



# 3200 W. Higgins Rd. Hoffman Estates, IL 60169

First Floor Suite Available - Medical/Office

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# 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. The building boasts modern amenities, ample parking, and customizable suites that cater to a variety of business needs. 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.



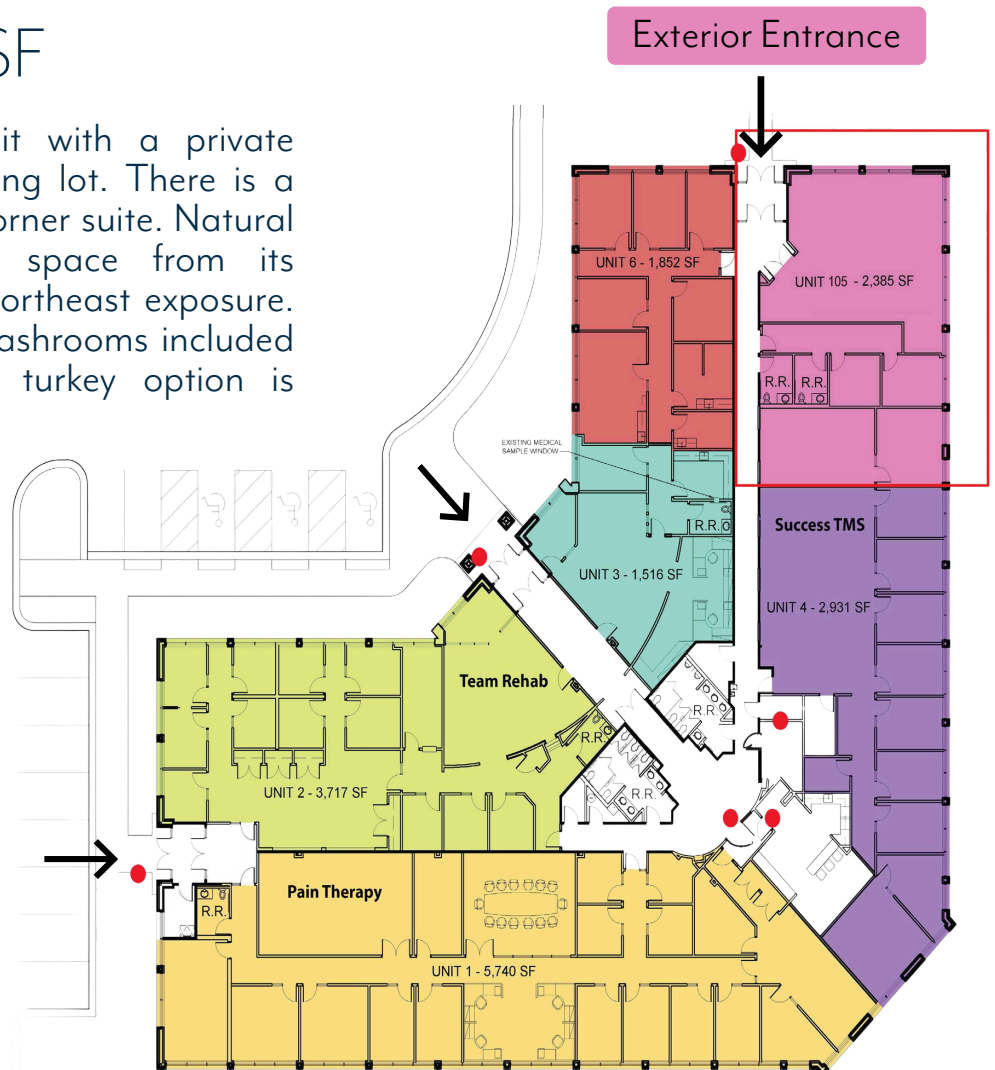
## Availability:

### Suite 105 - 2,395 SF

Suite 105 is a first-floor unit with a private entrance directly off the parking lot. There is a double door entrance to this corner suite. Natural light flows throughout this space from its exceptional window line and northeast exposure. Two private ADA compliant washrooms included in this space. Build to suit turkey option is available!

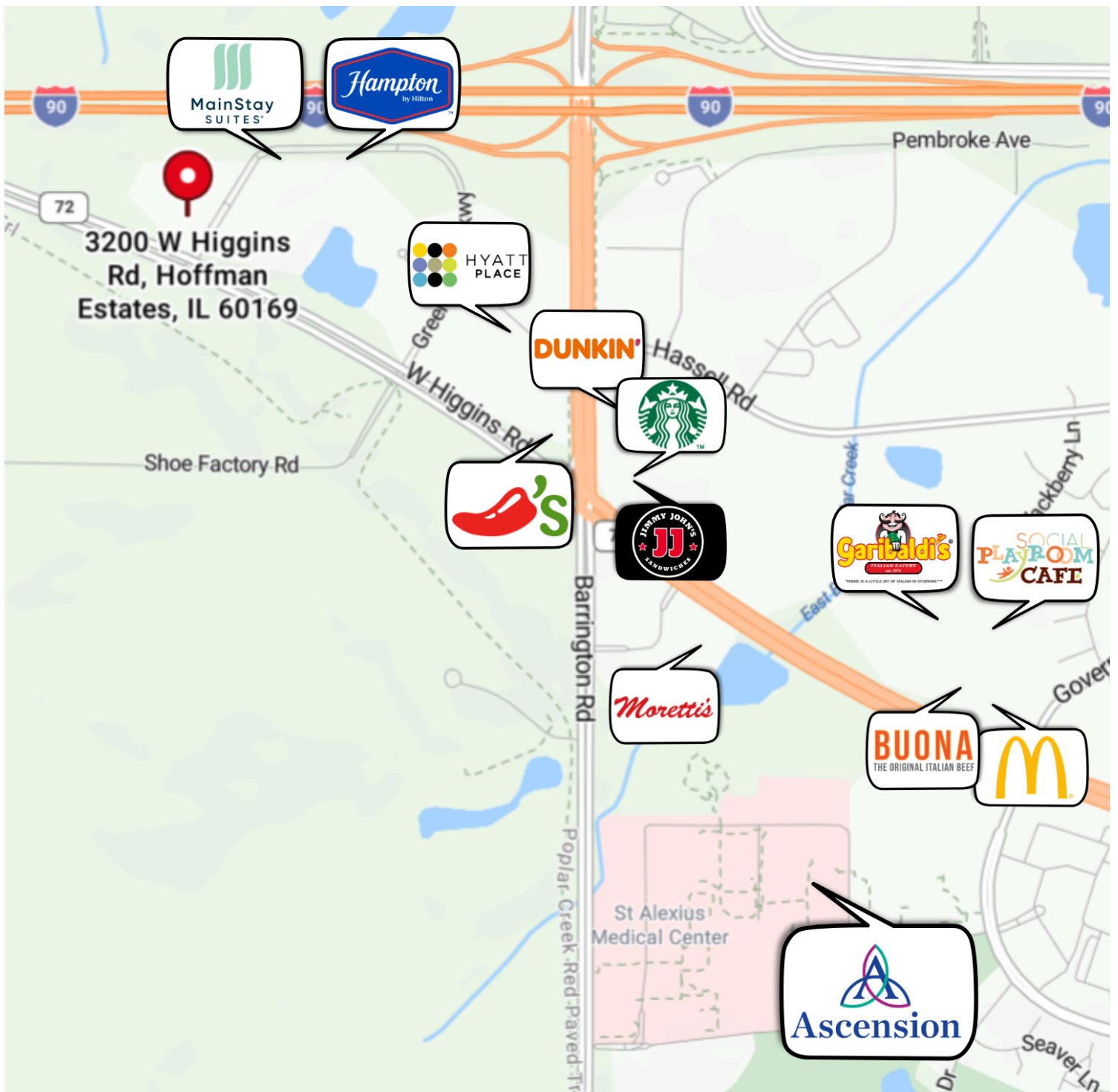
### Highlights:

- All current tenants are medical specialties
- New 60 ton rooftop HVAC system
- Newly seal coated and striped parking lot
- ADA accessible
- Built in 2000



# Interior Photos:





A highly desirable location offering immediate access to I-90, minutes from Ascension Saint Alexius Medical Center, and surrounded by extensive dining, hospitality, and leisure amenities.

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