

STANDALONE MEDICAL BUILDING · BURR RIDGE, ILLINOIS

7000 South County Line.

6,380 RSF of move-in-ready medical space on the northwest corner of the
I-55 & County Line Road interchange.

CONTACT FOR PRICING

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PROPERTY SUMMARY

A turnkey medical envelope at a prime Chicagoland interchange.

A standalone, single-tenant clinical building with procedure rooms, recovery suites, sterile processing, and medical-grade infrastructure already in place — compressing buildout timelines and tenant capital from day one.

6,380_{RSF} AVAILABLE NOW	1 STANDALONE · SINGLE-TENANT	10_{YR} TERM AVAILABLE	±50 SURFACE PARKING SPACES
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THE PROPERTY

ADDRESS	7000 S County Line Rd, Burr Ridge, IL 60527
PROPERTY TYPE	Standalone medical / clinical building
AVAILABLE AREA	6,380 RSF · entire building
DELIVERY	Existing medical infrastructure in place
LEASE TYPE	NNN · long-term
LEASE RATE	Contact broker
POSITION	NW corner, I-55 & County Line Rd interchange

- 01

STANDALONE IDENTITY

A single-tenant building with its own monument signage, entrance, and surface lot.
- 02

BUILT MEDICAL

Procedure-grade plumbing, layout, and infrastructure consistent with clinical use, minimizing the capital required to land the right tenant.
- 03

INTERSTATE VISIBILITY

Direct frontage and signalized access on County Line Rd at the I-55 interchange — one of the highest-traffic nodes in the west submarket.

THE SPACE

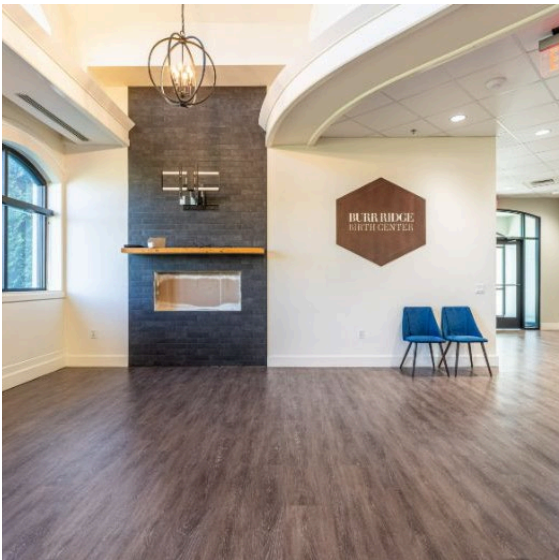
Built for clinical use.

Procedure suites, recovery rooms, open common areas, and patient-flow corridors — turnkey infrastructure suited to a broad range of clinical, surgical, and wellness uses.



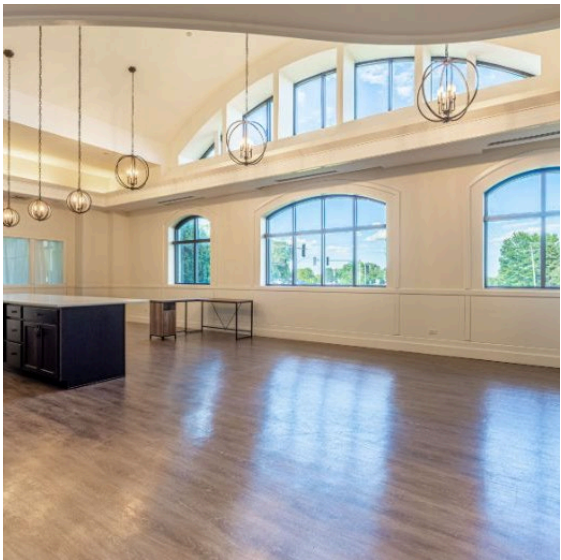
RECEPTION & WAITING

Open lobby with check-in window.



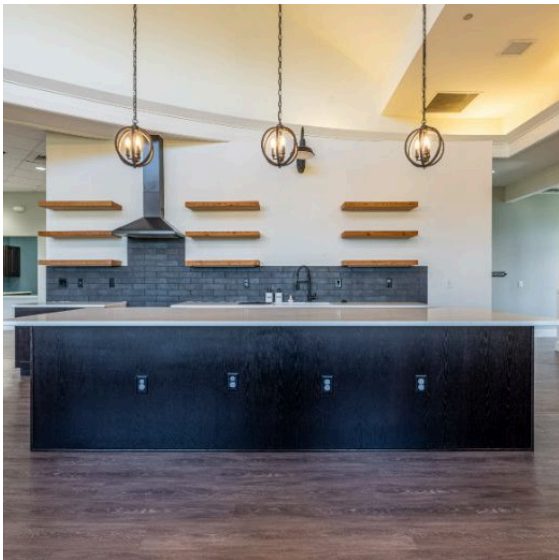
LOBBY & FIREPLACE

Double-height entry with feature wall.



COMMON AREA

Vaulted, light-filled gathering space.



CATERING KITCHEN

Full island kitchen and pantry.



DOCTOR'S OFFICE

Private offices with natural light.



PROCEDURE / RECOVERY SUITE

Three large suites for OR, PACU, or infusion.



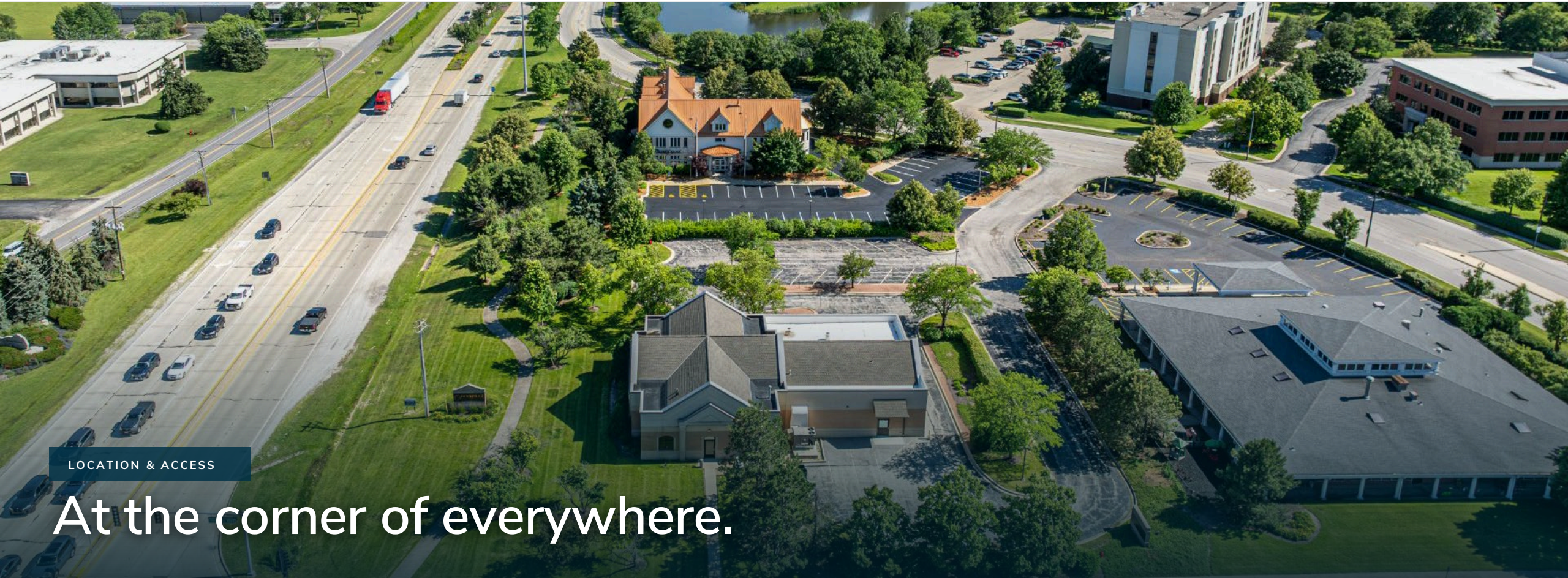
EXAM ROOM

Private rooms with sink, casework, and natural light.



TREATMENT ROOM

Flexible rooms for exam, therapy, or wellness.



LOCATION & ACCESS

At the corner of everywhere.

190,000+

I-294 TRI-STATE · VPD

150,000+

I-55 STEVENSON · VPD

Direct

FRONTAGE · SIGNALIZED COUNTY LINE

340,000+

COMBINED VEHICLES / DAY

DRIVE TIMES

Loyola Medicine Burr Ridge	2 min
Duly Health & Care Burr Ridge	3 min
I-294 Tri-State on-ramp	4 min
AdventHealth Hinsdale	8 min
Advocate Good Samaritan	12 min
Downtown Chicago	25 min

WITHIN 10 MILES

7	Hospitals
12+	Ambulatory surgery centers
4	Medical office clusters
1	Academic medical center

Traffic volumes approximate: I-294 two-way at the I-55 interchange per Illinois Tollway Traffic Data Report (2019); I-55 per IDOT I-55 corridor study. Drive times approximate. Aerial © Google.

6,380 RSF · single floor

CONFIGURED FOR CLINICAL FLOW

IN THE PLAN

3 PROCEDURE / RECOVERY SUITES +
EN-SUITE BATHS

MULTIPLE EXAM & OFFICE ROOMS

STERILE PROCESSING & UTILITY

OPEN RECEPTION, WAITING &
KITCHEN

6+ RESTROOMS INCL. ADA

PATIENT DROP-OFF & ±50 PARKING



SUBMARKET

Affluent, dense, and aging in place.

Burr Ridge sits inside one of the strongest healthcare-consumer markets in metro Chicago — household incomes well above the regional median, a population skewing 50+, and a five-mile catchment approaching a quarter-million residents.

CATCHMENT AREA

- 1-MILE ~6,200 residents · \$148K median HHI
- 3-MILE ~78,500 residents · \$132K median HHI
- 5-MILE ~235,000 residents · \$118K median HHI



SUBMARKET PROFILE

\$156,829

BURR RIDGE MEDIAN HHI

56.9

BURR RIDGE MEDIAN AGE

935K+

DUPAGE COUNTY POPULATION

Top 1%

ILLINOIS INCOME SUBMARKET

CONTACT FOR PRICING & TOURS

SCHEDULE A TOUR →

7000 S County Line.

A standalone, built-medical building in one of Chicagoland's most affluent submarkets, available now. Reach out for pricing and to arrange a private tour.

PRINCIPAL · HEALTHCARE REAL ESTATE

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