

16105 S. LA GRANGE RD ORLAND PARK AVAILABLE FOR SUBLEASE



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PROPERTY OVERVIEW

BUILDING SPECIFICATIONS:

ADDRESS:	16105 S. La Grange Rd, Orland Park
PROPERTY TYPE:	Freestanding 2-story medical office
BUILDING SIZE:	12,331 SF
CAM:	Tenant Responsibility
TAXES:	\$6.81/SF
LIST PRICE:	Subject to offer

PROPERTY DESCRIPTION:

16105 La Grange Rd offers a sublease in a standalone, two-story medical office building within Orland Park's established La Grange Road healthcare corridor. The space is fully improved as a Dermatology and Med Spa Practice and is built out with 14 exam rooms, 3 procedure rooms, a MOHS lab, elevator service, dedicated administrative space, a reception/waiting area, 6 ADA restrooms, a patient pick-up/drop-off lane, and 75 parking spaces (5.5:1,000).

For a medical user, the existing layout translates into lower upfront build-out costs and significantly improved time-to-market than a typical raw space. The property also benefits from solid visibility along La Grange Road, where nearby traffic counts are reported at roughly 39,000 vehicles per day, and it sits near a concentration of established outpatient providers, including Northwestern Medicine Orland Park, UChicago Medicine Orland Park, and Silver Cross's Orland Park Medical Pavilion, which together provide immediate care, imaging, lab, primary care, specialty care, infusion, and other outpatient services along the corridor.



PROPERTY HIGHLIGHTS:

- Fully-Improved Medical Space
- Redundant Power
- Stand-Alone Building
- Abundant Parking
- Building Signage Available

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PROPERTY PHOTOS



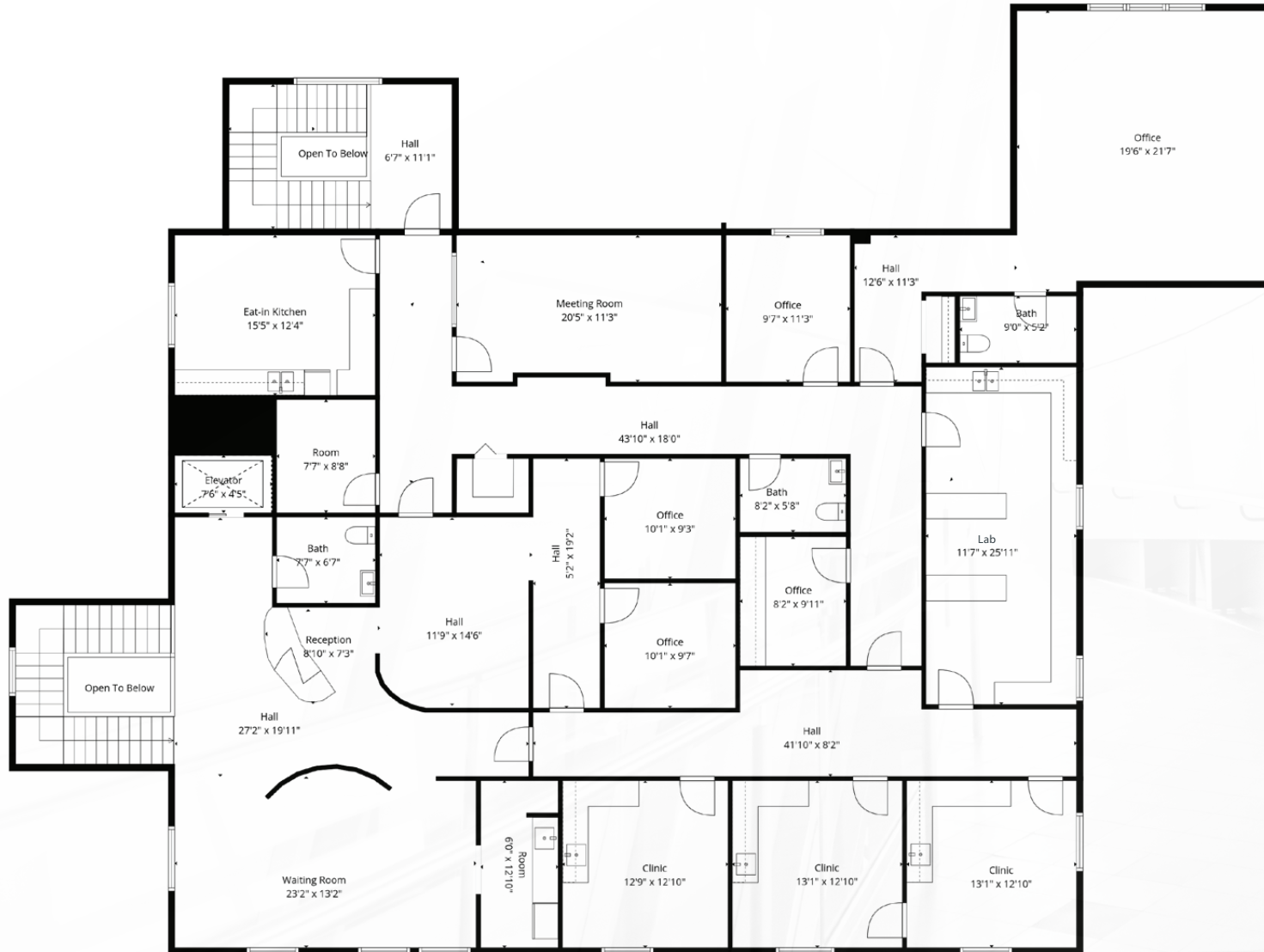
PROPERTY PHOTOS



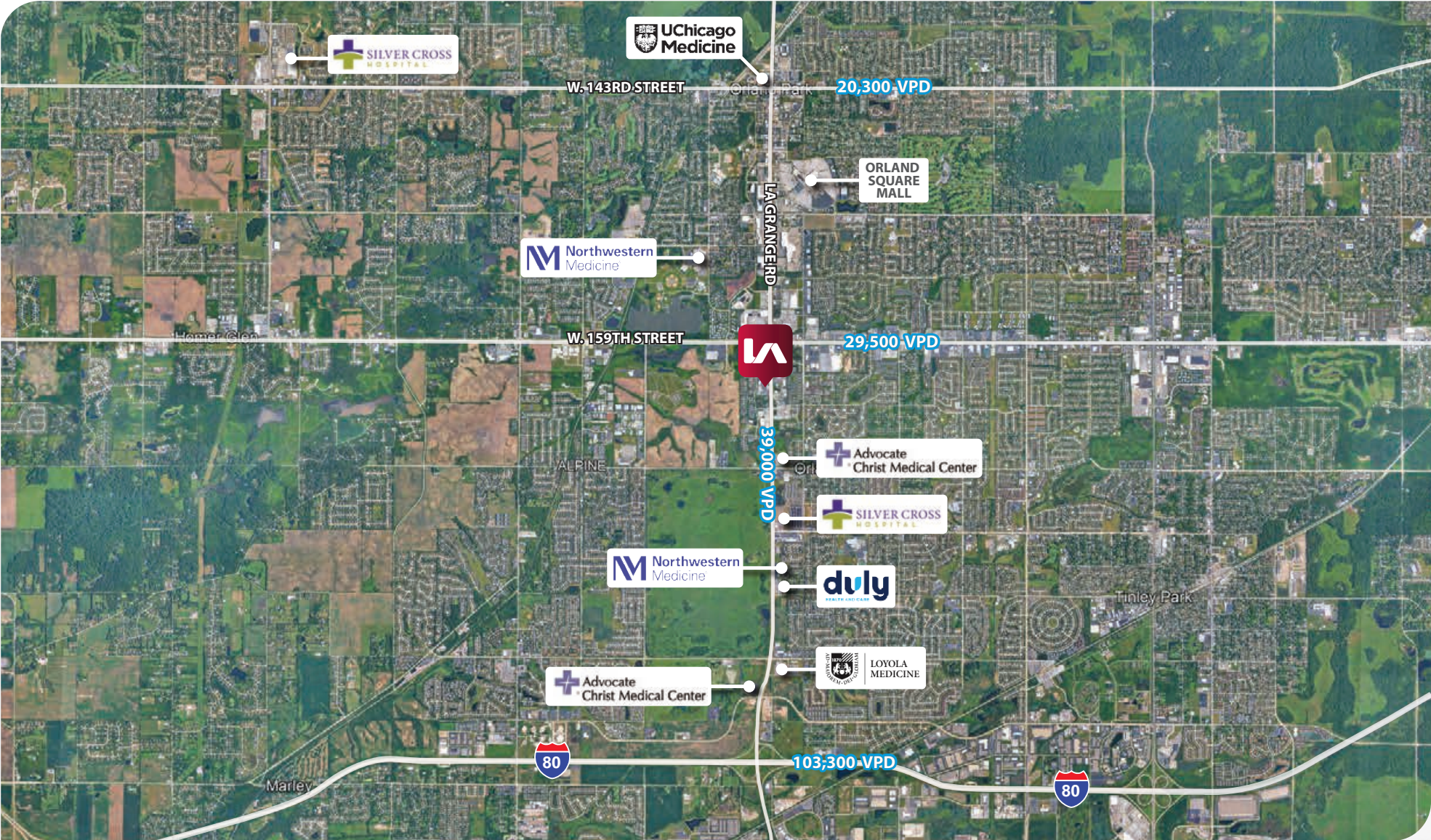
SITE PLAN - 1ST FLOOR



SITE PLAN - 2ND FLOOR



RETAILER AERIAL



LOCATION OVERVIEW

Positioned along one of Orland Park's primary commercial corridors, 16105 S. La Grange Road presents a rare opportunity to lease a fully improved medical facility in a dominant trade area. This freestanding asset offers exceptional visibility, convenient access, and strong daily traffic counts, making it ideal for medical users seeking both operational efficiency and brand presence.

Located within a strong retail and medical corridor in Orland Park, the property benefits from established neighboring businesses, dense residential rooftops, and consistent traffic patterns. The standalone configuration provides operational independence, enhanced signage control, and a professional healthcare setting that supports long term growth.

ORLAND PARK

Orland Park is a well-established suburban community in Cook County located approximately 25 miles southwest of Chicago, with a population of roughly 58,000 residents. The village is known for its stable residential neighborhoods, strong municipal services, and a vibrant commercial corridor featuring a mix of national retailers, locally owned dining, and professional services. Orland Park benefits from excellent regional connectivity, including access to the Metra Southwest Service commuter rail line, which provides direct access to downtown Chicago and surrounding southwest suburban communities.

The area is also served by major roadways such as La Grange Road (U.S. Route 45) and 159th Street, supporting strong local and regional traffic patterns. Community amenities such as Centennial Park and the nearby Silver Cross Hospital further enhance the area's appeal, contributing to consistent demand for healthcare, retail, and service-oriented uses and supporting the community's long-term stability and investment attractiveness.



DEMOGRAPHICS

1 MILE

8,739

Estimated Population

3,595

Number of Households

\$117,131

Household Income

\$24.8M

Annual Healthcare Expenditure

3 MILES

71,228

Estimated Population

27,818

Number of Households

\$139,092

Household Income

\$196M

Annual Healthcare Expenditure

5 MILES

154,353

Estimated Population

59,986

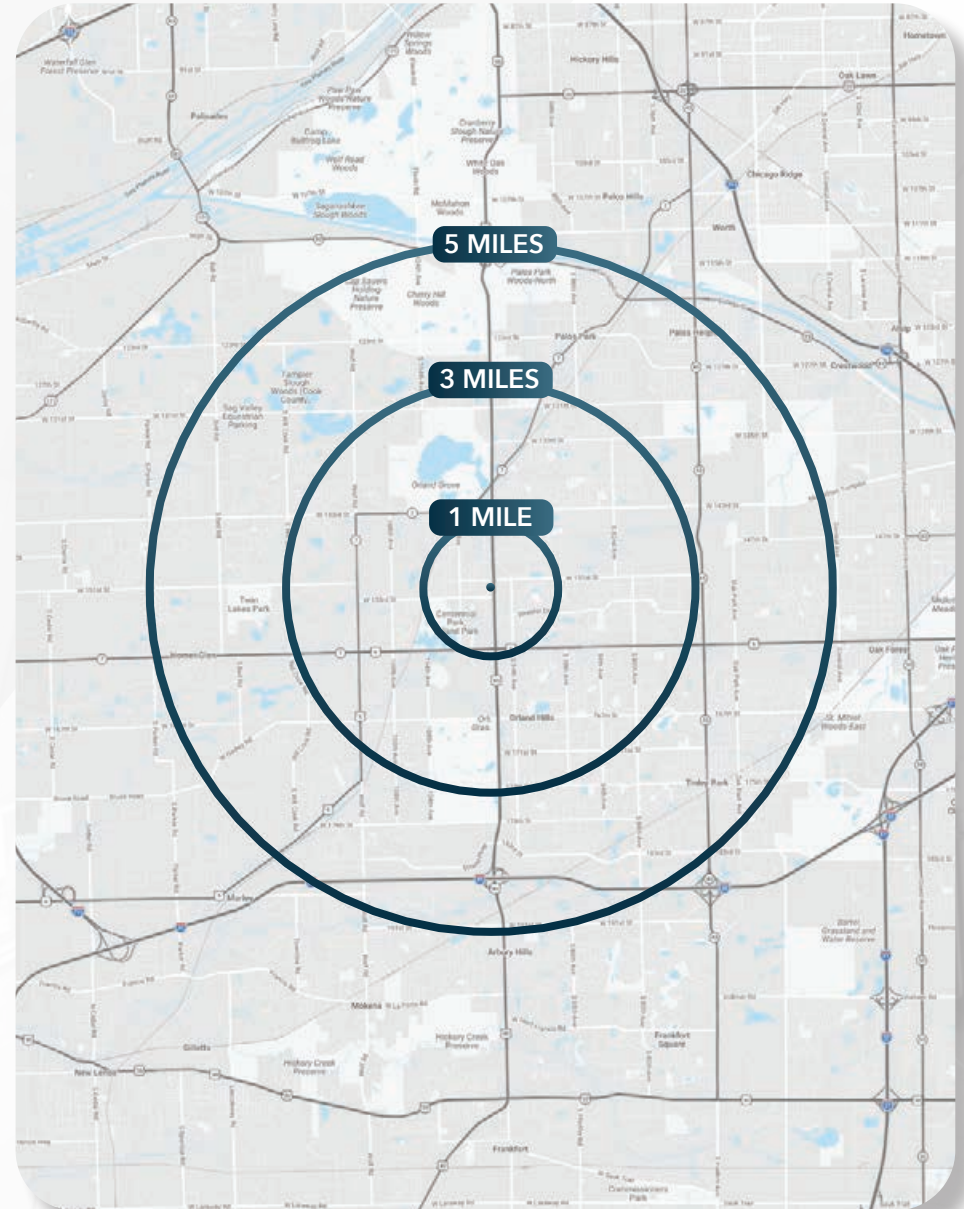
Number of Households

\$148,826

Household Income

\$425M

Annual Healthcare Expenditure



[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)