



TOWNLINE *Medical Center*

6 E Phillip Road, Vernon Hills, IL

VIEW
VIDEO
FOOTAGE
HERE



918 - 4,776 SF MEDICAL SPACES FOR LEASE



PRESENTED BY

your
NEXT LEVEL TEAM

Jennifer Hopkins, MBA
312.676.1865

svnchicago.com

Olivia Czyzynski
312.676.1862
fluent in Polish

NEXTLEVELSUBURBANCHICAGO@SVN.COM

Lina Adamis
224.723.2528

PROPERTY & OFFERING SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (NNN)
2025 CAM & TAXES:	\$10.00 SF/yr
AVAILABLE SF:	918 - 4,776 SF
LOT SIZE:	4.93 Acres
BUILDING SIZE:	21,621 SF
YEAR BUILT:	1986
BUILDING CLASS:	B
VPD:	37,000 VPD on Route 60
SUBMARKET:	Central North

PROPERTY DESCRIPTION

6 E Phillip Road is a 21,621 square-foot, single-story, multi-tenant medical office building offering suites available for lease ranging from 918 to 4,776 square feet. Designed specifically for healthcare providers, the building features private suite entrances, abundant parking, and easy patient access. Located in the heart of Vernon Hills just off Route 60, the property provides excellent visibility and is minutes from I-94, major hospitals, and a wide range of retail and dining amenities.

Ideal for a variety of medical and wellness practices, 6 E Phillip Road offers flexible floor plans to accommodate small private practices or larger group medical offices, all within a well-maintained and professionally managed setting.

LOCATION DESCRIPTION

The Property is directly on IL Route 60 (Townline Road) and located within minutes of Advocate Condell Medical Center, the largest health care provider, and only Level I Trauma Center in Lake County. Ample on-site parking, nearby public transportation options, and a well-established healthcare corridor further enhance the convenience and appeal of this location for both providers and patients.

PROPERTY HIGHLIGHTS

- Ample Parking - 220 Surface Spaces
- New, Large Exterior Tenant Directory Signage
- TV Directory in Common Area

OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

AVAILABLE LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	918 - 4,776 SF	LEASE RATE:	\$13.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	1,597 - 3,695 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 4 exam rooms with sinks, 2 private offices, private bathroom, and storage. 2025 CAM/Tax \$10.00 PSF. 3,695 SF combines suites 101, 103 & 105.
Suite 103	918 - 3,695 SF	NNN	\$13.50 SF/yr	Suite will be available 9/1/2025. Waiting room and reception area, 3 exam rooms with sinks, lab area, private bathroom, and storage room. 2025 CAM/Tax \$10.00 PSF. 3,695 SF combines suites 101, 103 & 105.
Suite 104	1,533 - 3,349 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 3 exam rooms with sinks, 2 private offices and storage. 2025 CAM/Tax \$10.00 PSF. 3,349 SF combines suites 104 & 106.
Suite 105	1,180 - 3,695 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 1 exam room with sink & 3 additional exam rooms, lab area, 1 private office, private bathroom. 2025 CAM/Tax \$10.00 PSF. 3,695 SF combines suites 101, 103 & 105.
Suite 106	1,816 - 3,349 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 3 exam rooms with sinks, lab area, 4 private offices, private bathroom, and storage. 2025 CAM/Tax \$10.00 PSF. 3,349 SF combines suites 104 & 106.
Suite 109	1,006 SF	NNN	\$13.50 SF/yr	2025 CAM/Tax \$10.00 PSF.
Suite 114	1,663 SF	NNN	\$13.50 SF/yr	Waiting room and reception area, 4 exam rooms with sinks, lab area, 2 private offices, staff lounge, private bathroom, and storage. 2025 CAM/Tax \$10.00 PSF.
Suites 101-109	4,701 SF	NNN	\$13.50 SF/yr	Ability to combine suites 101-109 for a total of 4,701 SF. 2025 CAM/Tax \$10.00 PSF.
Suites 104-108	4,776 SF	NNN	\$13.50 SF/yr	Ability to combine suites 104-108 for a total of 4,766 SF. 2025 CAM/Tax \$10.00 PSF.

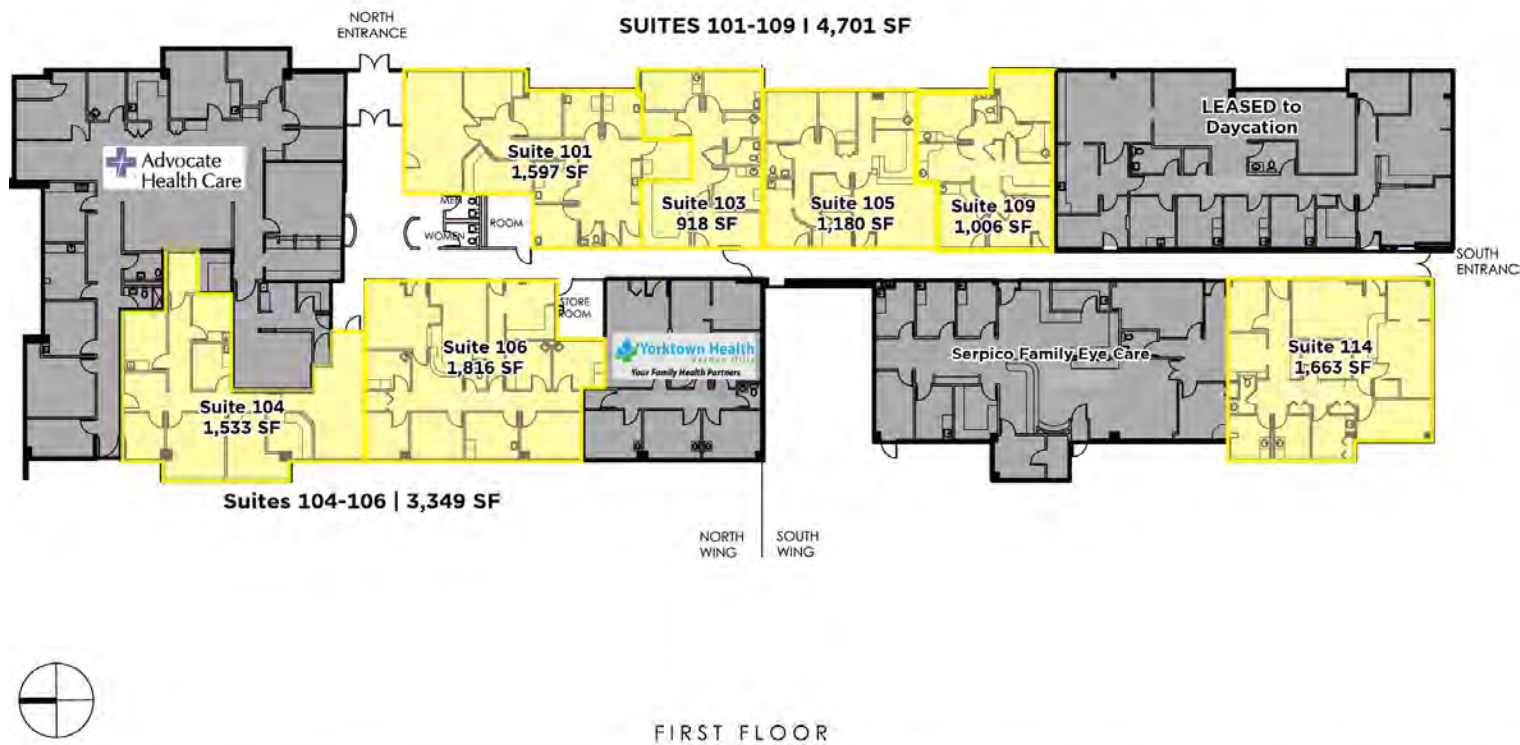
OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

SITE PLAN

6 E PHILLIP ROAD | VERNON HILLS
SITE PLAN



6 EAST PHILLIP ROAD
VERNON HILLS, ILLINOIS 60061

NATIONWIDE HEALTH PROPERTIES, INC

OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

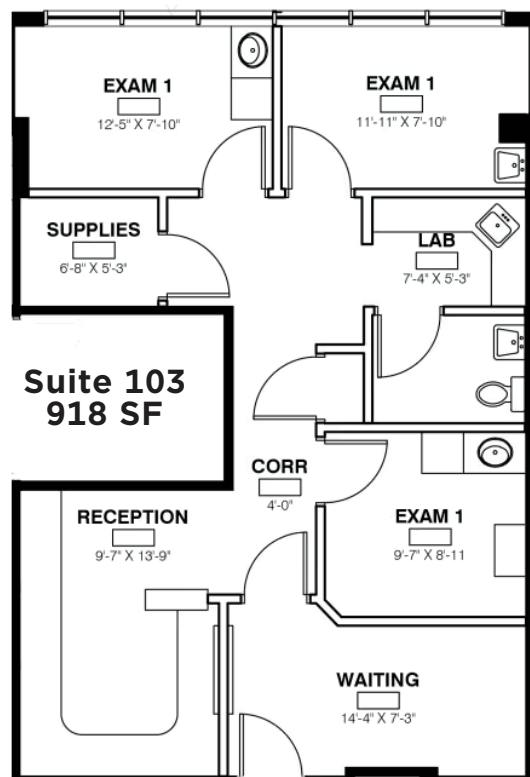
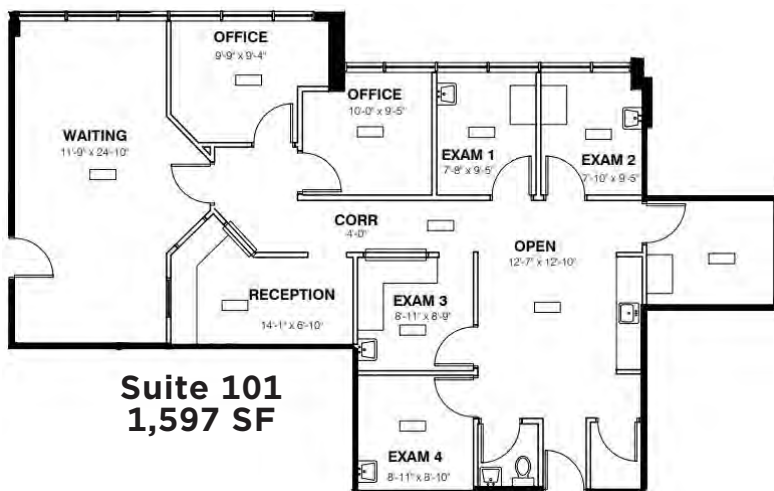
LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

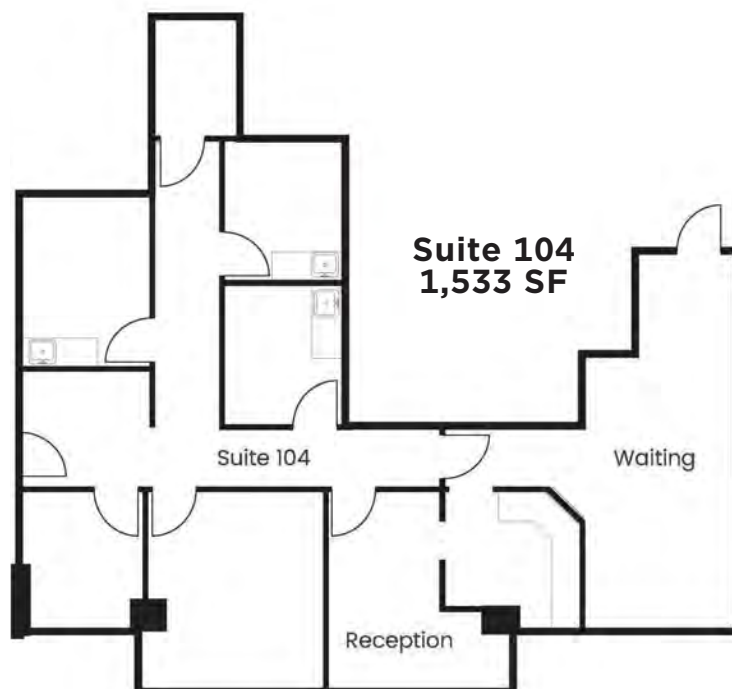
FLOOR PLANS (1)



CLICK FOR
VIRTUAL TOUR
SUITE 101



CLICK FOR
VIRTUAL TOUR
SUITE 104



OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyzynski@svn.com

LINA ADAMIS

O: 224.723.2528

evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA

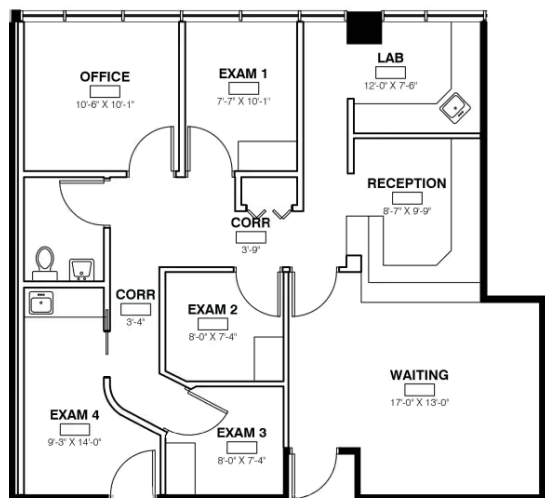
O: 312.676.1865

jennifer.hopkins@svn.com

FLOOR PLANS (2)



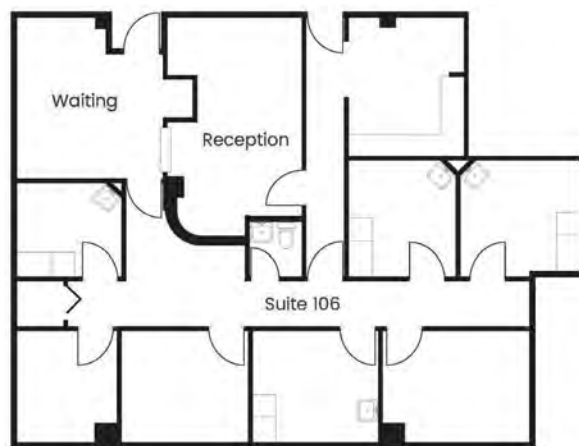
CLICK FOR
VIRTUAL TOUR
SUITE 105



Suite 105 | 1,180 SF



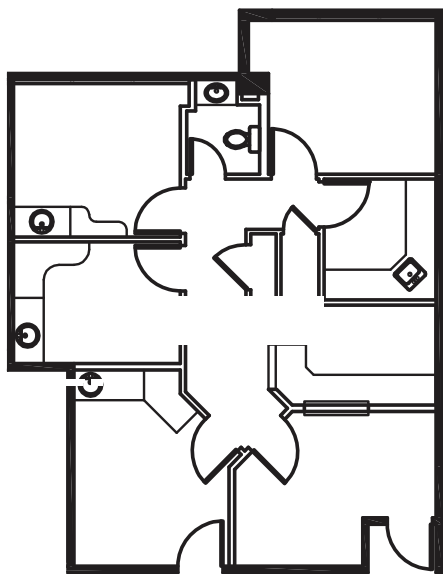
CLICK FOR
VIRTUAL TOUR
SUITE 106



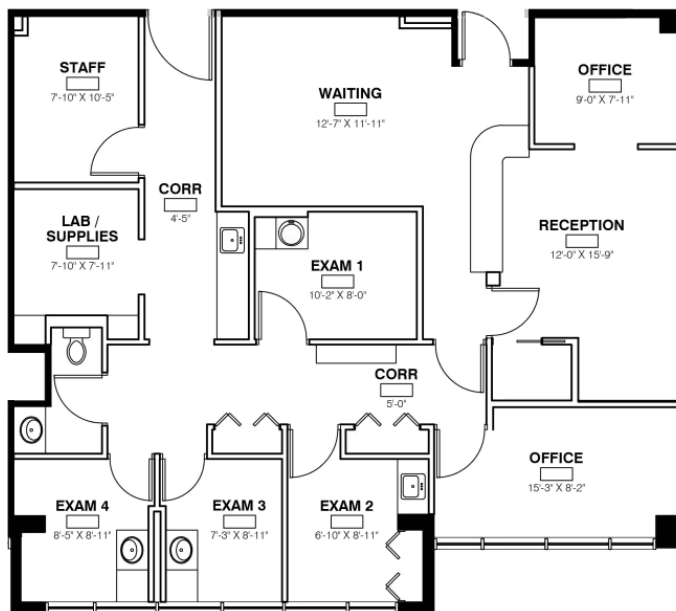
Suite 106 | 1,816 SF



CLICK FOR
VIRTUAL TOUR
SUITE 114



Suite 109 | 1,006 SF



Suite 114 | 1,633 SF

OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyzynski@svn.com

LINA ADAMIS

O: 224.723.2528

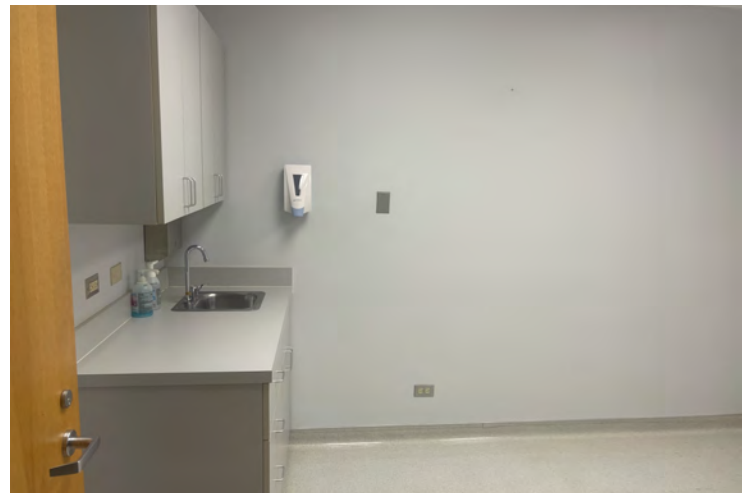
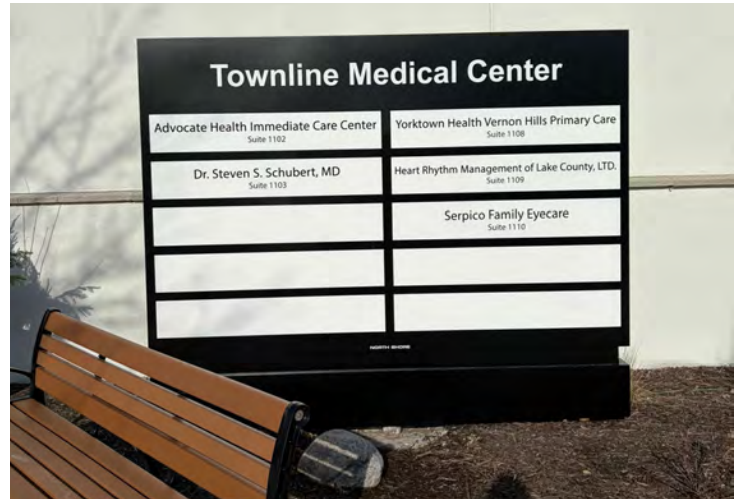
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865

jennifer.hopkins@svn.com

ADDITIONAL PHOTOS

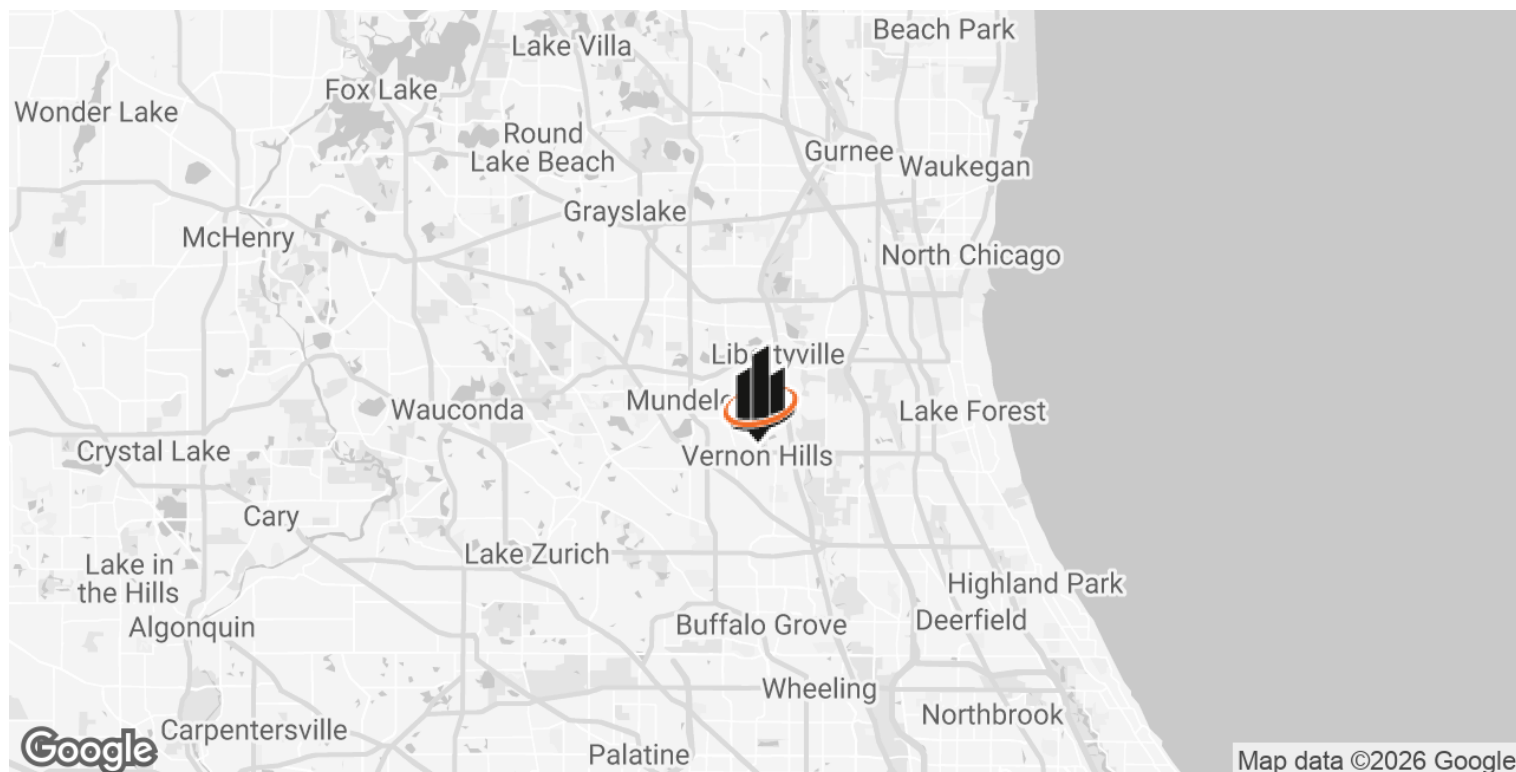


OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

RETAILER & LOCATION MAP

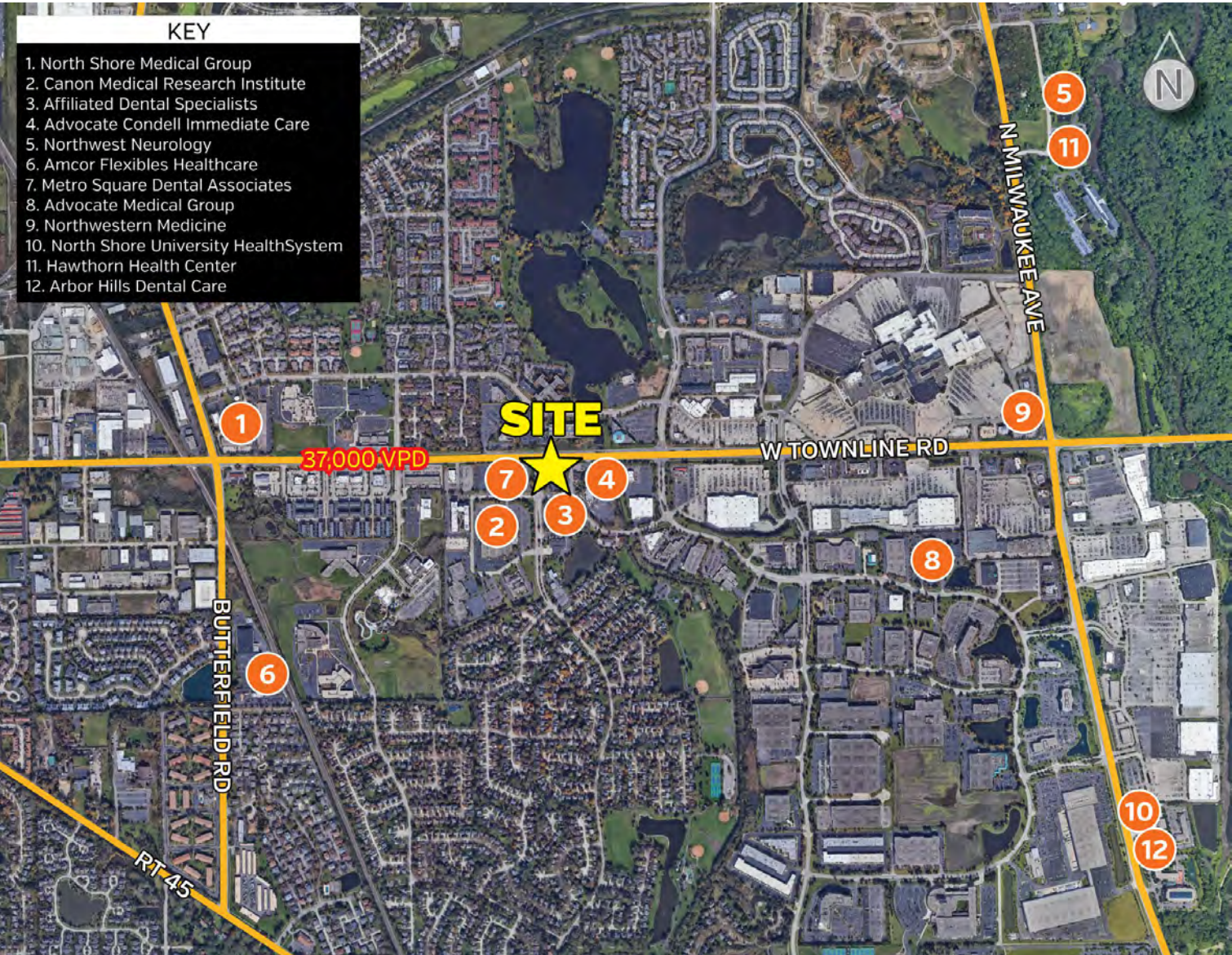


OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

NEARBY MEDICAL BUILDINGS MAP

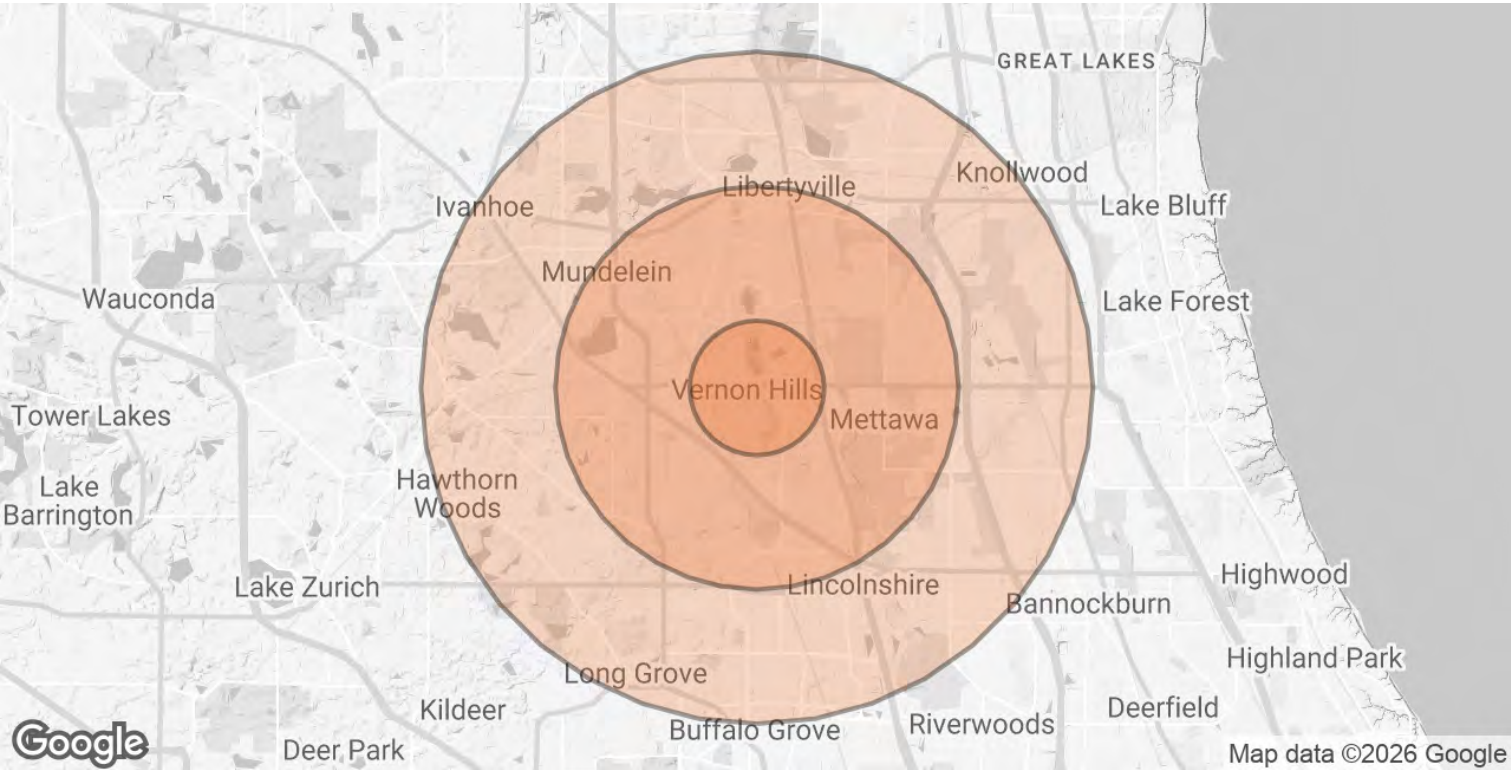


OLIVIA CZYZYNSKI
O: 312.676.1862
olivia.czyzynski@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
O: 312.676.1865
jennifer.hopkins@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,068	62,136	132,208
AVERAGE AGE	40.5	41.4	43.0
AVERAGE AGE (MALE)	40.0	40.6	42.5
AVERAGE AGE (FEMALE)	41.5	42.0	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,149	23,357	48,785
# OF PERSONS PER HH	2.3	2.7	2.7
AVERAGE HH INCOME	\$128,965	\$166,614	\$187,608
AVERAGE HOUSE VALUE	\$327,502	\$453,234	\$514,306

2023 American Community Survey (ACS)

OLIVIA CZYZYNSKI
 O: 312.676.1862
 olivia.czyzynski@svn.com

LINA ADAMIS
 O: 224.723.2528
 evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA
 O: 312.676.1865
 jennifer.hopkins@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the lease 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.

OLIVIA CZYZYNSKI **LINA ADAMIS**

O: 312.676.1862

O: 224.723.2528

olivia.czyzynski@svn.com

evangelina.adamis@svn.com

JENNIFER HOPKINS, MBA

O: 312.676.1865

jennifer.hopkins@svn.com