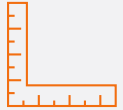




6

E St Charles Rd
LOMBARD, ILLINOIS

Freestanding Professional Building



5,200 SF
Office / Medical
Office Space



Metra Station
(Lombard)
1 Block Away



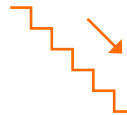
Divisible
Space Can
Be Divided



2.5 Miles From
Interstate 355
& North Avenue



0.2 Miles From
Edward Elmhurst
Health Center



Full Basement
Available for Use
(Unfinished)

FOR MORE INFORMATION, PLEASE CONTACT:

Trip McDonough
Vice President
847.649.2667
TMcDonough@LPcommercial.com

Address

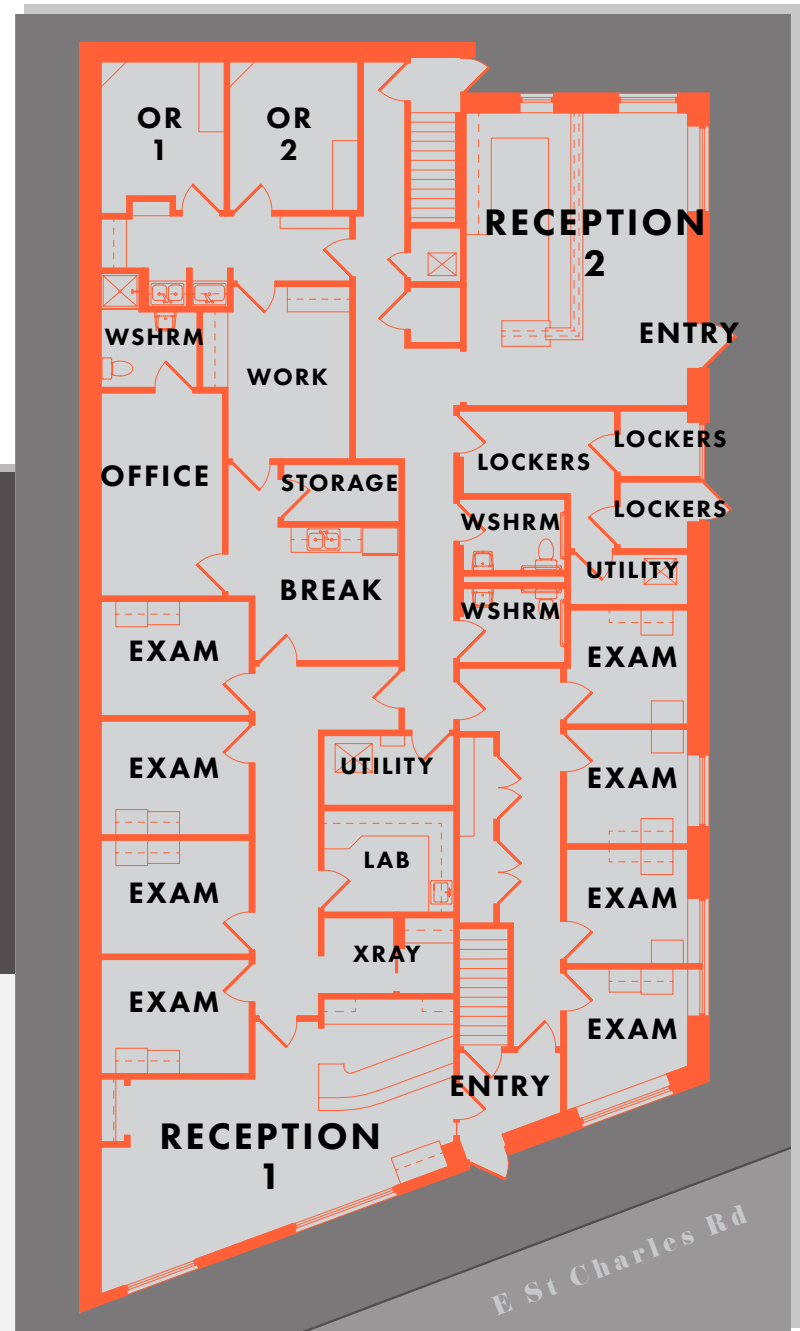
- ◆ 6 East St. Charles Road
Lombard, IL 60148

Space Highlights

- ◆ 5,200 RSF Freestanding Building in Downtown Lombard
- ◆ Space Can Be Divided
- ◆ Full Basement Available (*unfinished*)
- ◆ Metra Lombard Train Station One Block Away
- ◆ 2.5 miles from I-355 & North Ave
- ◆ 0.2 Miles from Edward Elmhurst Medical Center
- ◆ 4.4 Miles from AMITA Health Adventist Medical Center GlenOaks
- ◆ 5.8 miles to/from Alexian Brothers, Addison, Immediate care

Asking Rate

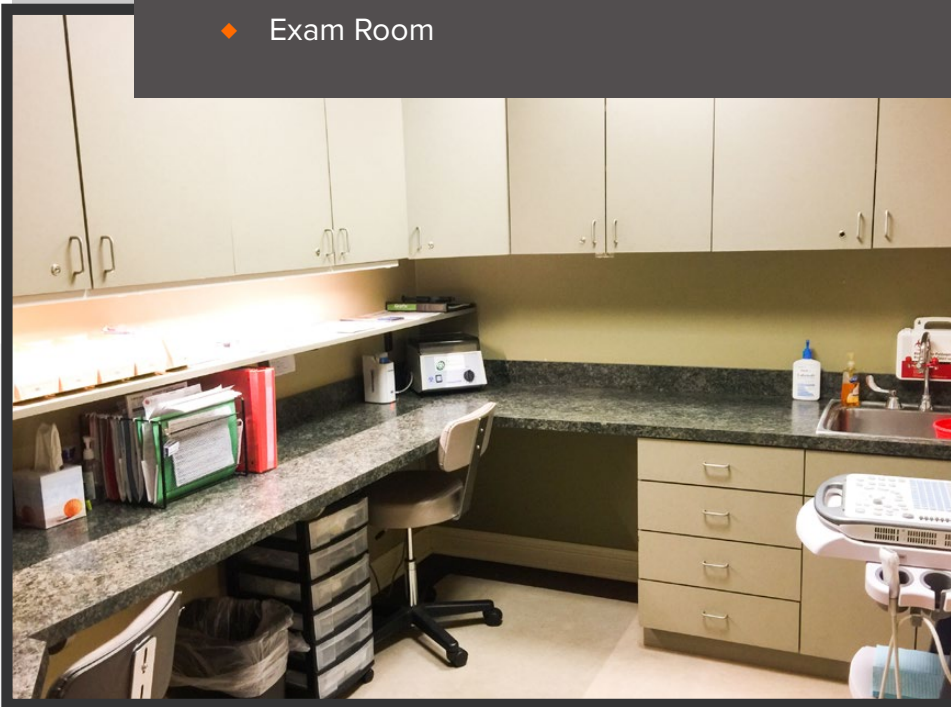
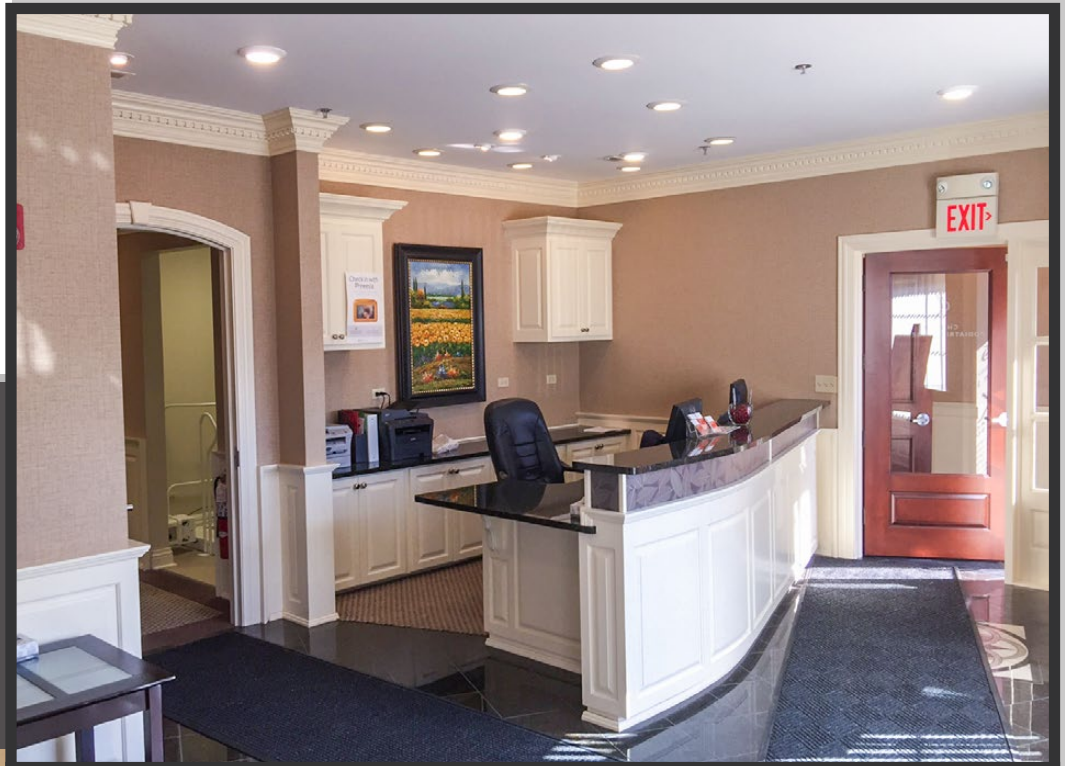
- ◆ Asking Rate: \$23 PSF Modified Gross



Photos

Clockwise from Top Right

- ◆ Reception 1
- ◆ X-Ray
- ◆ Office
- ◆ Exam Room





6 E ST CHARLES RD
LOMBARD, IL 6148



PARK AVENUE
CONDOMINIUMS



Walgreens



Metra
LOMBARD
STATION

Edward-Elmhurst
HEALTHCARE





Disclaimer

The information contained in the memorandum has been obtained from sources we believe to be reliable; however, Landmark Partners Commercial Real Estate, LLC, or any of their officers, employees, or agents, has not verified, and will not verify, any of the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. This memorandum does not purport to be all-inclusive or to contain all the information which prospective lessee or purchaser may desire. References to square footage or age are approximate. No legal liability is assumed or shall be implied with respect thereto.

The owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice.

Agency Disclosure:

Gerard "Trip" McDonough, Tom Turk and Eugene "Bud" Gross ("Licensees") of Landmark Partners Commercial Real Estate, LLC are acting solely on behalf of the Owner or Lessor of the real estate and any information given to the Licensees by the Purchaser/Lessee may be disclosed to the Owner/Lessor.

For more information, please contact:

Trip McDonough

Vice President



847.649.2667



TMcDonough@LPcommercial.com



LANDMARK PARTNERS
COMMERCIAL REAL ESTATE

1699 E. Woodfield Road | Suite 202 | Schaumburg Illinois 60173