

±17,023 SF
MEDICAL
SPACE
(DIVISIBLE)

FOR SALE
OR LEASE

OWNER
OCCUPANT
OR
INVESTMENT

CURRENTLY
87%
OCCUPIED



TRANSWESTERN

REAL ESTATE
SERVICES

10436 SOUTHWEST HIGHWAY

Chicago Ridge, IL 60415

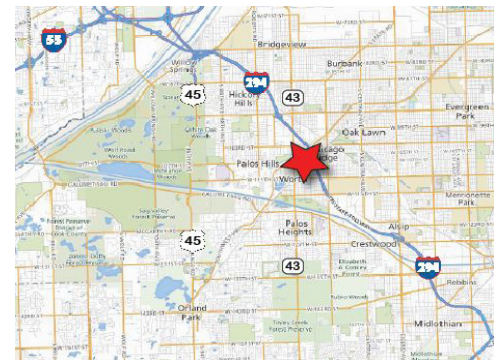


SPECIFICATIONS

- Building Size: ±17,023 SF
- Land Area: ±1.78 AC
- Office Size: ±12,845 SF
- Common Area: ±4,178 SF
- Ceiling Height: ±9'
- Construction: Masonry
- Year Built: 1979 / Remodeled: 2015
- Parking: ±90 Spaces
- Zoning: General Services District
- Lease Rate: \$21 to \$28 Per Usable SF
\$15.75 to \$21 Per Rentable SF Full Service
- Sale Price for Building: \$1,200,000 (\$70.49 PSF)

HIGHLIGHTS

- Medical office building with space available for lease
- Investment property sale - existing rents
- 11% cap rate and value-add opportunity
- Two-story with elevator access to lower level
- Extremely well maintained
- Visibility on Southwest Highway



Contact Information:

ALEX GENOVA, CPA

Vice President

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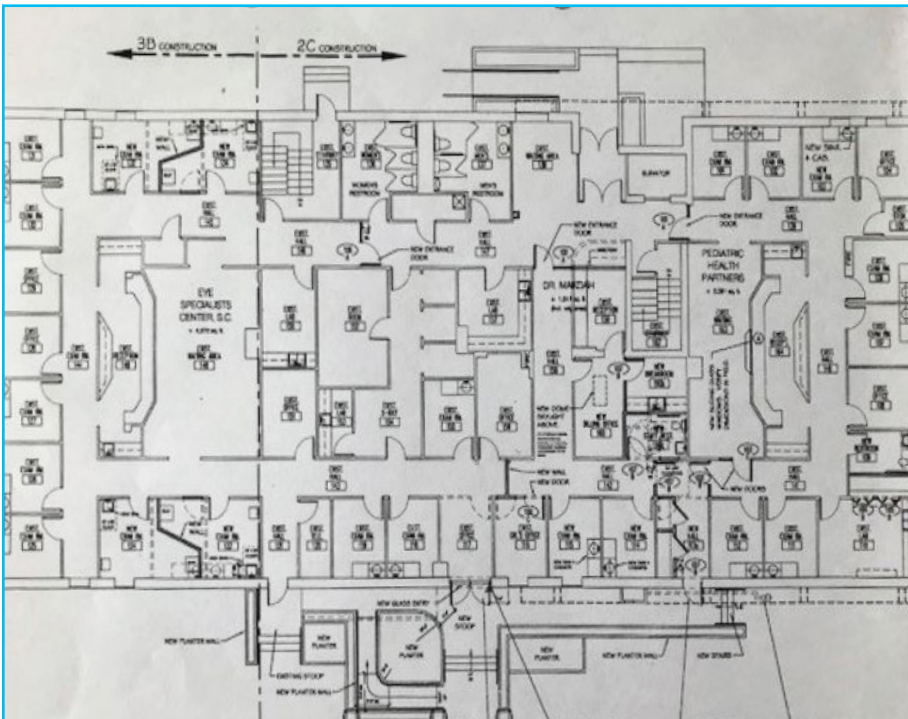
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Upper Level



Aerial



Available Sizes

SF	LEASE RATE (MONTHLY)
214 SF	\$500
800 SF	\$1,867
1,445 SF	\$3,000
2,222 SF	\$4,500

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