

For Lease

Medical/Office

3,000-10,000 SF



## 204 E. Prairie Street

Marengo, IL 60152

### PROPERTY HIGHLIGHTS

- Building size: 24,571 SF
- Year built: 2007
- **Units 2 & 3:** 2,361-7,000 SF Medical Space
  - Unit 2: 3,200 SF
  - Unit 3: 2,361 SF
- **Unit 4:** 3,000 SF General Office Space
- Zoning: B-1
- Lot Size: 0.88 Acres
- Construction: Masonry
- 0.2 Miles to Rte 20 via S Taylor Street
- **Lease Rate:** \$14.75 PSF Modified Gross



TURNKEY  
FINISHES



PARKING RATIO:  
3.30/1,000 SF



0.5 MILES TO RTE 176  
VIA TAYLOR ST

 VIDEO  
TOUR

### Contact

Doug Altenberger  
+1 630 693 0699  
daltenberger@hiffman.com

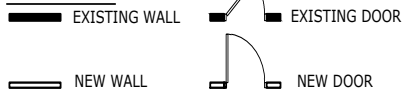
One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

# UNIT 2: 3,200 SF MEDICAL EXAM UNIT

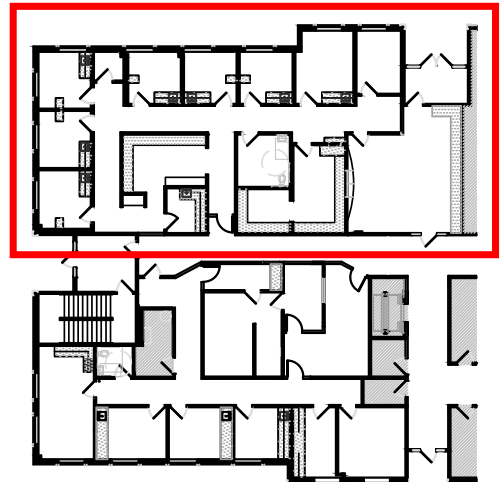


## LEGEND



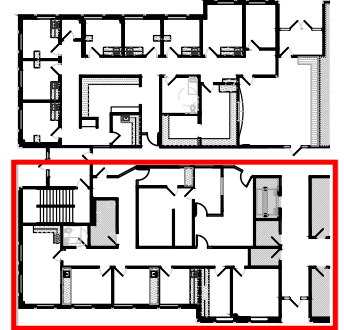
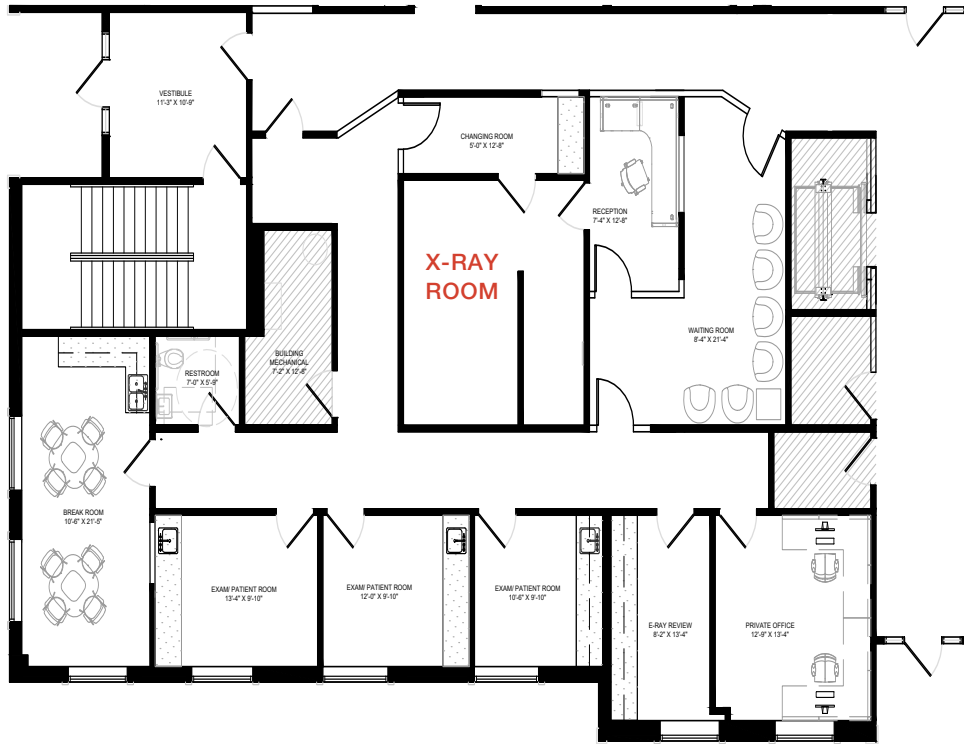
## PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (6) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) BREAK ROOM
- (1) NURSE'S STATION
- (1) LAB
- (1) ADMIN AREA
- (1) RESTROOM



# UNIT 3: 2,361 SF MEDICAL EXAM UNIT

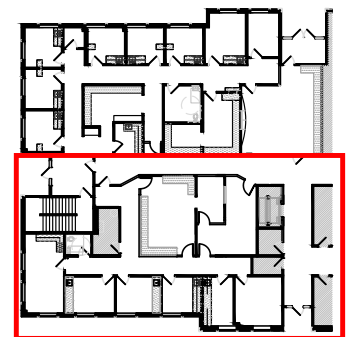
## OPTION A



### PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (3) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) X-RAY ROOM
- (1) X-RAY REVIEW
- (1) BREAK ROOM
- (1) RESTROOM

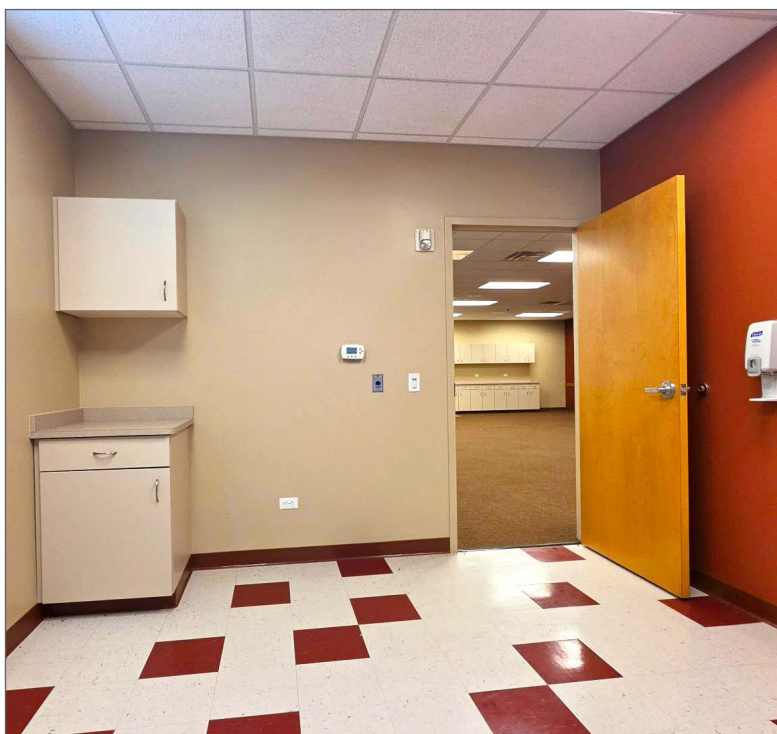
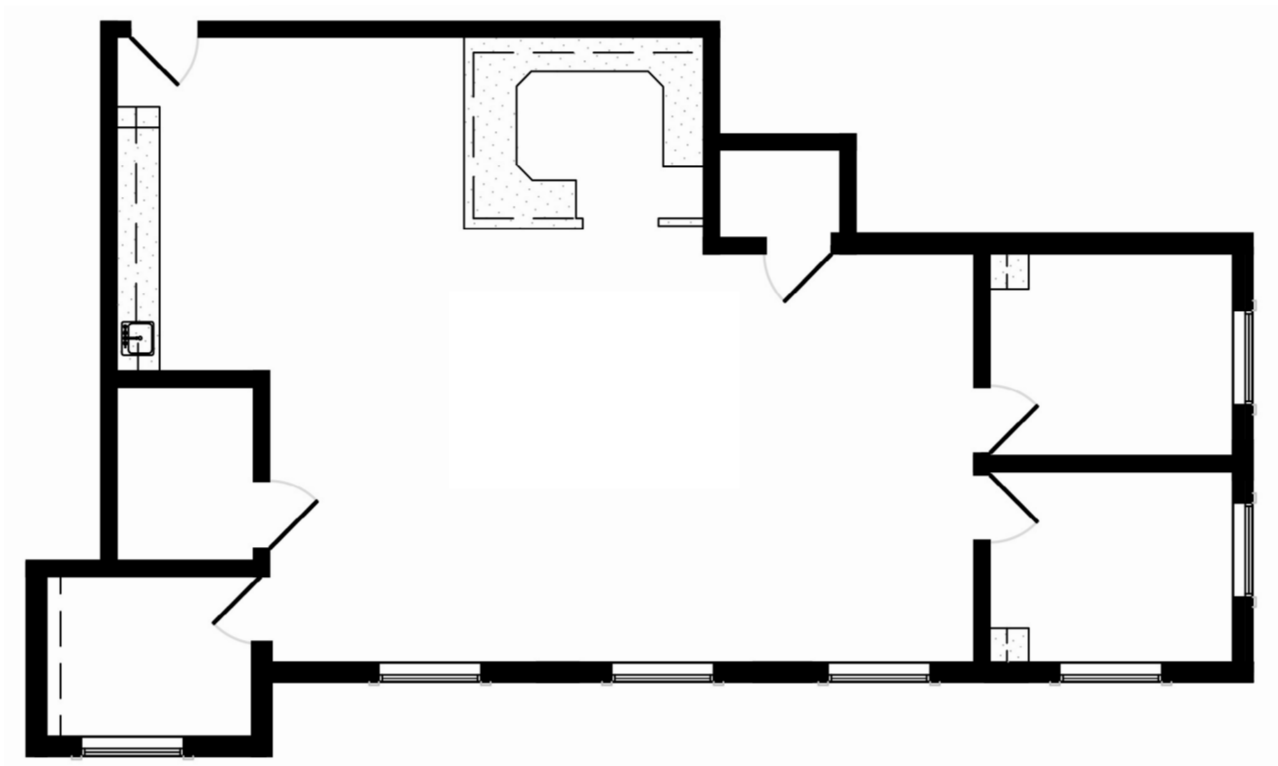
## OPTION B



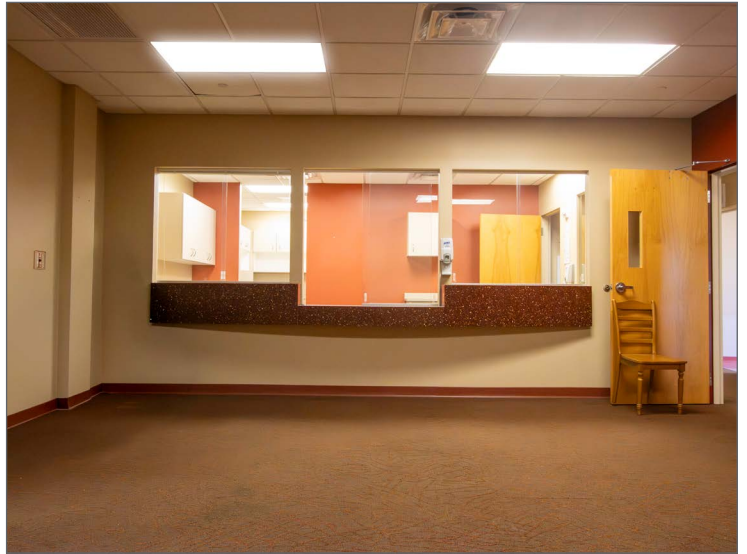
### PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (4) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) NURSE'S STATION/ ADMIN AREA
- (1) BREAK ROOM
- (1) RESTROOM

## UNIT 4: 3,000 SF GENERAL OFFICE



PHOTOS: UNITS 2 & 3



## FACILITY HIGHLIGHTS

- Turnkey Finishes
- Admin Office Wing
- Large Waiting Room & 11 Exam Rooms
- 2,361-7,000 SF of Medical Space
- 3,000 SF General Office

