



Medical Or Office For Lease

1,523 - 1,790 - 3,313 SF Available



Medical and Legal Arts Building

2000 McDonald Road, South Elgin, IL 60177

Kevin J. O'Donnell
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OFFERING SUMMARY

Available SF: 1,523 - 1,790 SF
or combined 3,313 SF

Lease Rate: \$22.00 - \$26.00
NNN

Estimated Tax &
Operating: \$13.50 PSF

Building Size: 32,415 SF

PROPERTY HIGHLIGHTS

- Option for a move-in ready, very efficient medical office ideal for small practice, OR, customize your suite, OR, combine suites and customize!
- Join Midwest Center for Women's Health, Mother & Child Ultrasound and other professional offices such as Edward Jones, and a prominent law firm, Ariano Hardy Ritt
- Newly completed BrightPath Kids Daycare Center for recurring patient traffic
- Two monument signage opportunities - just off Randall Road and at parking lot entrance
- Ample parking, with newly re-paved parking lot in 2026
- Close to Northwestern Delnor Hospital and Advocate Sherman Hospital, and busy retail Randall Road corridor
- Electronic lobby directory



for more information contact:

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2357 Sequoia Drive Suite 400 Aurora, IL 60506 • <https://www.odcre.com>

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,523 - 1,790 SF or combined 3,313 SF	Lease Rate:	\$22 - \$26 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
260	Available	1,523 - 3,313 SF	NNN	\$22.00 - \$26.00 SF/yr	1,523 SF, directly off elevator! Move-in ready, efficient medical suite with 3 exam rooms, office, waiting & reception, and in-suite restroom. Can also be combined with adjacent Suite 270 for 3,313 SF.
270	Available	1,790 - 3,313 SF	NNN	\$22.00 - \$26.00 SF/yr	1,790 SF, ready for custom build out, either office or medical. See sample spec layout. Can also be combined with adjacent Suite 260 for 3,313 SF.



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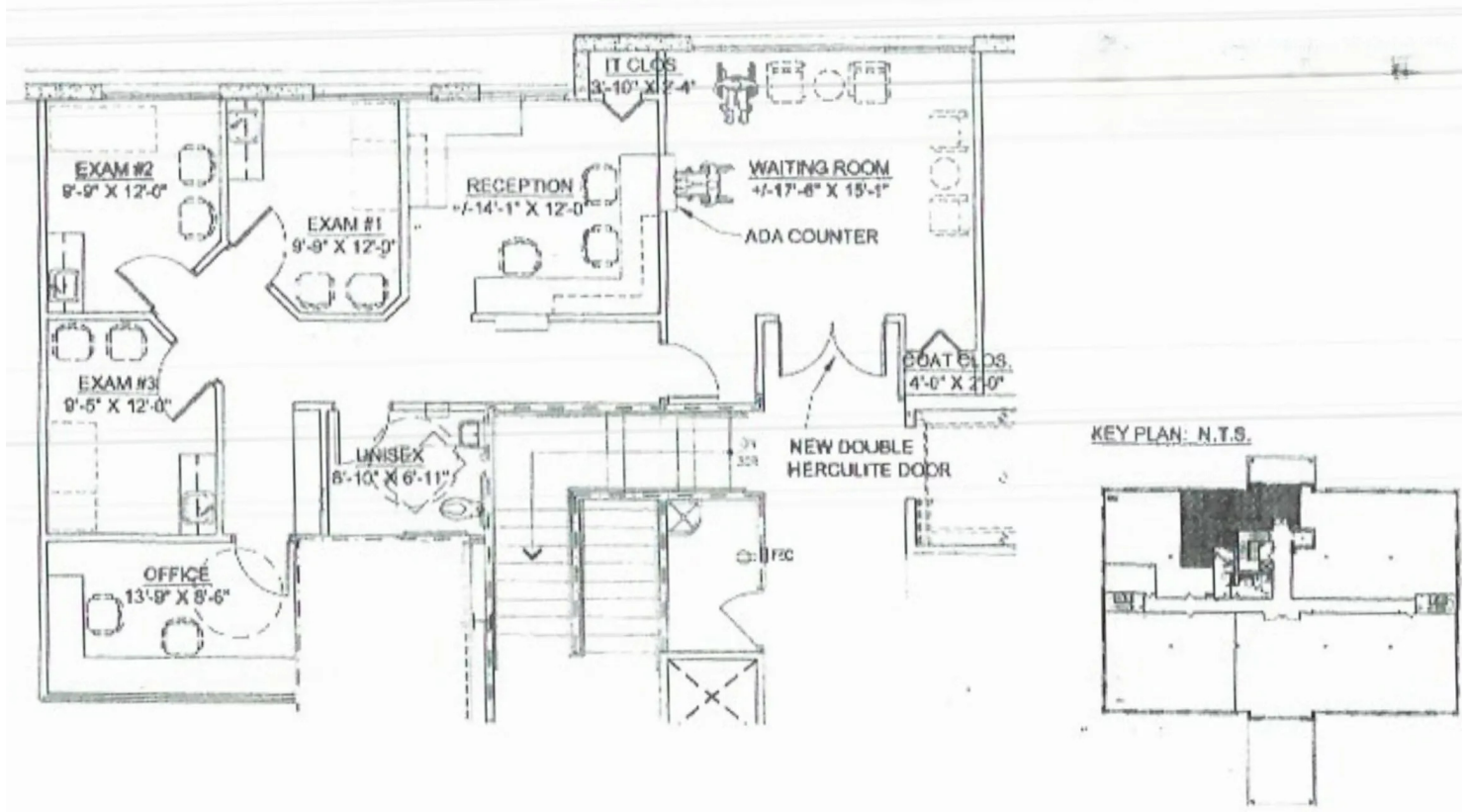
FLOOR PLANS
SUITE 260
1,523 RSF

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Fully Built Out Medical - Move In

Ready - Glass Doors Off Elevator



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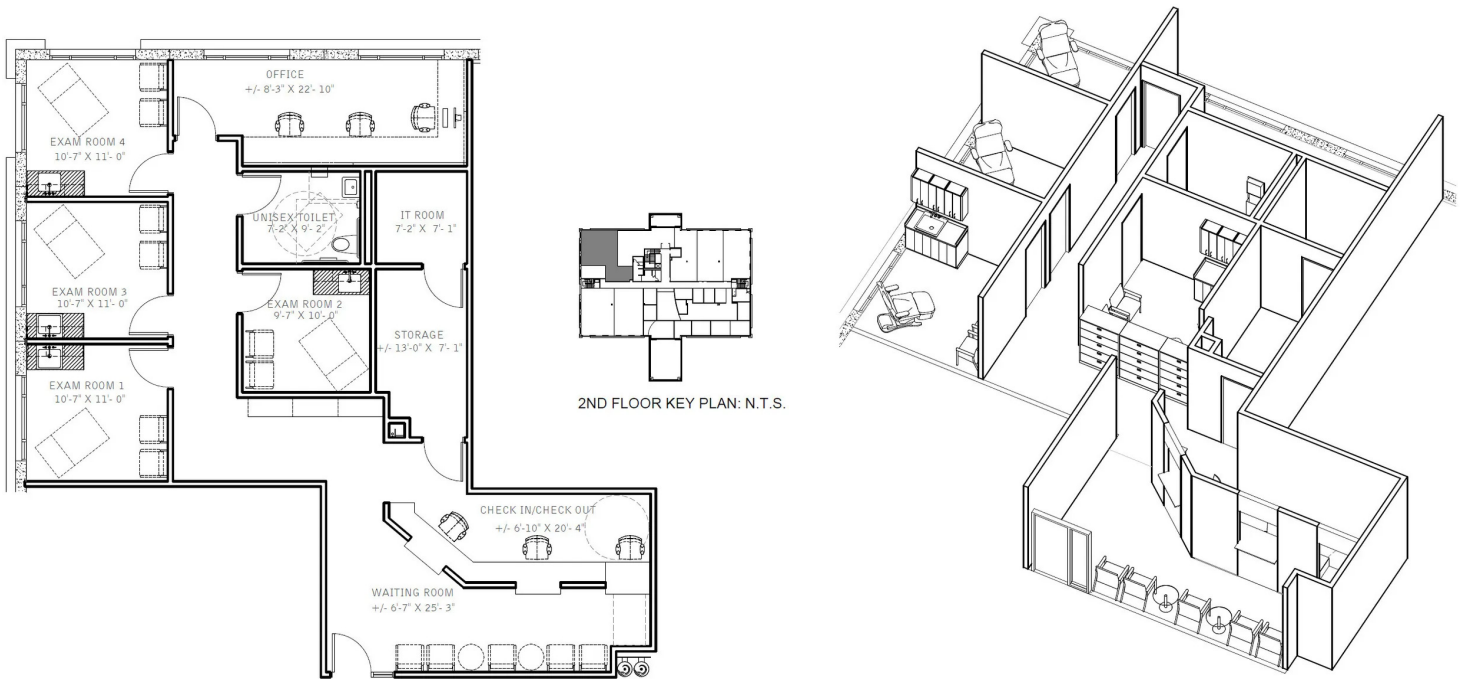


FLOOR PLANS
SUITE 270
1,790 RSF
SPEC PLAN

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Sample Spec Plan - Medical Or Office



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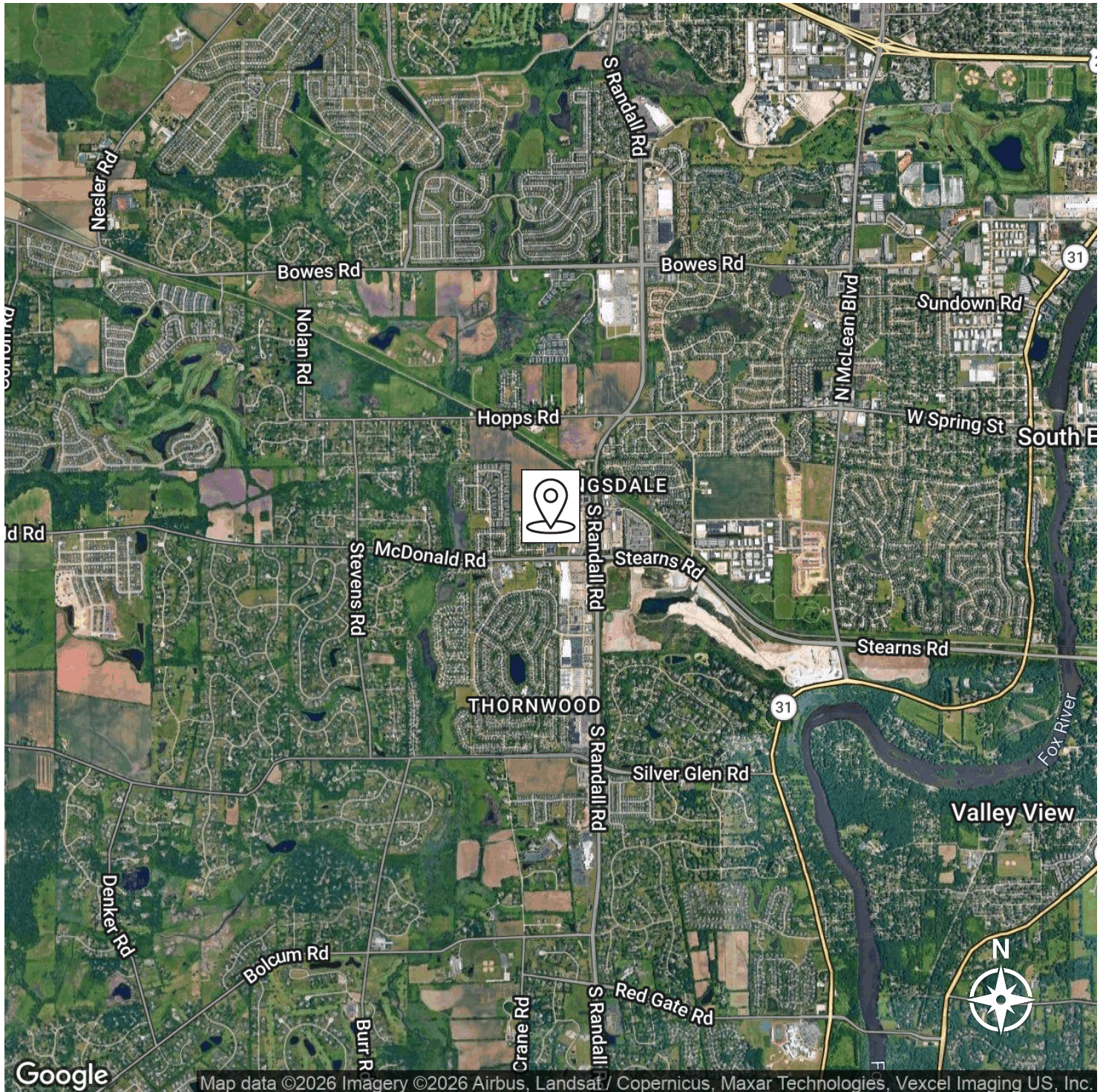
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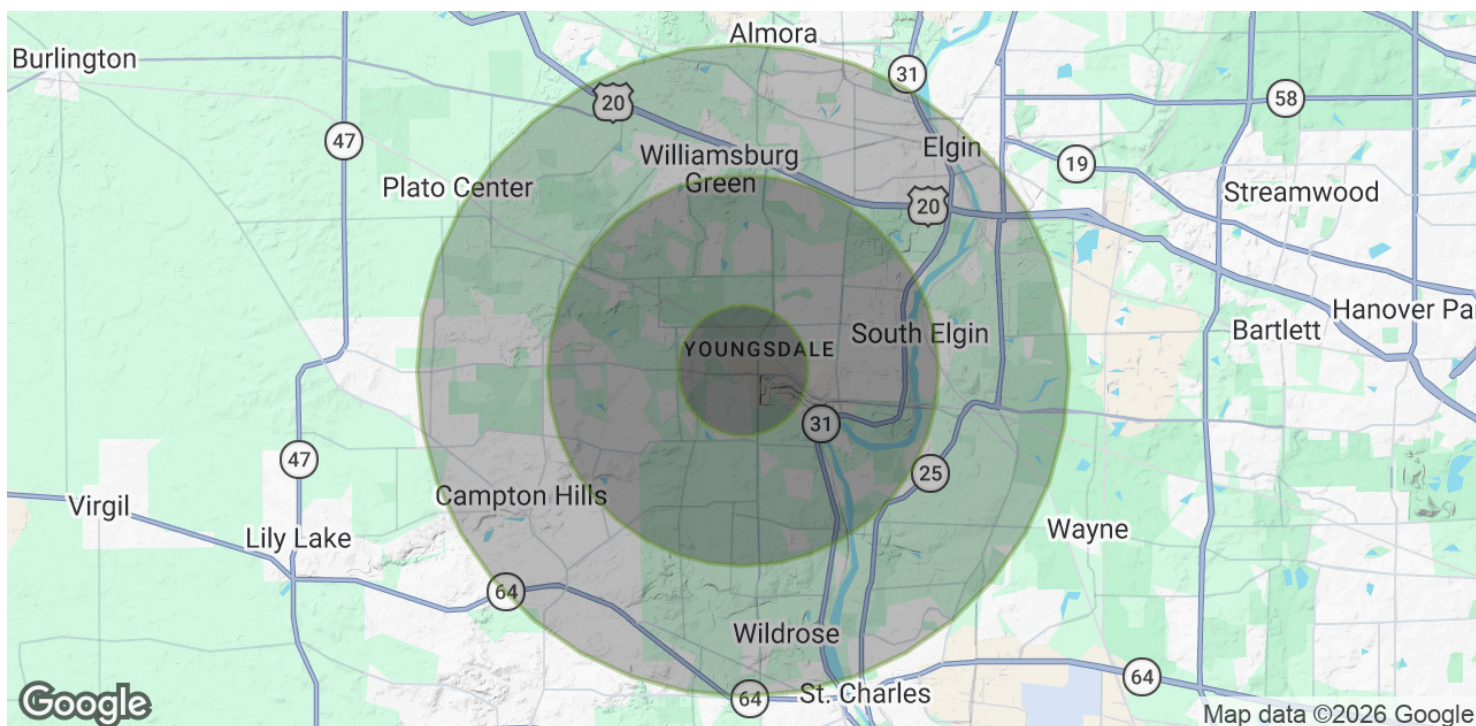
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,119	50,085	123,445
Average Age	40.8	41.1	40.7
Average Age (Male)	41.2	39.4	39.5
Average Age (Female)	39.5	42.2	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,655	17,173	42,990
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$174,835	\$155,432	\$142,943
Average House Value	\$428,144	\$375,501	\$376,067

2023 American Community Survey (ACS)

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