

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.

<u>Demographics:</u>	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 Net
- Contemporary Exam Room Design including sound attenuation for HIPAA compliance
- Exam Room layout identical to facilitate locating equipment

<u>Hospital</u>	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



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