

Ankle & Foot Medical Center

401

401 NORTH YORK ROAD

MEDICAL OFFICE SPACE FOR LEASE

WESTERN SUBURBS - ELMHURST

SPACE DETAILS

SPACE AVAILABLE

- ▶ 200-2,500 SF
- ▶ Entire space at 2,500 SF available or one dedicated procedure room with shared medical space available

RENTAL RATE

- ▶ \$32.50 psf/year net for entire space
- ▶ \$1,200/month for dedicated procedure room

COMMENTS

- ▶ Entire 1,200 SF space or individual procedure rooms available for lease in medical office building located in upscale western Chicago suburb of Elmhurst
- ▶ Space currently built out as a podiatrist office
- ▶ Hourly alternatives with and without staff may be leased for procedure rooms
- ▶ Building is located close to the 290 expressway and two blocks from the main intersection of North Ave and York Rd
- ▶ 2023 Taxes: \$14,618.92
- ▶ Only CAM tenant is responsible for is snow removal (\$25/service)

DEMOGRAPHICS

	1 MI	3 MI
POPULATION	15,480	115,069
HOUSEHOLDS	5,410	39,289
MEDIAN HH INCOME	\$123,009	\$87,012
DAYTIME EMPLOYEES	9,275	62,018

*No representation or warranty is made to the accuracy herein.
All broker opinions are subject to market conditions.*







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ELMHURST, IL 60126**

EXCLUSIVE AGENT

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