

MEDICAL OFFICE SPACE FOR LEASE

SINGLE TENANT OPPORTUNITY



11 SALT CREEK LANE, HINSDALE, IL

Executive Summary

11 Salt Creek is a 3-story medical office building located within the Salt Creek Medical campus. The building is partially occupied by AMITA and has an additional 29,551 SF available on the 2nd and 3rd floors which represents the largest contiguous blocks of existing space in Hinsdale. The 2nd and 3rd floor availabilities are each 13,843 SF with existing conditions.

Situated in the Eastern East/West Corridor, within a few miles of three major thoroughfares and Chicago's Metra commuter rail line, the site is in the heart of the largest suburban office market in Chicago, offering access to more than 100,000 corporate office jobs within a 10-minute drive and access to more than 550,000 private-sector jobs in downtown Chicago within 30 minutes. Surrounded by a dense population with robust demographics (\$110,183 median HH income within 3 mile radius), the site is also prominently located in close proximity to one of the largest Chicago retail submarkets, consisting of nearly 27 million square feet.

Location	11 Salt Creek Lane, Hinsdale, Illinois
Square Feet	39,627 square feet on 3.83 acres
Year Built	1977 Renovated 2006
Availabilities	1st Floor: 1,865 SF (up to 11,941 SF) 2nd Floor: 13,843 SF 3rd Floor: 13,843 SF
Parking	168 surface parking spaces. Ratio of 4.24/1,000 SF
Zoning	O-3
Asking Rent	\$23.00 Net
2021 Estimates	OpEx: \$4.62 RETaxes: \$2.13



Property Summary



LOCATION

11 Salt Creek Ln
Hinsdale, IL 60521



MUNICIPALITY

Village of Hinsdale



ACREAGE

Approximately
3.83 Acres



RENTABLE SQUARE FEET

39,627 RSF



AVAILABILITY

1st floor: 1,865 SF (up to 11,941 SF)
2nd floor: 13,843 SF
3rd floor: 13,843 SF



PARKING

4.2/1,000 SF
166 Surface Spaces



CURRENT ZONING

O-3



AVAILABILITY

Available Immediately



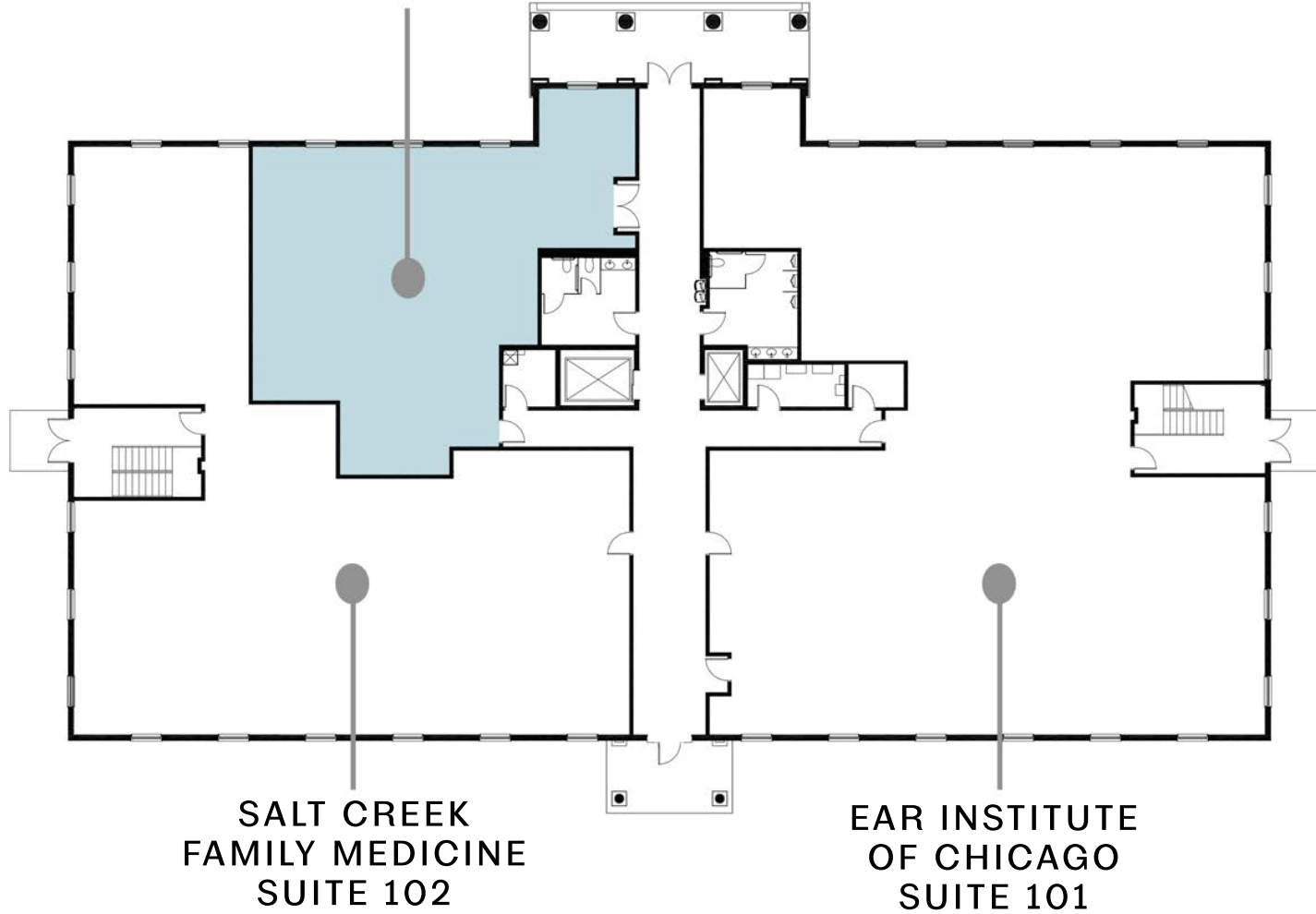
CAMPUS SETTING

Part of 8 Building
Medical Campus

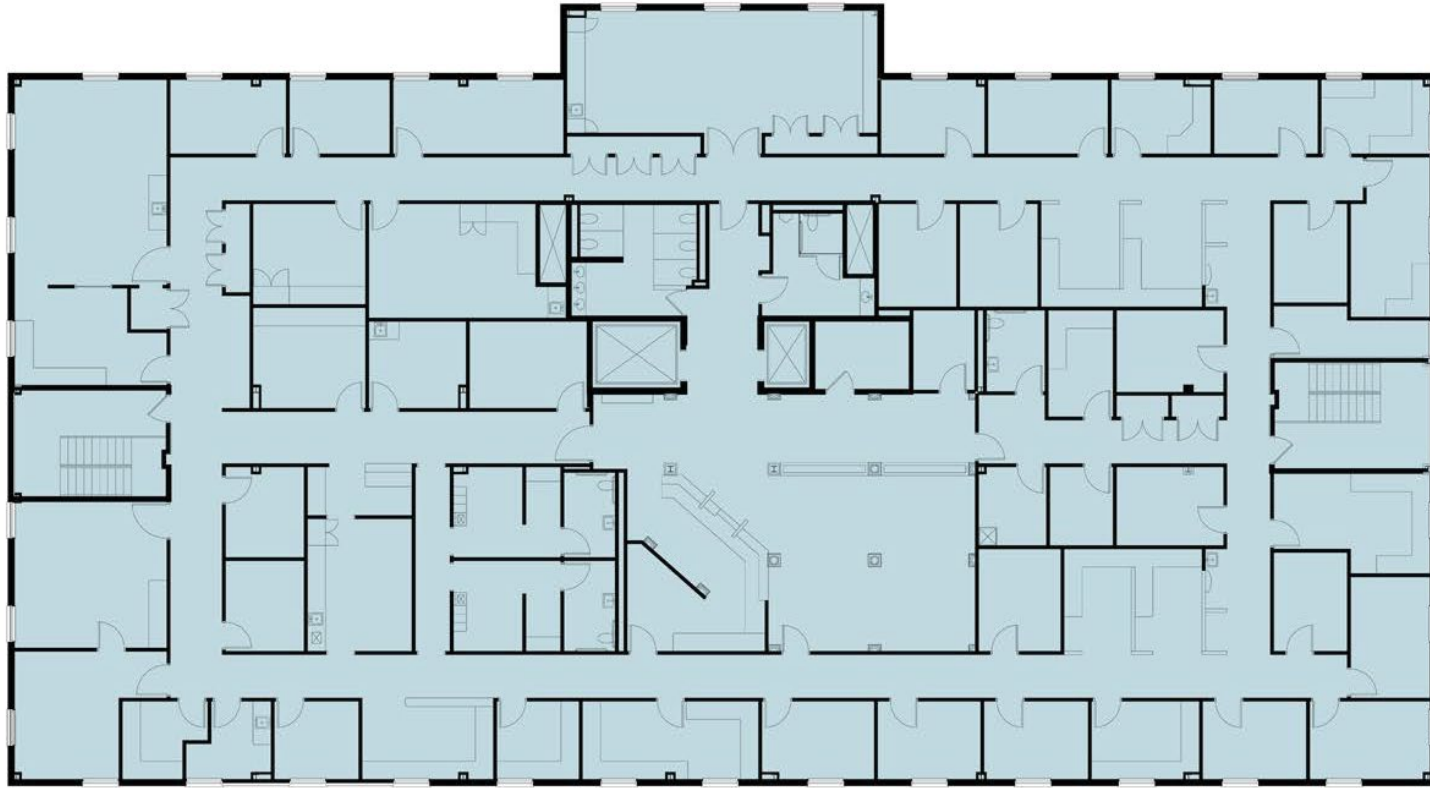


Floor Plans

**VACANT - 1,865 RSF
SUITE 175**

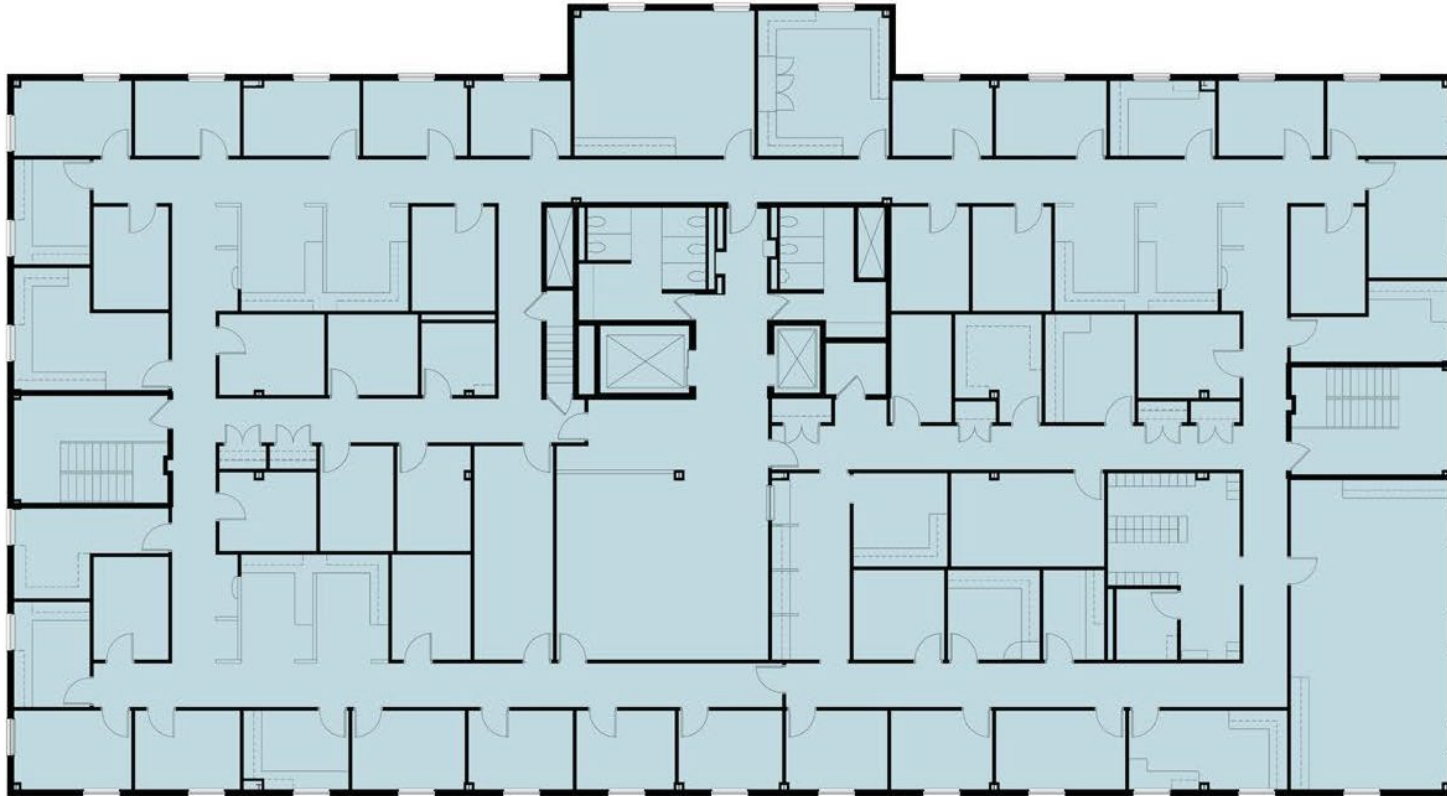


Floor Plans



**VACANT - 13,843 RSF
SUITE 200**

Floor Plans



**VACANT - 13,843 RSF
SUITE 300**

Demographic Info – 5 miles

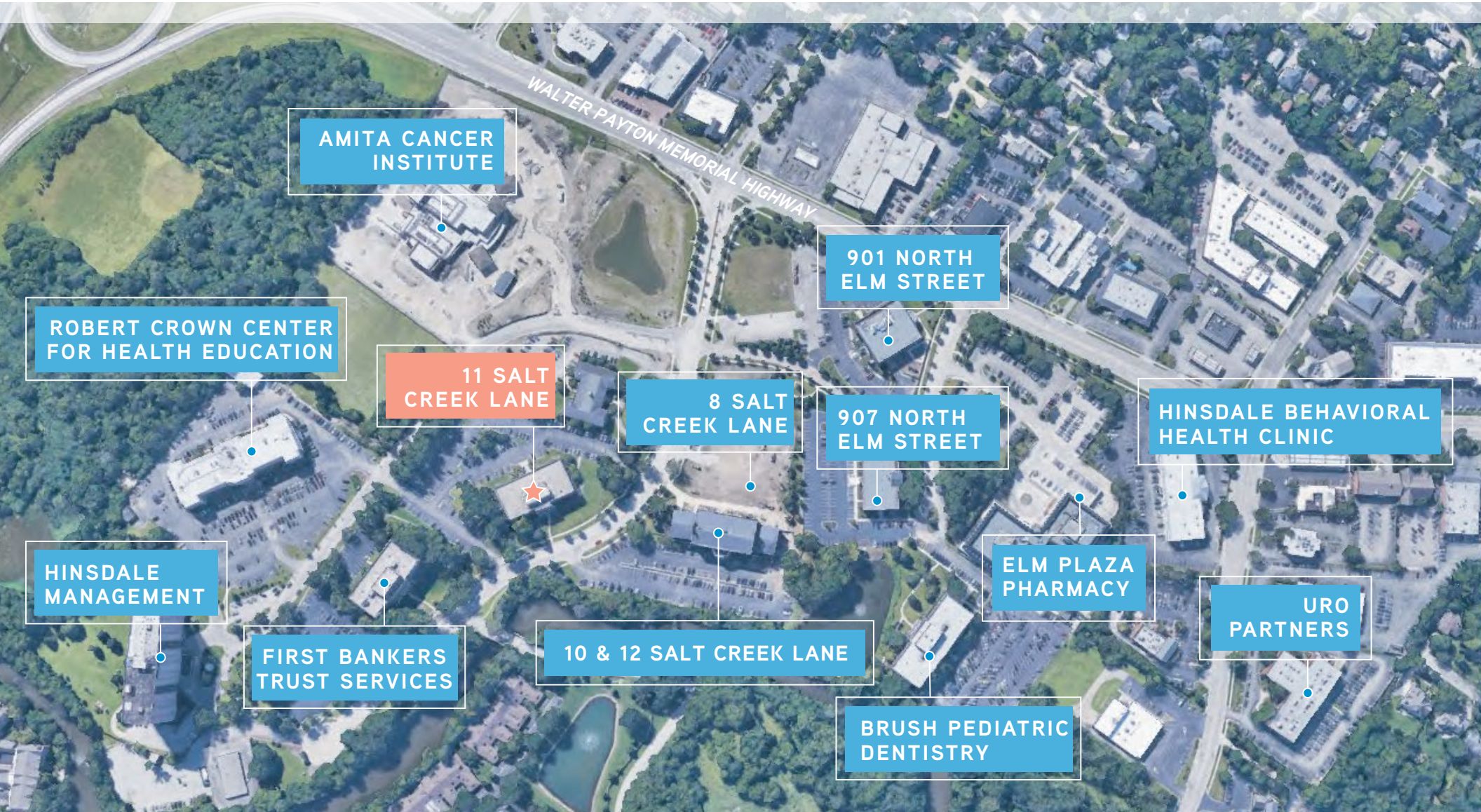
2020 POPULATION
273,218

AVG HOUSEHOLD INCOME
\$121,980

BACHELOR DEGREE OR HIGHER
45%

MEDIAN AGE
42.8

HEALTHCARE SPENDING
\$182,510,433





Building Specs

- **Construction Type:** Masonry
- **Slab to Slab Floor Height:** Slab to slab floor heights are approximately 12.5 feet
- **Elevator Cab Size & Height:** The building is equipped with 2 Otis hydraulic elevators one larger 5,000-pound capacity hydraulic passenger elevator (opening is 48 X 84.5, inside is 60 inches wide, 100 inches deep, gurnee sized), and one 2,000 pound capacity hydraulic passenger elevator (opening is 36 X 84.5)
- **Electrical Power:** Building is supplied with 800-amp, 480Y/277-volt, three-phase four-wire electrical service utilizing step down transformers for outlets and fixtures, each floor has 400 amp service

Building Systems

- 2 Carrier RTUs (electric fed)
- Ceiling Condition – Suspended ceiling
- Metal halide 175W parking lot lighting controlled with photo cell timer
- 1 large Camus boiler
- 1 frequency drive controlled air handler
 - » 1 frequency drive return air fan
 - » 1 split system on roof for old CT scan room (2nd floor)
 - » 2 radiant heat pumps (penthouse)
 - » Base board heating throughout the perimeter of the building for re-heat (radiant heat is supplied by the boiler)
 - » Johnson Controls for the HVAC system
 - » 75 gallon hot water tank
 - » 208/480V in the mechanical rooms
 - » All entrances radiant wall heaters
- Other Building Information
 - » Electronic directory
 - » Building card access system
 - » Comcast and AT&T wired in the building
 - » Entire building sprinklered
 - » Roof heat taped to avoid ice build up
 - » Minimum 2 fire extinguishers on every floor in the common area
 - » Common area restrooms (men/women) on all floors
 - » Kitchen area/staff lounge on 3rd floor
 - » Building signage opportunities
- 2021 Estimates: \$4.62/SF for OpEx and \$2.13/SF for RETaxes