



3200 W. HIGGINS ROAD

Hoffman Estates, IL 60169

CHRISTINE SIMEK
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3200 W. HIGGINS ROAD HOFFMAN ESTATES, IL 60169

MEDICAL OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Situated in Hoffman Estates, this multi-tenant medical building is an excellent option for any medical practice eager to embark on a new venture or to grow their already successful operations. Nestled within a bustling commercial district, the location offers convenient access to major highways, public transportation and is in close proximity to Ascension Hospital making it an ideal hub for practices and employees. The building boasts modern amenities, ample parking, and customizable spaces that cater to a variety of business needs. Plus, the vibrant community of Hoffman Estates offers a wealth of networking opportunities, dining options, and recreational activities, enhancing the work-life balance for your team.

LOCATION DESCRIPTION:

Discover an ideal location for your medical office at the heart of Hoffman Estates, IL. The surrounding area offers a thriving business community and convenient access to top amenities like the nearby Sears Centre Arena and the Stonegate Conference and Banquet Centre. Enjoy a wide range of dining options at the nearby Poplar Creek Crossing and the Arboretum of South Barrington. As a prospective tenant, you'll appreciate the easy accessibility to major roadways and O'Hare International Airport, as well as the vibrant, diverse community that characterizes Hoffman Estates.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	2,395 SF
Building Size:	21,635 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	27	861
Total Population	19	77	2,368
Average HH Income	\$107,090	\$164,161	\$121,832

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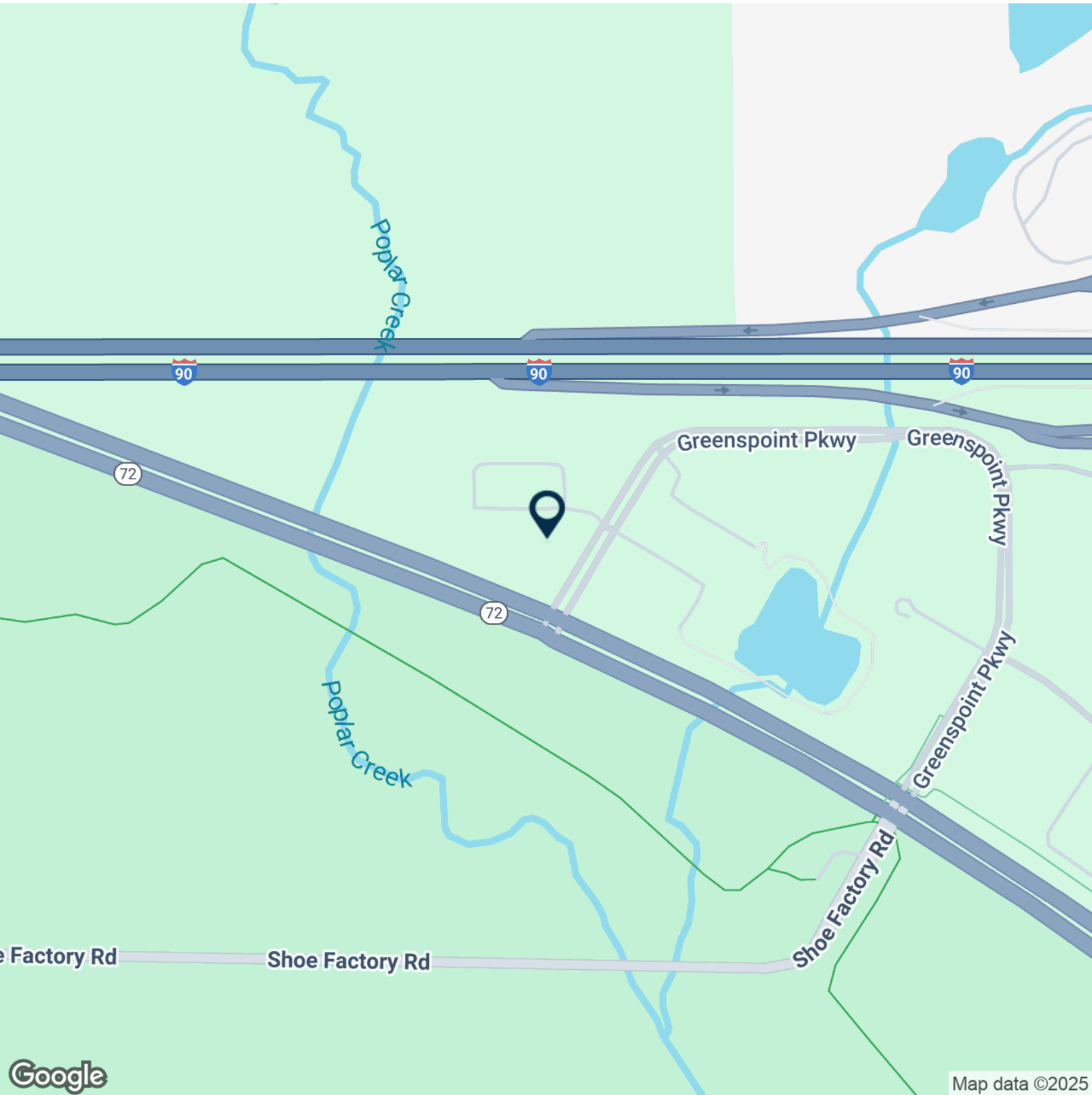
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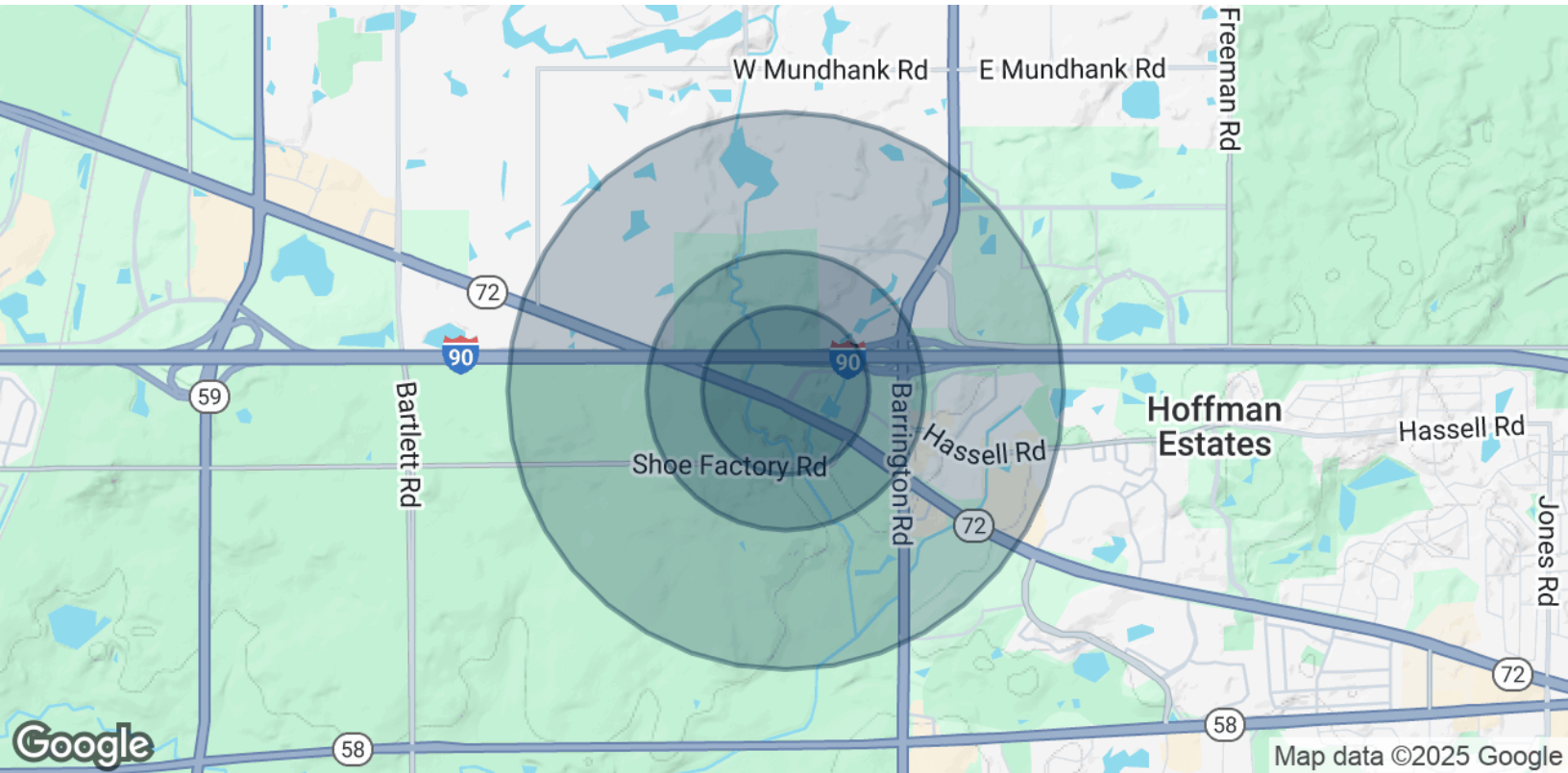


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	19	77	2,368
Average Age	50	48	39
Average Age (Male)	47	46	38
Average Age (Female)	52	49	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	7	27	861
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$107,090	\$164,161	\$121,832
Average House Value	\$398,518	\$670,106	\$394,903

Demographics data derived from AlphaMap

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