



## Medical Or Office For Lease

1,523 - 1,790 - 3,313 SF Available



## Medical and Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Kevin J. O'Donnell  
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## OFFERING SUMMARY

Available SF: 1,523 - 1,790 SF  
or combined 3,313 SF

Lease Rate: \$22.00 - \$26.00  
NNN

Estimated Tax &  
Operating: \$13.50 PSF

Building Size: 32,415 SF

## PROPERTY HIGHLIGHTS

- Option for a move-in ready, very efficient medical office ideal for small practice, OR, customize your suite, OR, combine suites and customize!
- Join Midwest Center for Women's Health, Mother & Child Ultrasound and other professional offices such as Edward Jones, and a prominent law firm, Ariano Hardy Ritt
- Newly completed BrightPath Kids Daycare Center for recurring patient traffic
- Two monument signage opportunities - just off Randall Road and at parking lot entrance
- Ample parking, with newly re-paved parking lot in 2026
- Close to Northwestern Delnor Hospital and Advocate Sherman Hospital, and busy retail Randall Road corridor
- Electronic lobby directory

For more information contact

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## LEASE INFORMATION

|              |                                       |             |                   |
|--------------|---------------------------------------|-------------|-------------------|
| Lease Type:  | NNN                                   | Lease Term: | Negotiable        |
| Total Space: | 1,523 - 1,790 SF or combined 3,313 SF | Lease Rate: | \$22 - \$26 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE              | DESCRIPTION                                                                                                                                                                                               |
|-------|-----------|------------------|------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 260   | Available | 1,523 - 3,313 SF | NNN        | \$22.00 - \$26.00 SF/yr | 1,523 SF, directly off elevator! Move-in ready, efficient medical suite with 3 exam rooms, office, waiting & reception, and in-suite restroom. Can also be combined with adjacent Suite 270 for 3,313 SF. |
| 270   | Available | 1,790 - 3,313 SF | NNN        | \$22.00 - \$26.00 SF/yr | 1,790 SF, ready for custom build out, either office or medical. See sample spec layout. Can also be combined with adjacent Suite 260 for 3,313 SF.                                                        |

For more information contact

|                           |                         |
|---------------------------|-------------------------|
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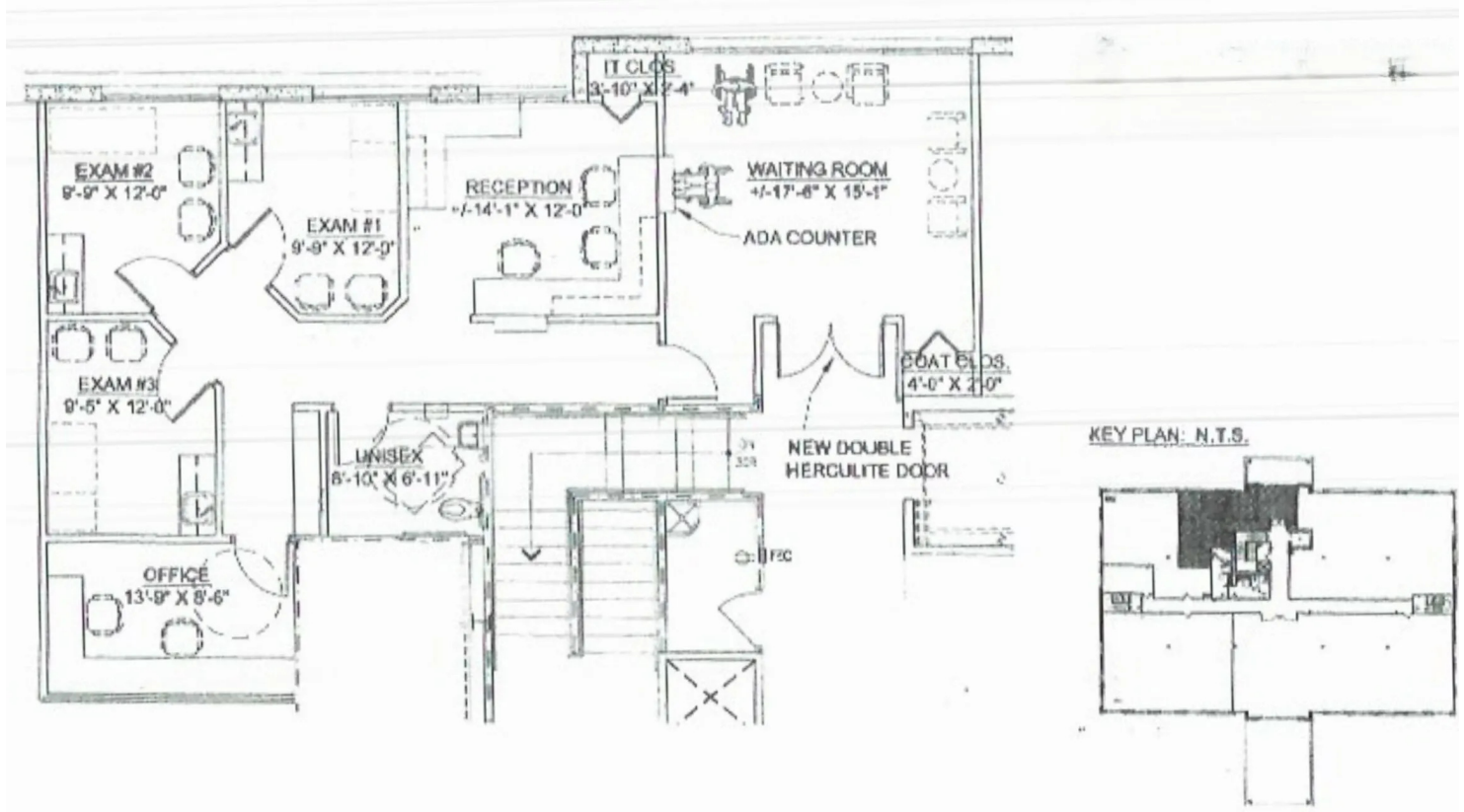
FLOOR PLANS  
SUITE 260  
1,523 RSF

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Fully Built Out Medical - Move In

Ready - Glass Doors Off Elevator



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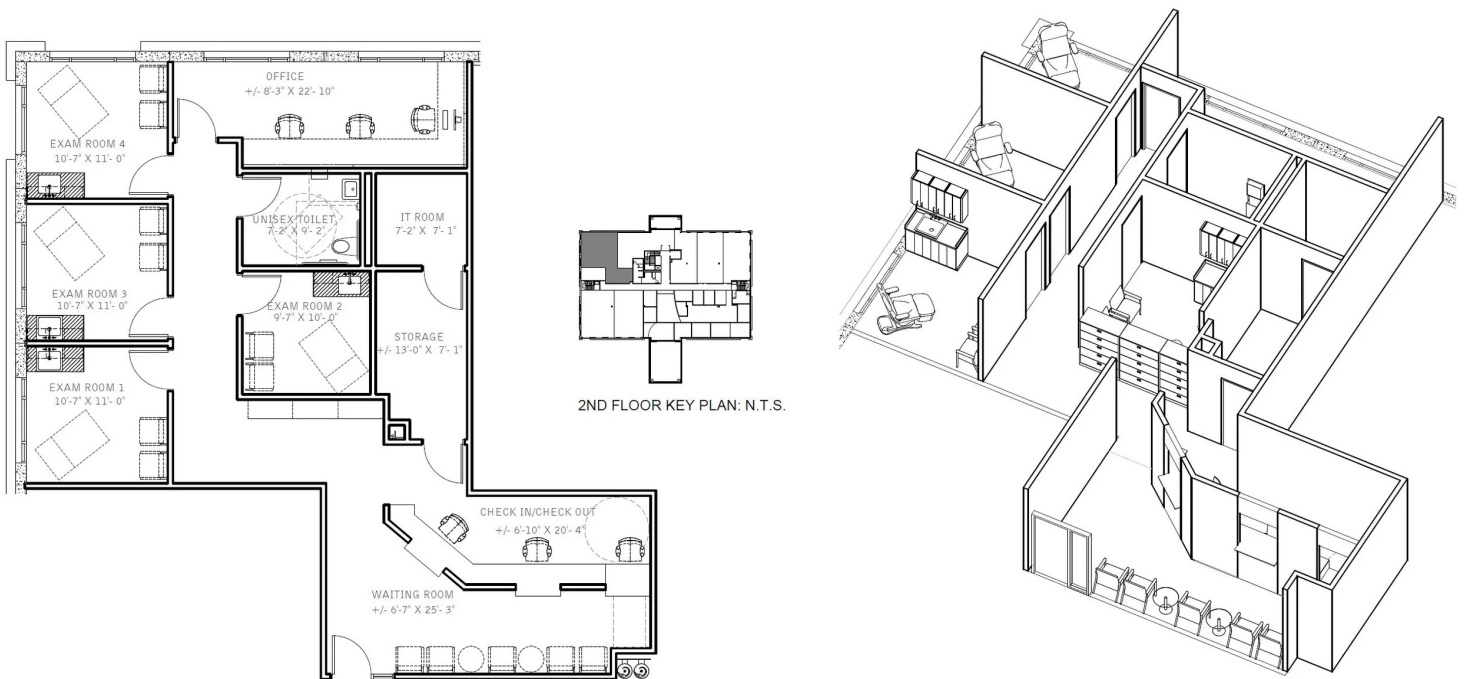
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Sample Spec Plan - Medical Or Office



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ADDITIONAL  
PHOTOS

# Medical And Legal Arts Building

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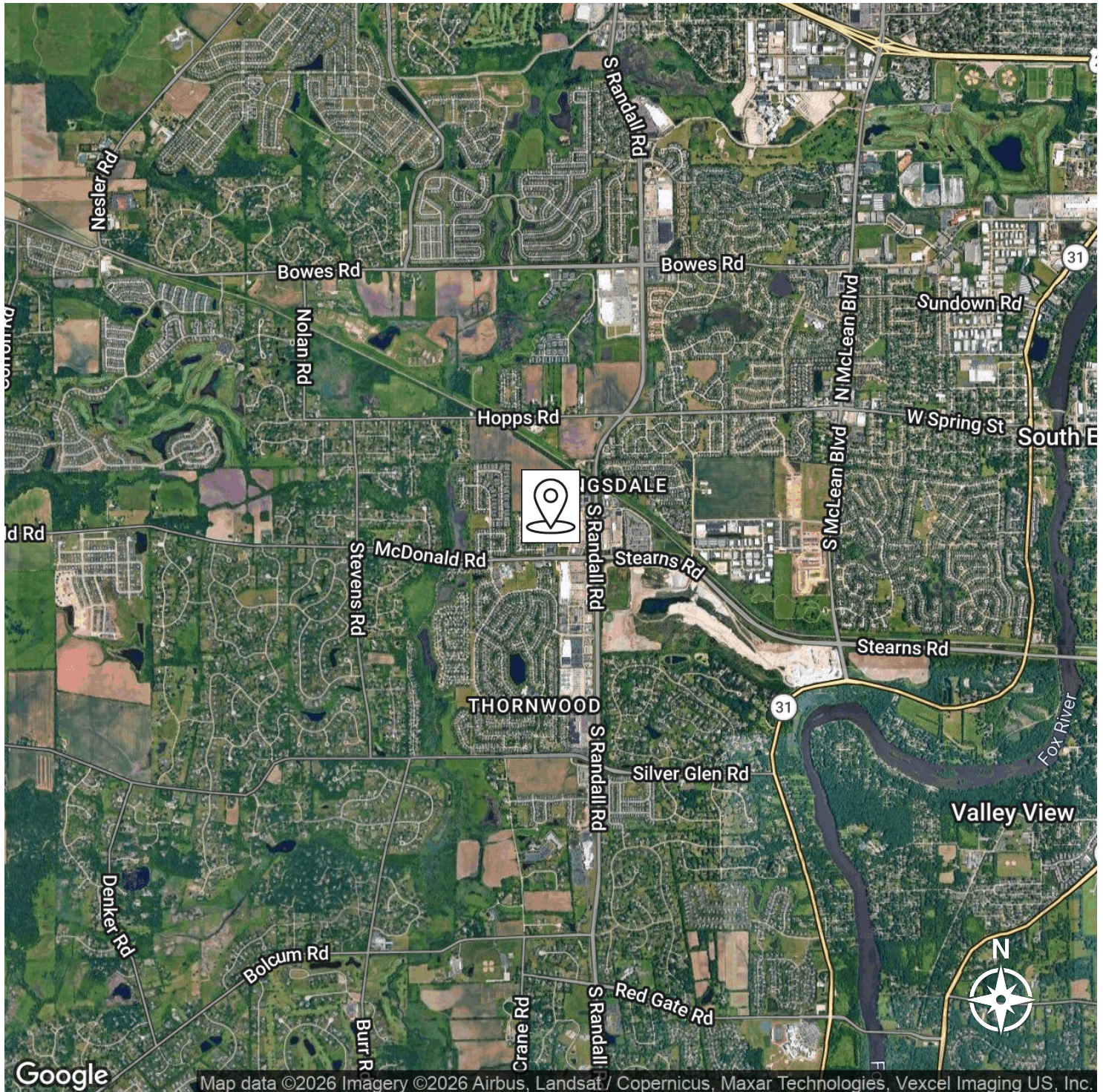
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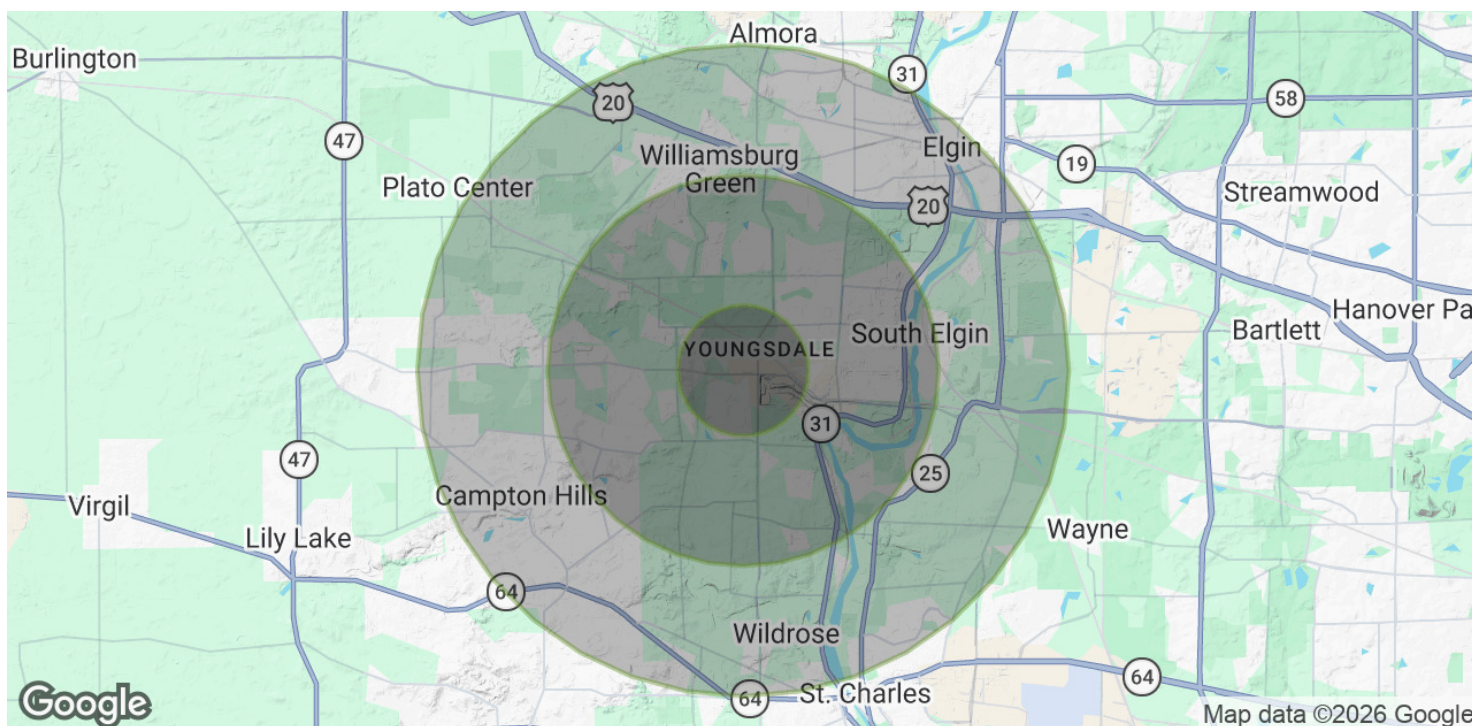
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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,119  | 50,085  | 123,445 |
| Average Age          | 40.8   | 41.1    | 40.7    |
| Average Age (Male)   | 41.2   | 39.4    | 39.5    |
| Average Age (Female) | 39.5   | 42.2    | 41.2    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,655     | 17,173    | 42,990    |
| # of Persons per HH | 3.1       | 2.9       | 2.9       |
| Average HH Income   | \$174,835 | \$155,432 | \$142,943 |
| Average House Value | \$428,144 | \$375,501 | \$376,067 |

2023 American Community Survey (ACS)

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