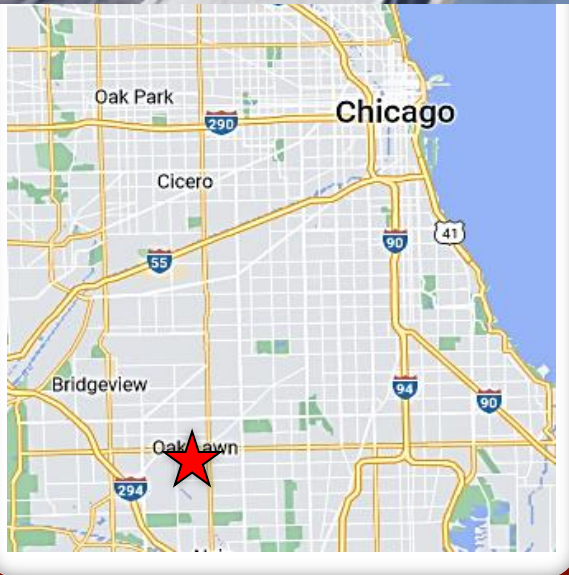


Museum Dr. (95<sup>th</sup> Street)  
Oak Lawn, Illinois

# FOR LEASE

FULLY BUILT OUT MEDICAL SPACES



- 1,500 -2,500 sf. fully built out medical office and 2,550 sf physical therapy spaces. Fully fixtured, turn-key for lease on 95<sup>th</sup> street adjacent to the Oak Lawn Metra train station.
- Medical Office was built out in 2019 with 6 exam rooms, lab, kitchenette, comfortable waiting area, two restrooms and doctor's office ... beautiful, efficient and functional build out.
- PT space formerly RUSH PT, has been a tenant since 2015.
- Excellent visibility on 95th, large windows, highly visible signage
- Tenants include the Oak Lawn Children's Museum, Alzein Pediatric Urgent Care, and an ice cream shop
- Ample parking in front of center off Museum Drive as well as free parking in the adjacent parking ramp. 33,400 VPD along 95<sup>th</sup> Street.

JOE PADORR

312.316.2300

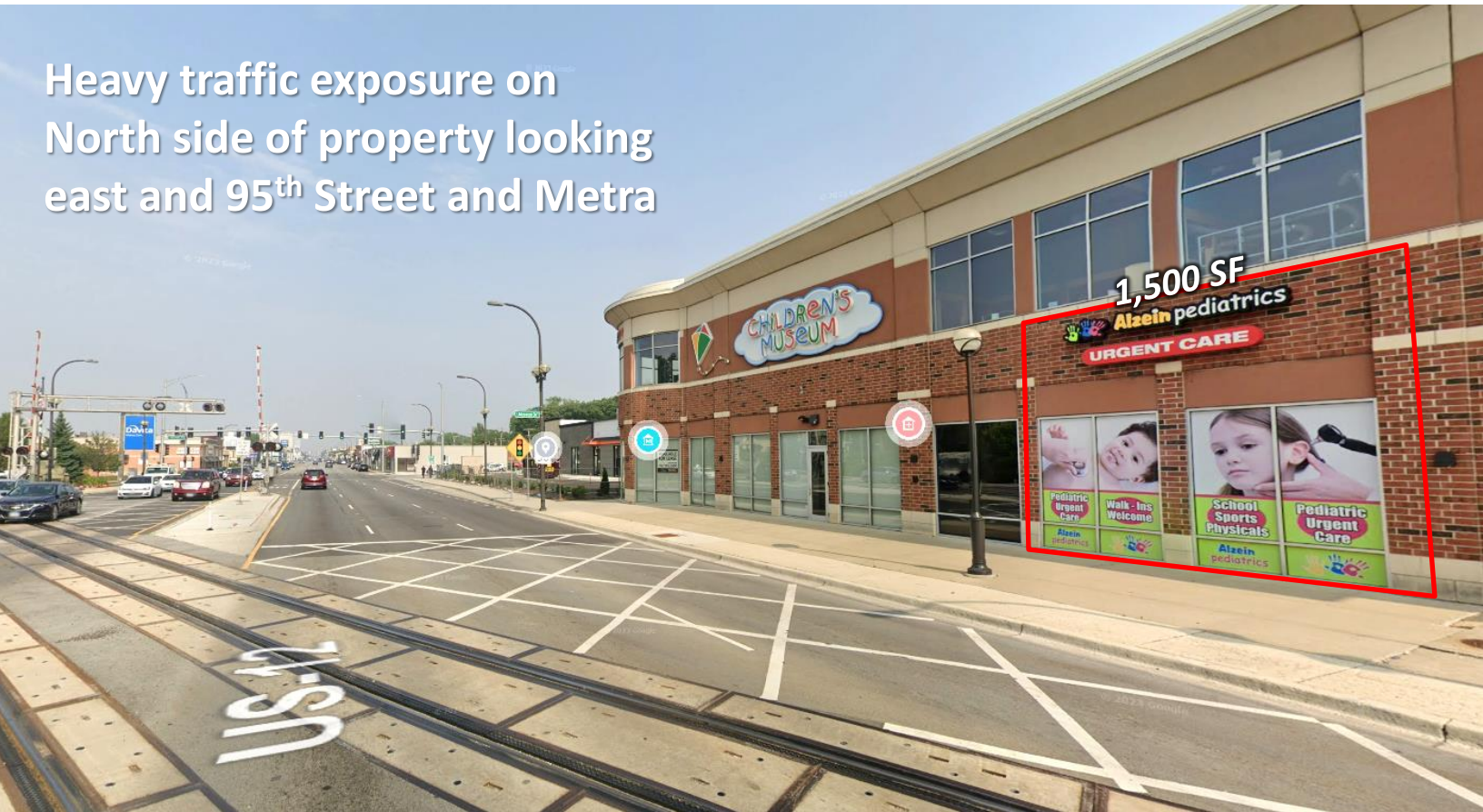
[jpadorr@seneca-re.com](mailto:jpadorr@seneca-re.com)

**SENECA**  
REAL ESTATE GROUP

Main entrances and parking on south side of building



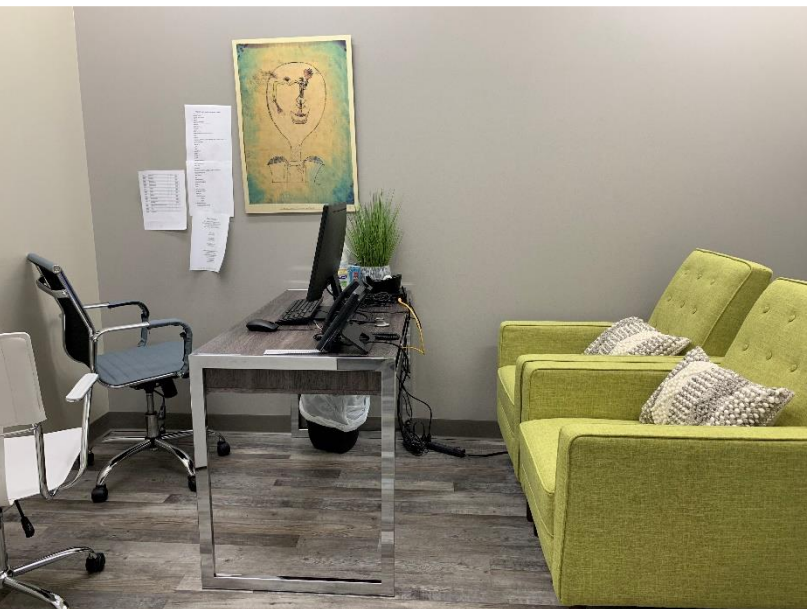
Heavy traffic exposure on North side of property looking east and 95<sup>th</sup> Street and Metra



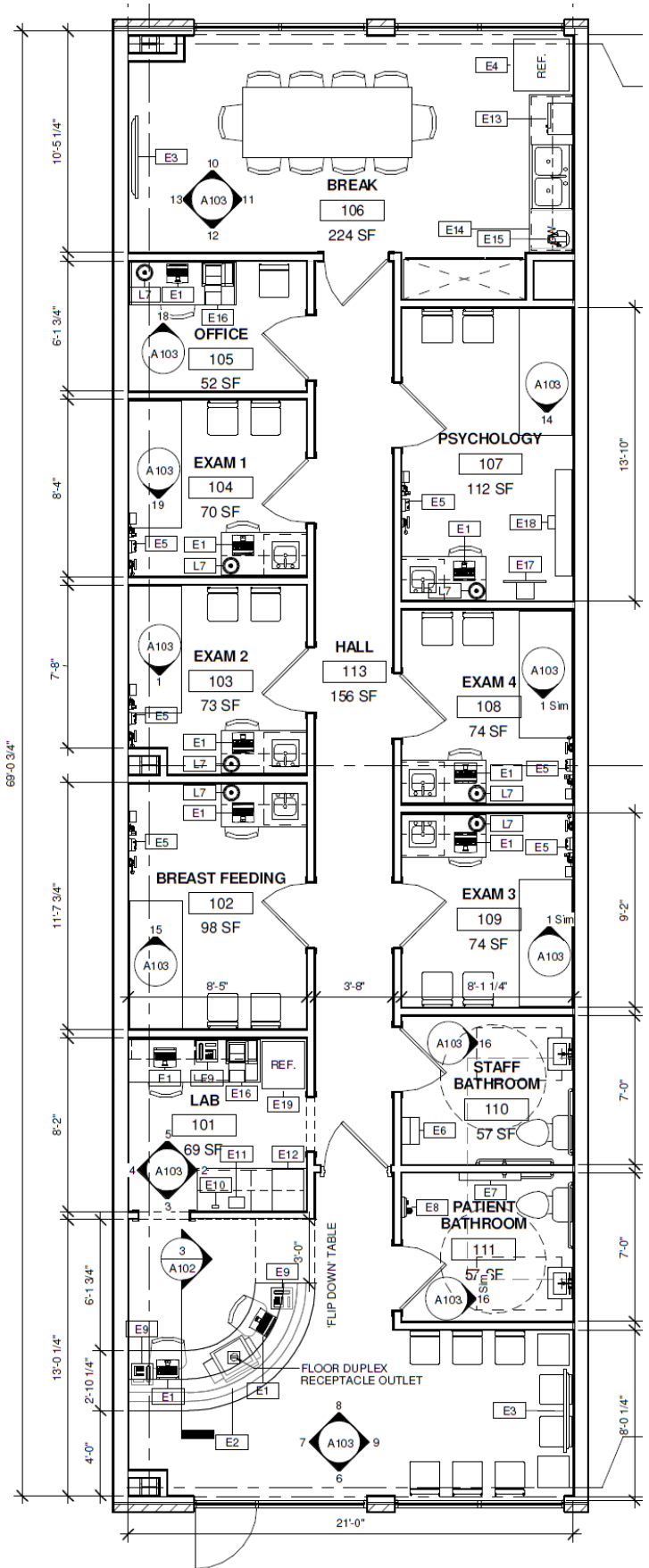
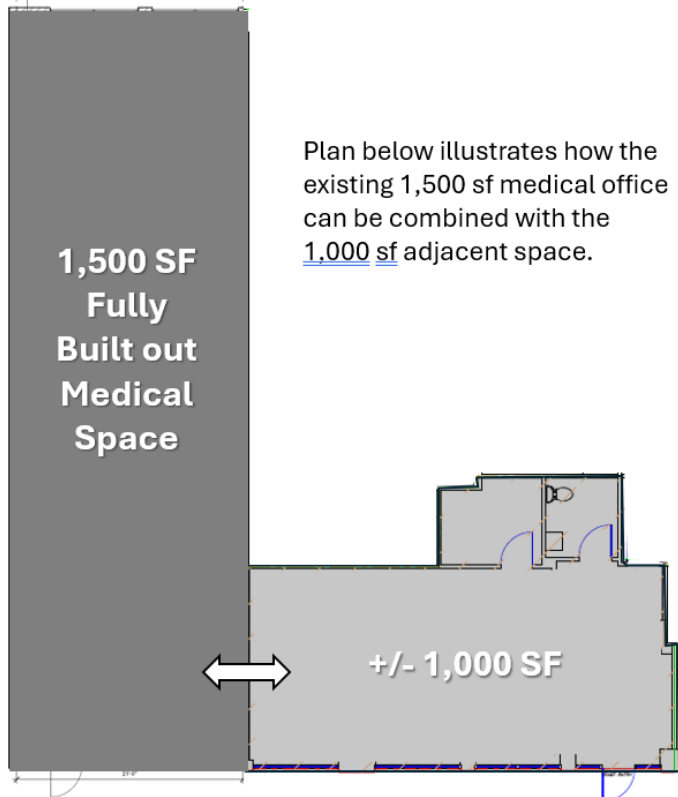


Metra Rail Station Adjacent to Property

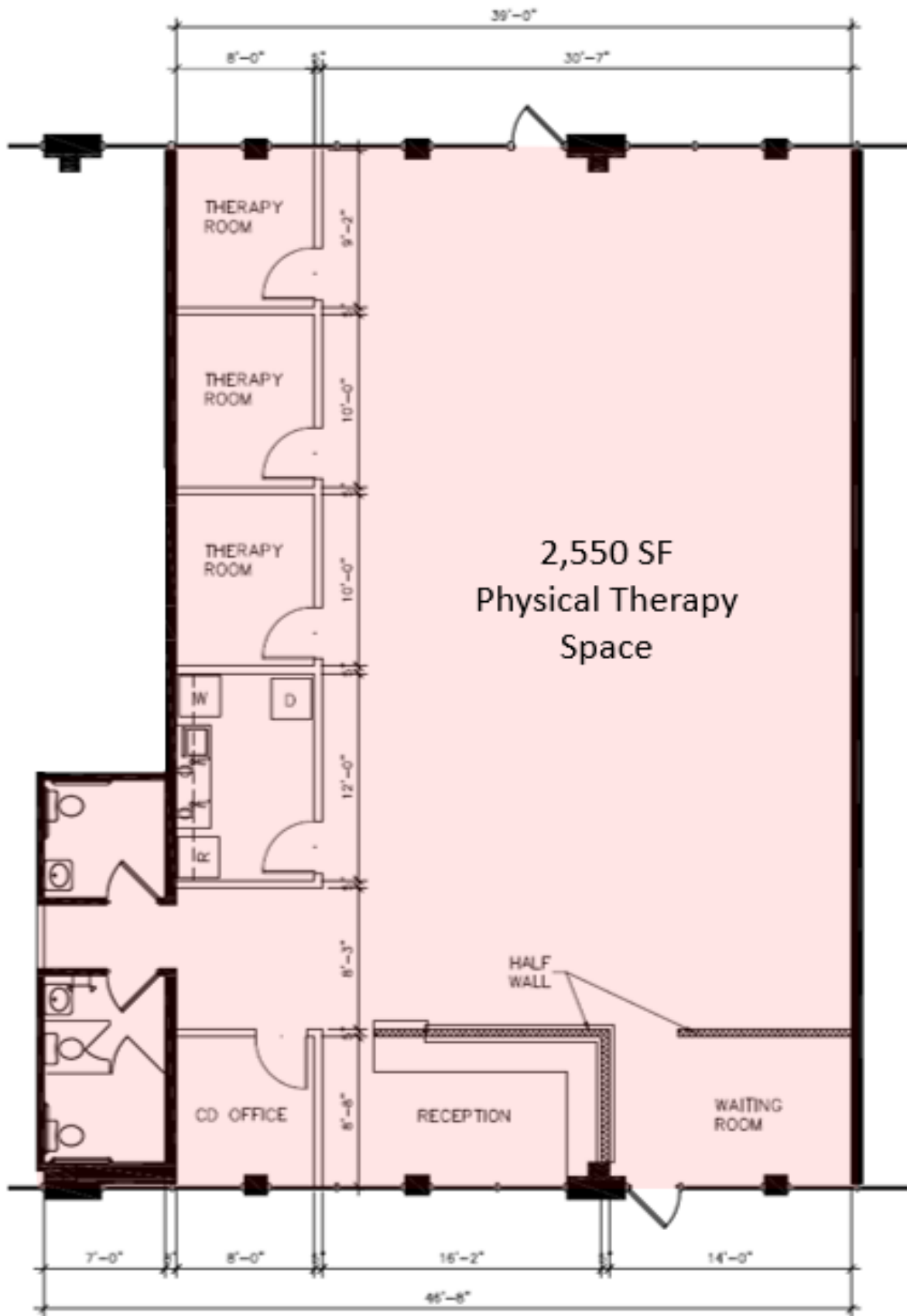


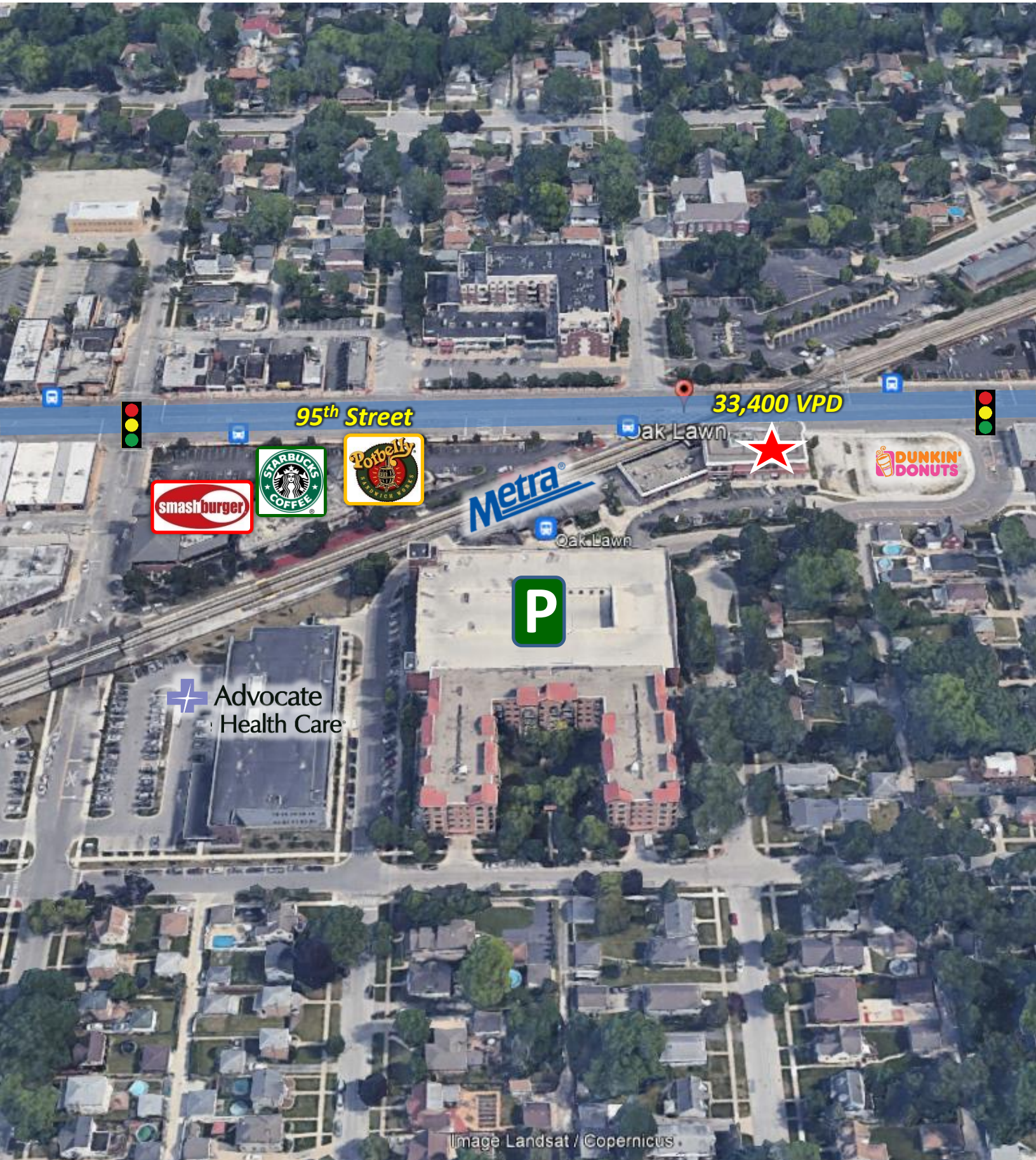


Fully built out Medical Space  
1,500 SF can expand to 2,500 sf  
with adjacent 1,000 sf









95<sup>th</sup> Street

33,400 VPD



Advocate Health Care

Image Landsat / Copernicus