

# FOR LEASE

## MEDICAL OFFICE

27025 West Eames Street Channahon, IL 60410



### OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	13,014 SF
Available SF:	2,317 SF
Lot Size:	1.768 Acres
Number of Units:	9
Year Built:	2006
Zoning:	Commercial
Traffic Count:	11,700

### PROPERTY OVERVIEW

Discover a prime leasing opportunity at 27025 West Eames Street. This 2,317 square feet of purpose-built medical retail space, constructed in 2006, offers the ideal setting for healthcare delivery. With frontage along U.S. Route 6, the property ensures steady visibility, while the single-story layout simplifies patient and retail access. Nestled within a business park, this space provides ample onsite parking for patients and clients. Don't miss the chance to elevate your practice or retail operation in this exceptional location.

### PROPERTY HIGHLIGHTS

- 2,317 square feet of built medical retail space
- 7 Exam Rooms with Sinks
- X Ray Room
- Large waiting room and reception area
- Generous onsite parking for patients and clients

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit H	2,317 SF	NNN	\$18.00 SF/yr	2,317 SF medical suite offers an exceptional opportunity for healthcare providers seeking a fully built out space. Formerly medical office, the suite features seven exam rooms, a dedicated Xray room, and updated finishes throughout, creating a modern and efficient clinical environment. The property benefits from excellent frontage along a U.S. Rte 6, supported by ample onsite parking for both patients and staff. Its location and build out makes it especially attractive for dentists, orthodontists, oral health specialists, optometrists, and a wide range of medical users. The existing buildout significantly reduces the time and cost typically associated with constructing a new medical office, allowing incoming providers to focus on serving patients and growing their practice in a thriving commercial area.

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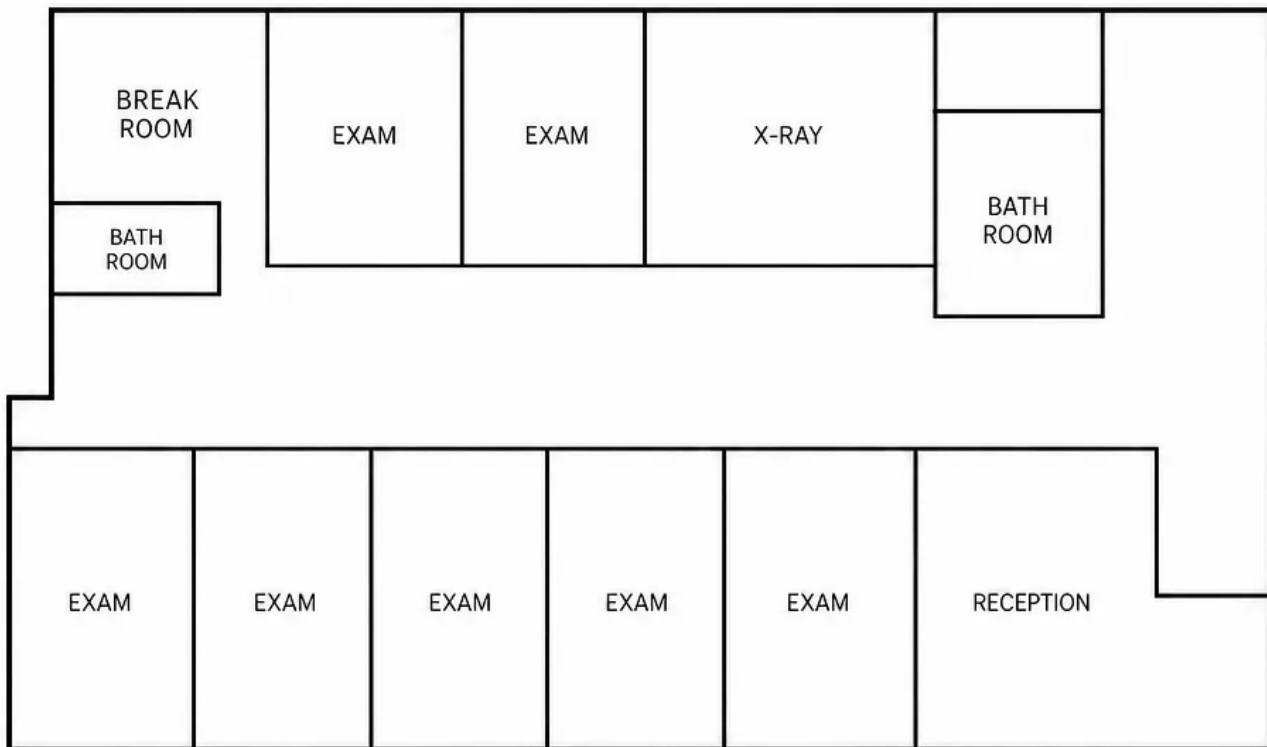


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