

Medical Office

9301 Golf Road Des Plaines, IL FOR LEASE

Position your business in the heart of Des Plaines—a dynamic community offering an ideal setting for office or medical use. The property is strategically located just minutes from Advocate Lutheran General Hospital, making it particularly well suited for medical, healthcare, and professional users seeking proximity to one of the region's leading hospital campuses. The surrounding area is anchored by a strong mix of dining options, healthcare providers, and recreational amenities, creating an exceptional environment for both employees and visitors.

The property features newly renovated lobbies, corridors, restrooms, and medical office suites, along with a brand-new parking lot and upgraded exterior lighting, delivering a welcoming and professional atmosphere throughout. Convenient access to major highways and public transportation ensures effortless commuting, while Des Plaines' established and growing business landscape provides a strong foundation for long-term success.



Lease Rate:
\$20 SF/yr (NNN)

Available SF:
1,309-6,500 SF

Parking Spaces:
215

Building Size:
35,245 SF

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

9301 Golf Road

Des Plaines, IL



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 110	Available	1,309 SF	NNN	\$20.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 6 exam rooms/private offices and a restroom.
Suite 202	Available	1,880 SF	NNN	\$20.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 3 private offices and a restroom.
Suite 205	Available	2,681 SF	NNN	\$20.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 11 exam rooms/private offices, a chart room, and a restroom.
Suite 301	Available	3,590 SF	NNN	\$20.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 14 exam rooms/private offices, 1 kitchen/break room, a pantry, and a restroom.
Suite 303	Available	2,910 SF	NNN	\$20.00 SF/yr	Fully built-out medical office space with a reception/waiting area, 16 exam rooms/private offices and 2 restrooms.

9301 Golf Road

Des Plaines, IL

ADDITIONAL PHOTOS



9301 Golf Road - Suite 205

Des Plaines, IL

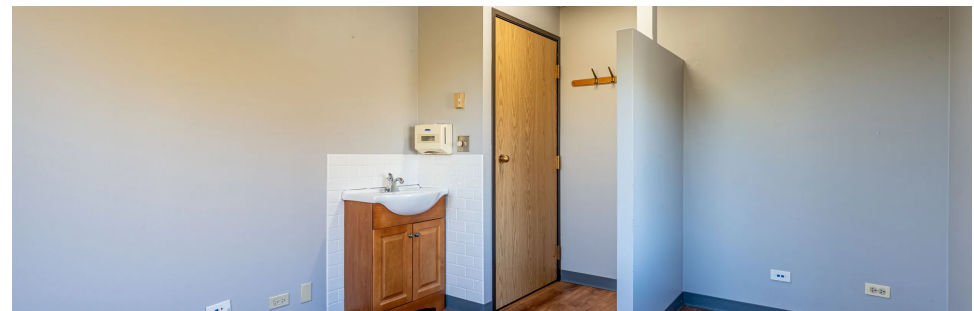
ADDITIONAL PHOTOS



9301 Golf Road - Suite 301

Des Plaines, IL

ADDITIONAL PHOTOS



9301 Golf Road - Suite 303

Des Plaines, IL

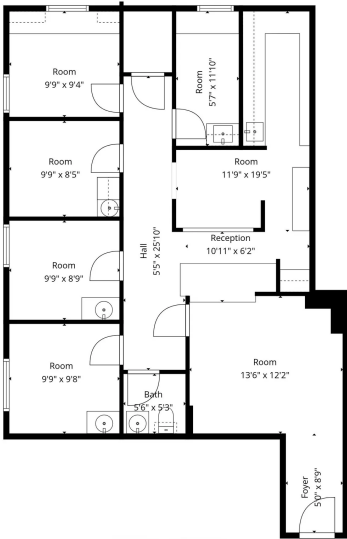
ADDITIONAL PHOTOS



9301 Golf Road

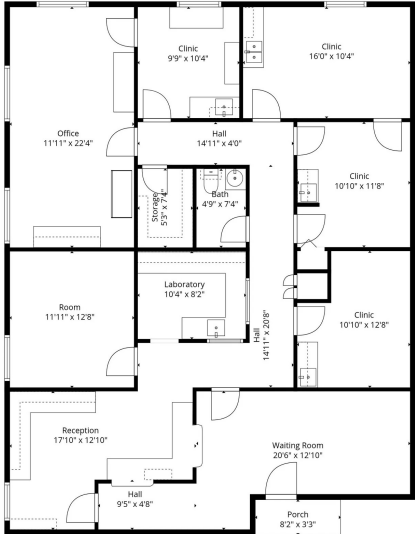
Des Plaines, IL

FLOOR PLANS



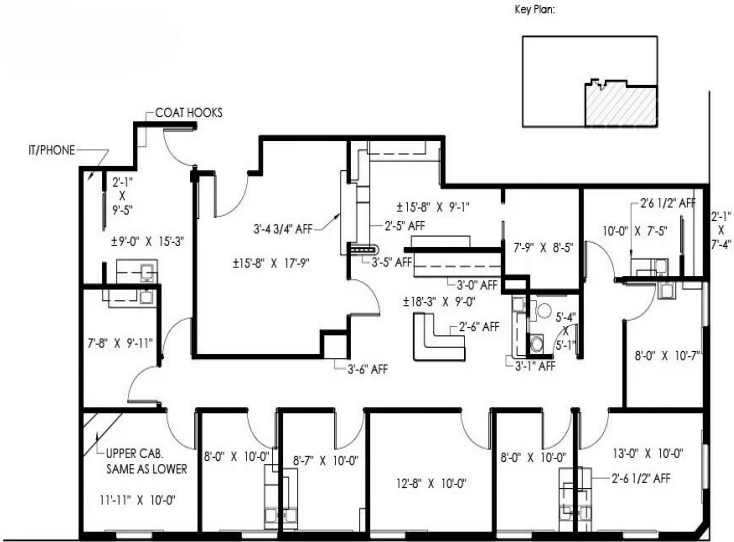
Suite 110

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Suite 201

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Suite #205 - As-Built Conditions

Scale: 1/8" = 1'-0"



Suite 301

Floor Plan Created By CalcuApp. Measurements Do not include High Riseable But Not Guaranteed.



Suite 303

9301 Golf Road

Des Plaines, IL

DEMOGRAPHICS MAP AND REPORT

Population

1 MILE

27,958

TOTAL POPULATION

138,628	310,606
3 MILES	5 MILES

43

AVERAGE AGE

44	44
3 MILES	5 MILES

Households and Income

1 MILE

10,894

TOTAL HOUSEHOLDS

52,905	119,026
3 MILES	5 MILES

2.6

OF PERSONS PER HH

2.6	2.6
3 MILES	5 MILES

1 Mile

41

AVERAGE AGE (MALE)

42	42
3 MILES	5 MILES

44

AVERAGE AGE (FEMALE)

46	45
3 MILES	5 MILES

1 Mile

\$97,235

AVERAGE HH INCOME

\$127,379	\$141,776
3 MILES	5 MILES

\$323,353

AVERAGE HOUSE VALUE

\$455,271	\$482,951
3 MILES	5 MILES



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