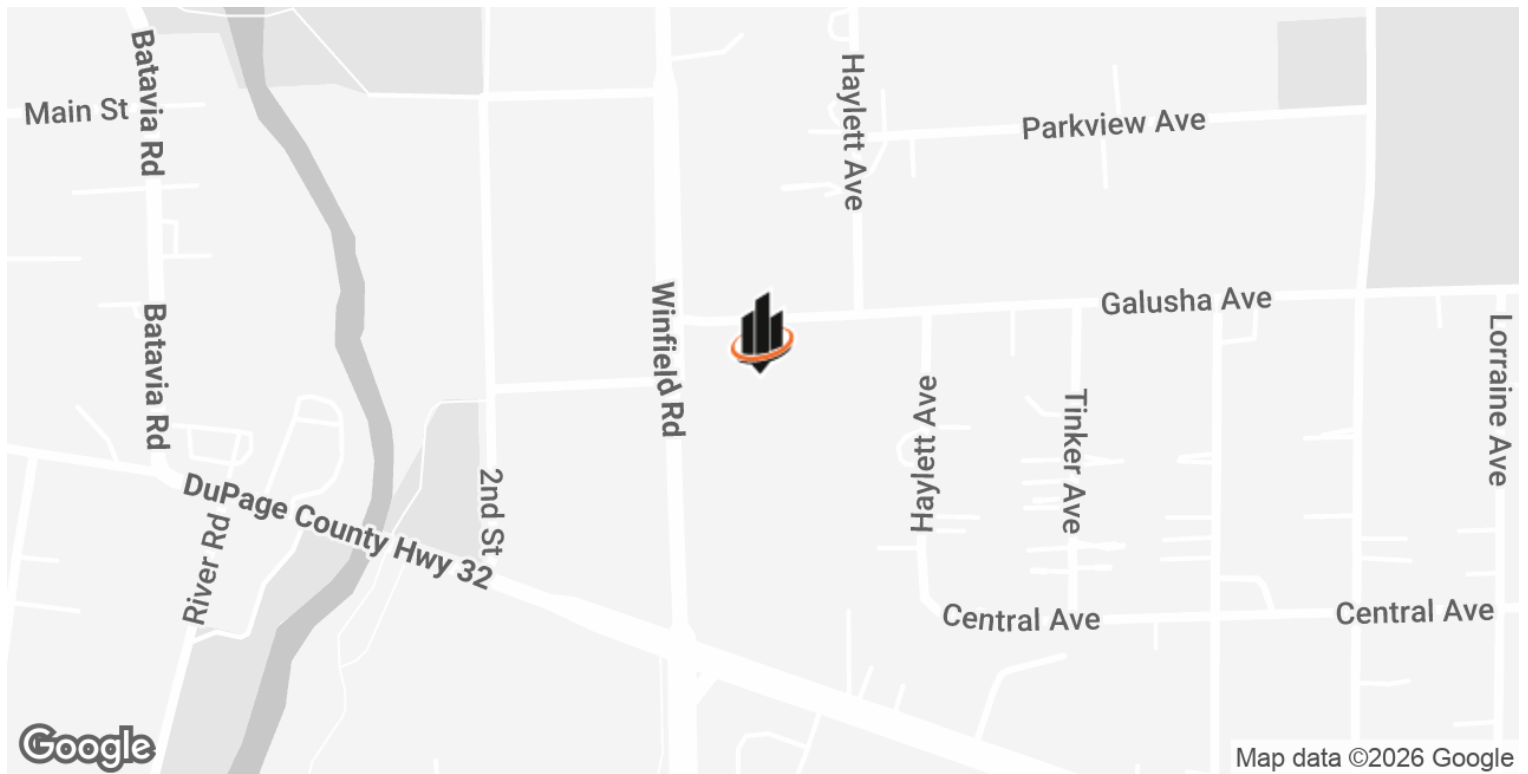
O: 630.330.3352

kkulczycki@svn.com

IL #471020279

+/- 895 TO 2,454 SF MEDICAL | OFFICE | MRI SUITE AVAILABLE | 3S517 Winfield Road Warrenville, IL 60555SVN | CHICAGO COMMERCIAL

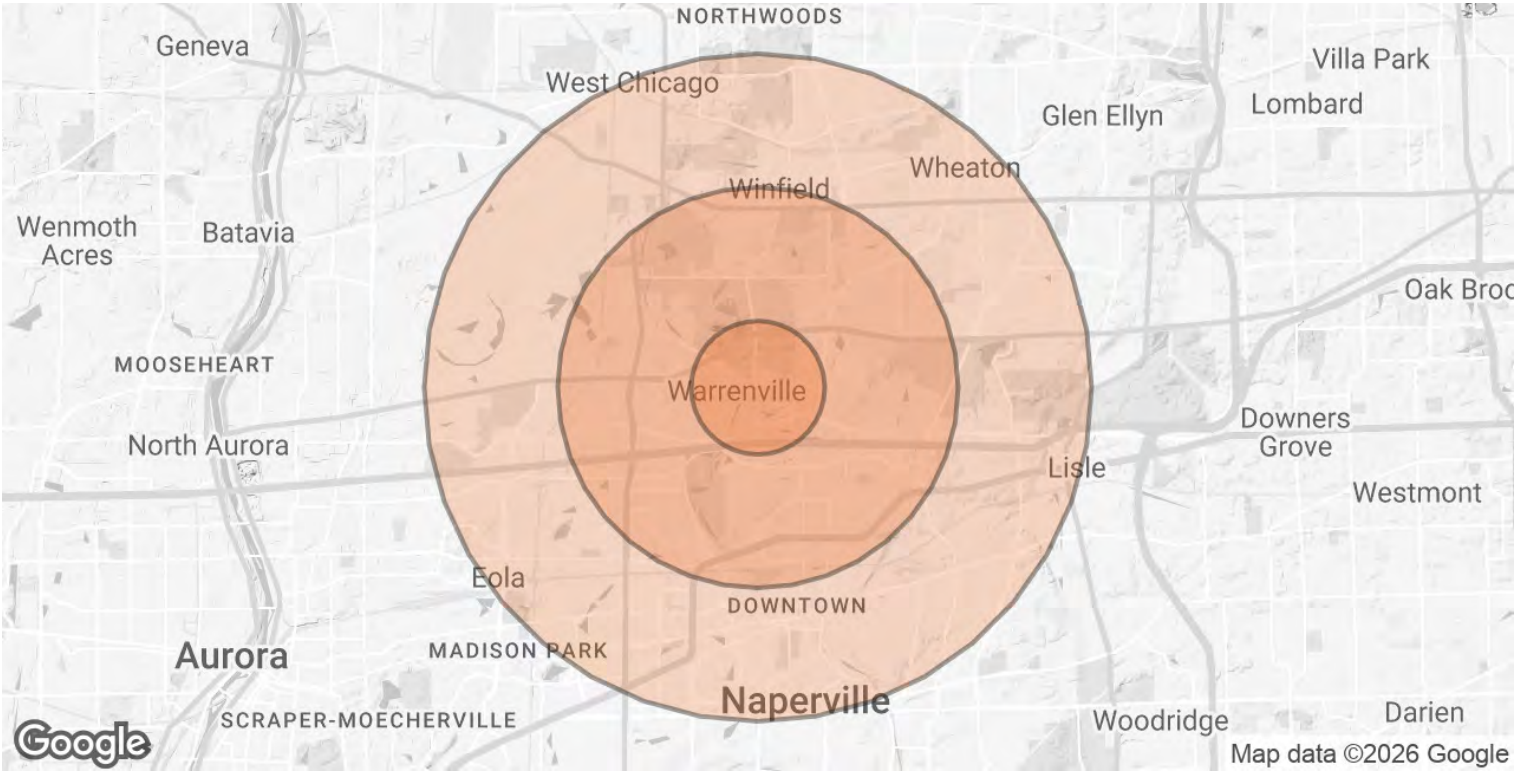
LOCATION MAPS



KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352
kkulczycki@svn.com
IL #471020279

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,589	54,673	193,077
AVERAGE AGE	42.7	41.0	39.5
AVERAGE AGE (MALE)	39.8	39.9	38.6
AVERAGE AGE (FEMALE)	45.5	42.7	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,621	22,007	73,439
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$165,909	\$155,873	\$158,638
AVERAGE HOUSE VALUE	\$404,145	\$439,865	\$452,608

2023 American Community Survey (ACS)

KAREN KULCZYCKI, CCIM, SIOR
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

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.

KAREN KULCZYCKI, CCIM, SIOR

O: 630.330.3352

kkulczycki@svn.com

IL #471020279