



LEASE

Keslinger Medical Campus

2700 KESLINGER ROAD

Geneva, IL 60134

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,000/mo (Gross)
BUILDING SIZE:	9,900 SF
AVAILABLE SF:	1,500 SF
YEAR BUILT:	2000
ZONING:	B3

PROPERTY OVERVIEW

A rare opportunity in one of Geneva's premier medical office destinations, Suite B at 2700 Keslinger Road offers 1,500 square feet of move-in ready clinical space ideally configured for a wide range of healthcare and wellness practitioners. The suite features four exam rooms, two private offices, a spacious waiting area with storage, and two bathrooms with showers - all within a professionally finished, newer construction building.

Located on the Keslinger Medical Campus directly across from Northwestern Medicine Delnor Hospital, tenants benefit from immediate proximity to one of the Fox Valley's premier healthcare anchors, strong visibility along the Randall Road retail corridor, ample surface parking at a 4.88/1,000 SF ratio, and monument signage availability. The sublease runs through October 31, 2027 at a flat \$3,000/month gross makes this an exceptionally clean and predictable occupancy cost for a growing practice looking to establish or expand its presence in the heart of the Fox Valley medical market. Longer terms are available.

LOCATION OVERVIEW

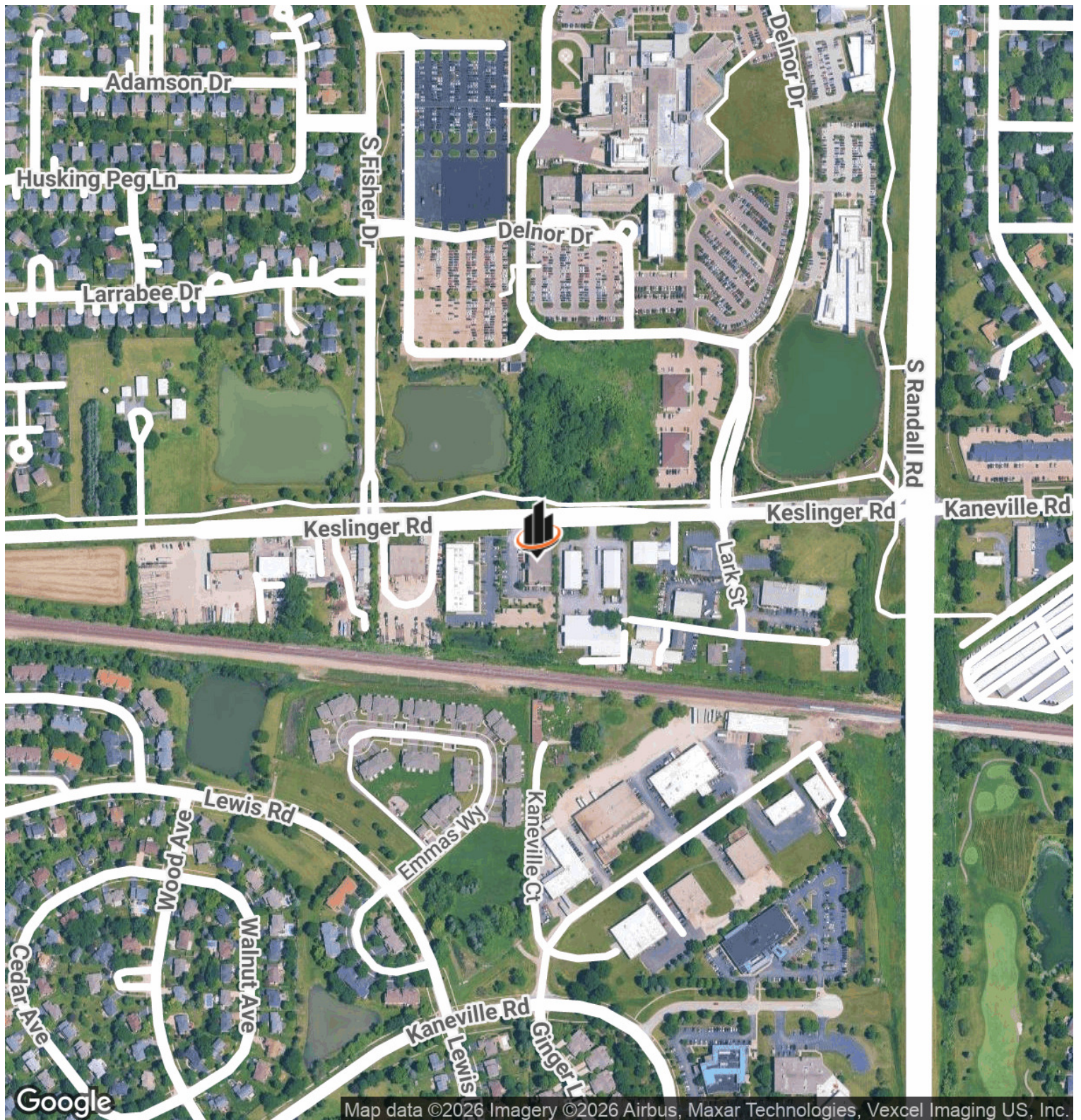
Located Geneva IL, an upscale community in west-suburban Chicago. Medical/professional property at Keslinger Rd, just west of Randall Rd, the primary regional commercial corridor thru Kane County. Directly across from Northwestern Medicine Delnor Hospital. Surrounded by strong mix of suburban residential, medical,

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AERIAL MAP



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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Move-In Ready Clinical Space
- Premier Medical Campus Location
- Initial, Fixed Occupancy Cost
- High-Traffic, High-Visibility Corridor
- Exceptional Parking
- Sublease Flexibility with Longer Terms Available

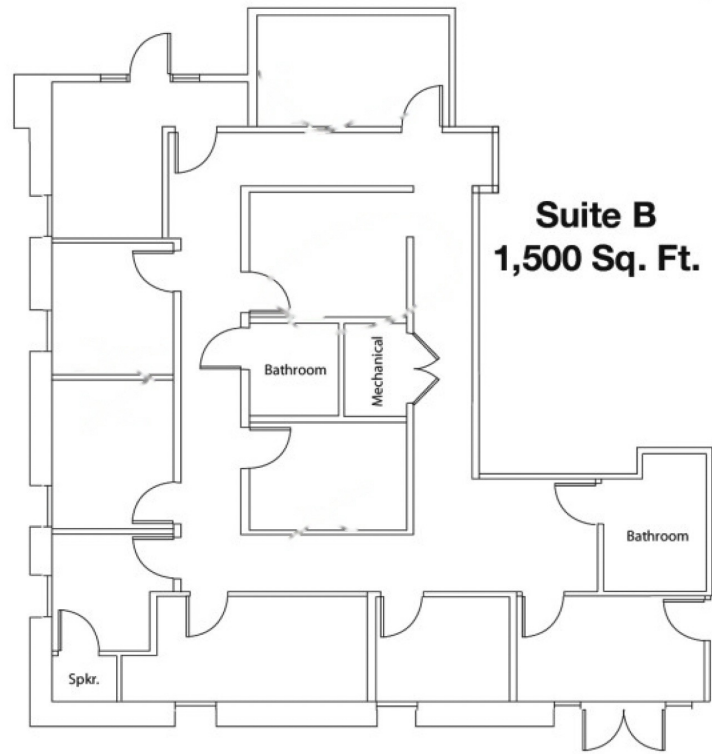


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LEASE SPACES



AVAILABLE SPACES

SUITE

SIZE (SF)

LEASE TYPE

LEASE RATE

Clinical Sub-Lease

1,500 SF

Gross

\$3,000 per month

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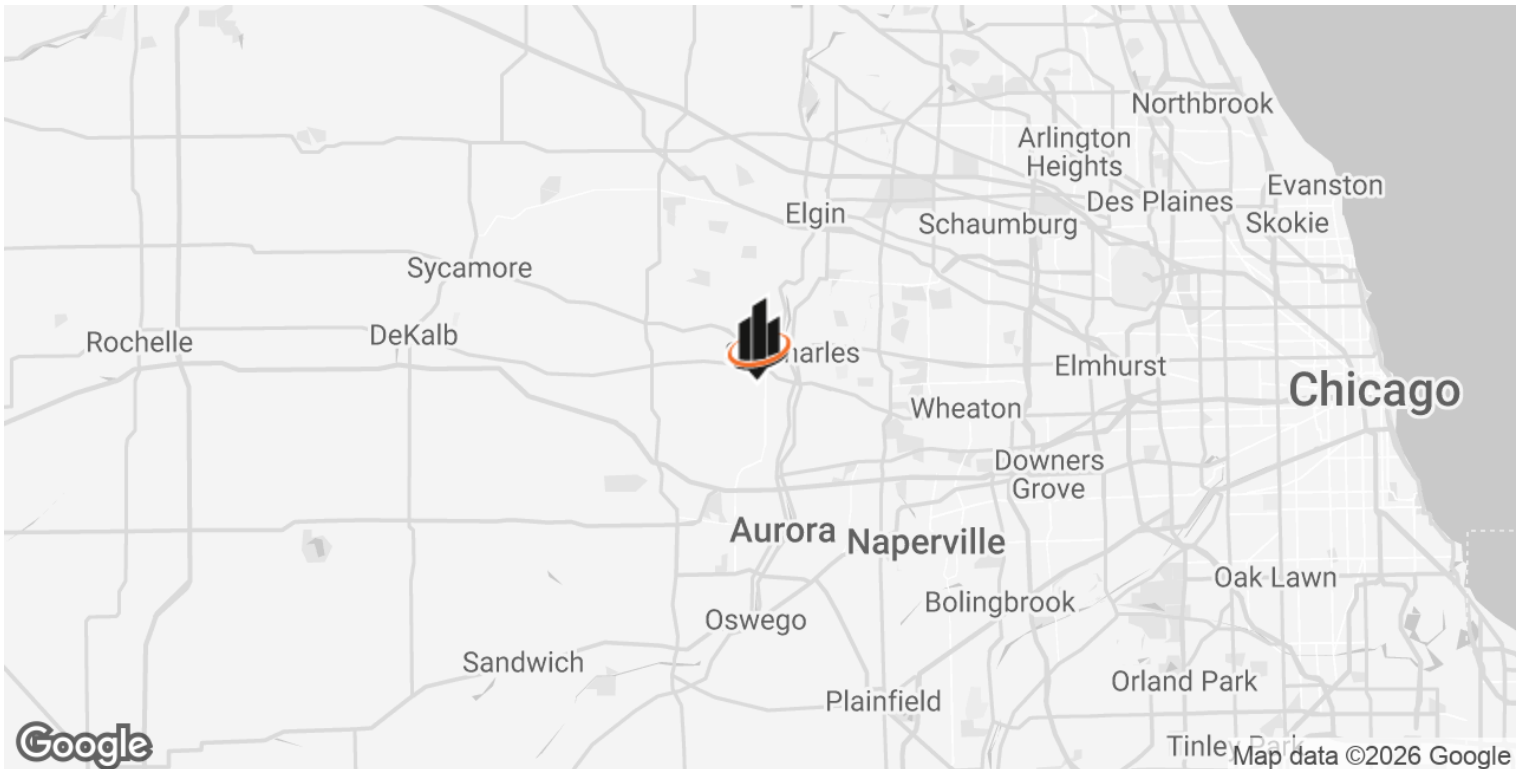
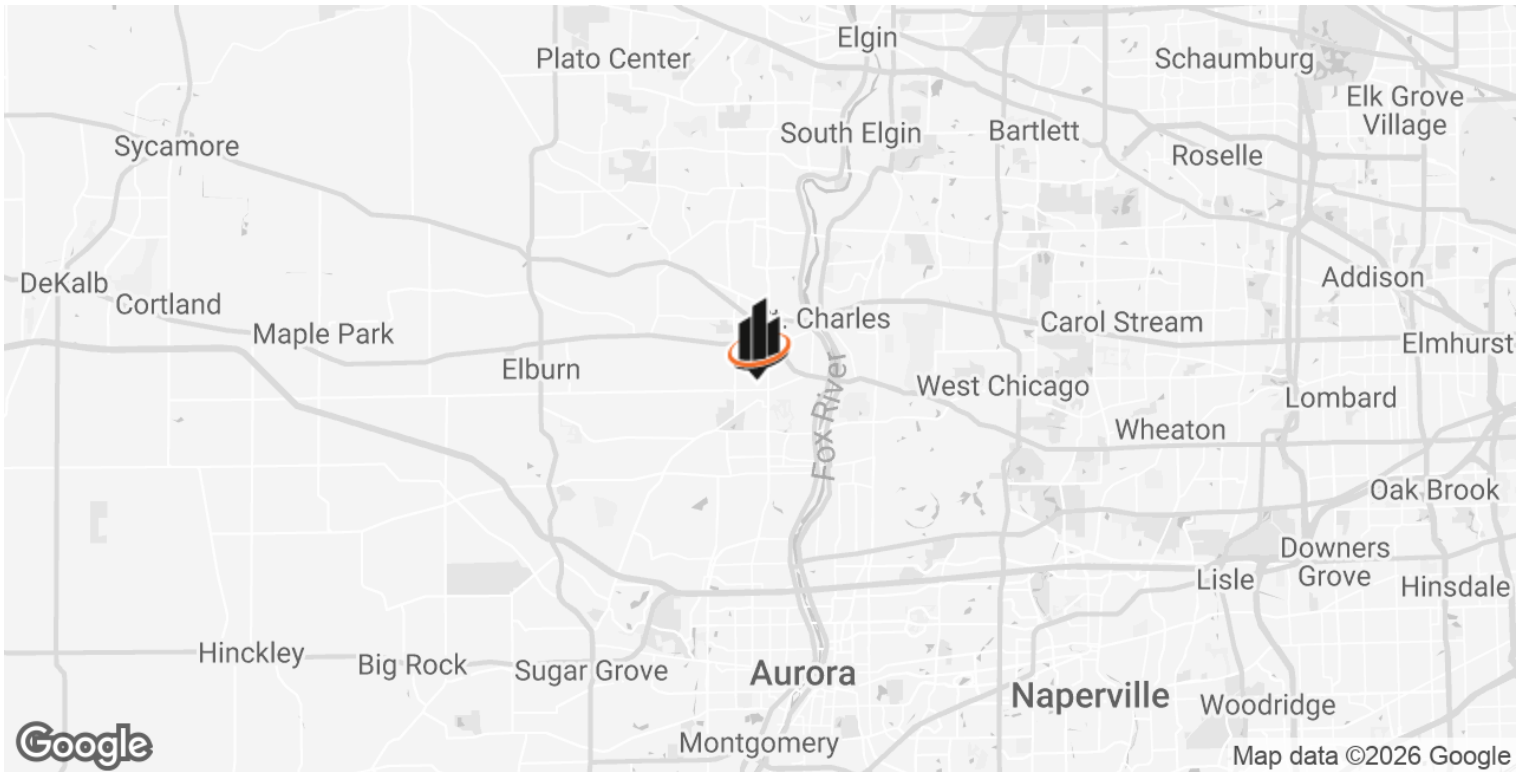
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PHOTOS



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REGIONAL MAP

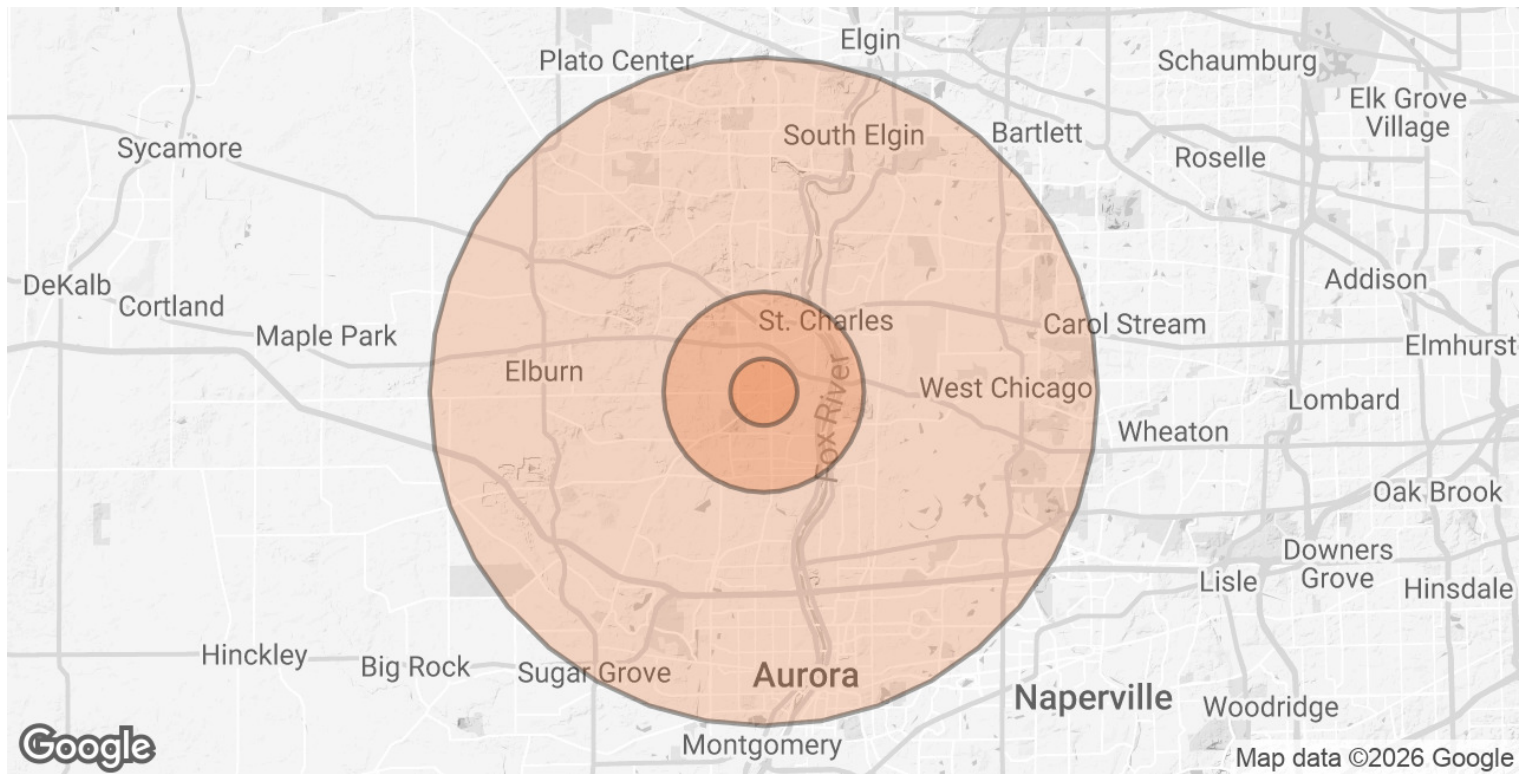


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
TOTAL POPULATION	6,153	55,213	415,575
AVERAGE AGE	40.8	41.4	39.8
AVERAGE AGE (MALE)	42.4	40.5	39.0
AVERAGE AGE (FEMALE)	40.0	42.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
TOTAL HOUSEHOLDS	2,223	21,557	147,731
# OF PERSONS PER HH	2.8	2.6	2.8
AVERAGE HH INCOME	\$202,635	\$154,138	\$139,938
AVERAGE HOUSE VALUE	\$469,040	\$412,695	\$360,521

2023 American Community Survey (ACS)

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