

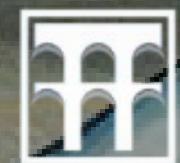
3433 W MADISON

Chicago, IL



Oak Street Health | Single-Tenant Medical

10,879 SF | 7-YEAR SUBLEASE



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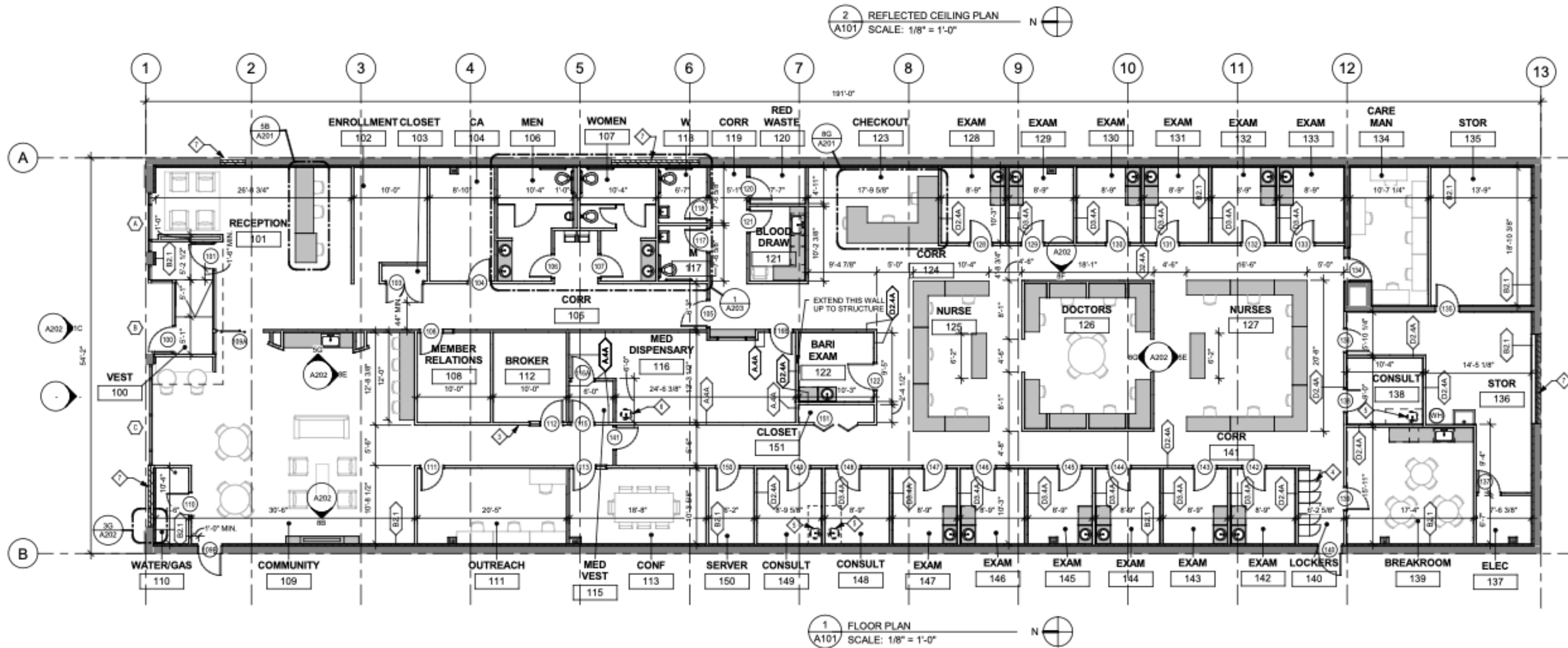
OPPORTUNITY

Located at 3433 W Madison Street in Chicago, this 10,879 SF single-tenant medical property is leased to Oak Street Health under a NNN structure.

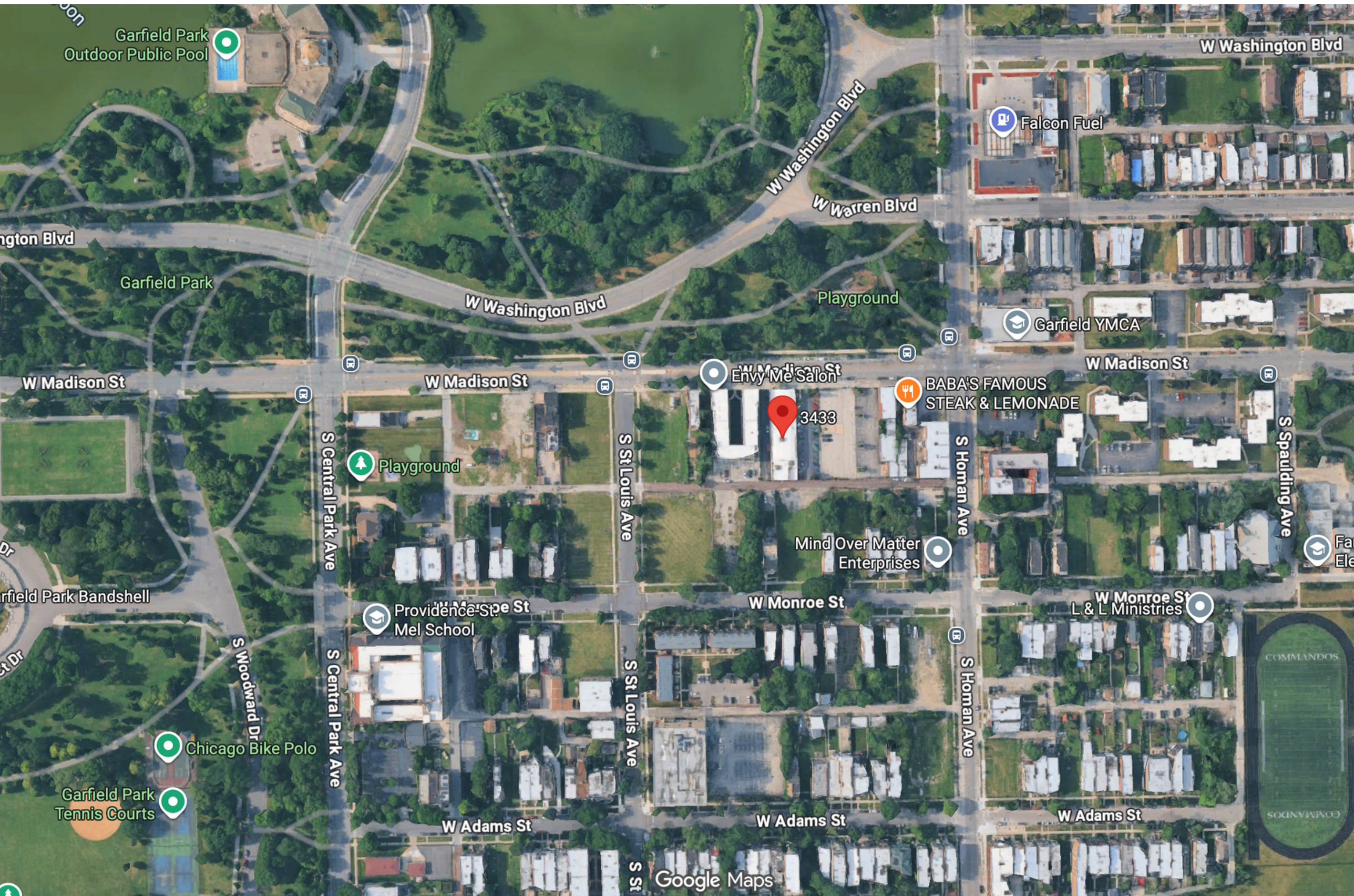
- 10,879 SF single-tenant medical office building on approximately 0.33 acres
- Passive NNN lease structure with minimal landlord responsibilities and 2.50% annual rent increases
- Existing medical buildout ideal for medical office, clinical, or community healthcare use
- Urban Chicago location with CTA Green and Blue Line stations within approximately 0.6 mile, plus nearby Metra access



SITE PLAN



AERIAL



DEMOGRAPHICS



378.7K

TOTAL POPULATION
3 MILE RADIUS



\$66.9K

MEDIAN HH INCOME
3 MILE RADIUS



144.8K

HOUSEHOLDS
3 MILE RADIUS



36

AVERAGE AGE
3 MILE RADIUS



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