

# NOW LEASING

## ***Long Grove Medical Suites New Construction Opening Fall, 2012***



**Route 22 and Old McHenry Rd  
Long Grove, IL 60047**

### **Property Description:**

This Medical Office Building will offer physicians and other healthcare providers the opportunity to participate in the build out of their suite with architects and healthcare space planning professionals. The building will be located on an attractive site near a community shopping center, Kemper golf course, summer camps for children and estate residential properties. Suites will be designed with both functionality and aesthetics in mind. The cost of space planning and build outs are rolled into the rent to give the tenant the ability to reduce up front expenses.

<b><u>Demographics:</u></b>	1 mile radius	3 mile radius	5 mile radius
Population	1,556	40,740	180,554
Avg. Household Income	\$232,929	\$164,679	\$119,681

### **Target Tenants:**

- Physicians
- Child/Adult Dentists
- Pediatricians
- Imaging Services
- Physical Therapy Clinics
- Other Healthcare Providers

### **Features:**

- Rents starting at \$25 psf
- Contemporary Exam Room Design including sound attenuation for HIPAA compliance
- Exam Room layout identical to facilitate locating equipment

<b><u>Hospital</u></b>	Distance to Property
Condell	9.44 miles
Good Shepard	8.17 miles

### **Onsite Existing Tenants:**

- PNC Bank
- Rhapsody Café
- Smokin' Ts restaurant
- Red Cottage Spa
- Mariola's Organic Spa
- LandStar Realty...and more



***Leasing Contact:  
Patricia Keegan***

**Vertical Brokerage, Inc.**  
900 Ogden Avenue #198  
Downers Grove, IL 60515  
312-361-0360  
keegan@vbire.com  
www.VerticalBrokerage.com

The information is subject to inspection & verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions is assumed by the owners or their agents. The listing may be withdrawn or modified without notice at anytime.