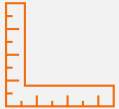


# CHICAGO PODIATRIC SURGEONS



## Professional Office / Medical Office Space

**467**  
**WEST ERIE**  
CHICAGO, ILLINOIS



**7,148 Sq. Ft.**  
Office / Medical  
Office Space



**2 Levels**  
With  
Elevator



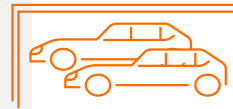
**1 Mile From**  
Northwestern  
Memorial Hospital



**3 Miles From**  
Rush University  
Medical Center



**.2 Miles From**  
Kennedy  
Expressway



**Direct Access to**  
6 Indoor Heated  
Parking Spaces

FOR MORE INFORMATION, PLEASE CONTACT:

**Trip McDonough**

Vice President  
847.649.2667

[TMcDonough@LPcommercial.com](mailto:TMcDonough@LPcommercial.com)

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## Address

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- ◆ 467 West Erie Street  
Chicago, IL 60654

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## Key Highlights

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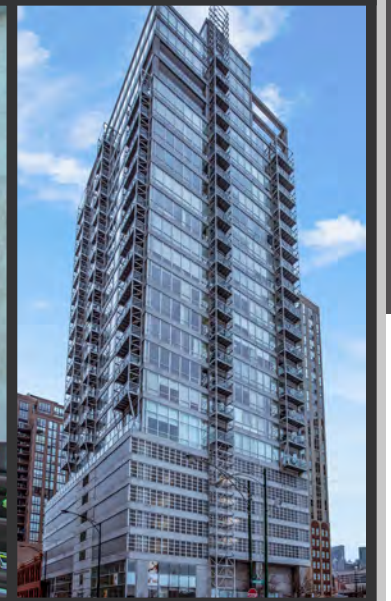
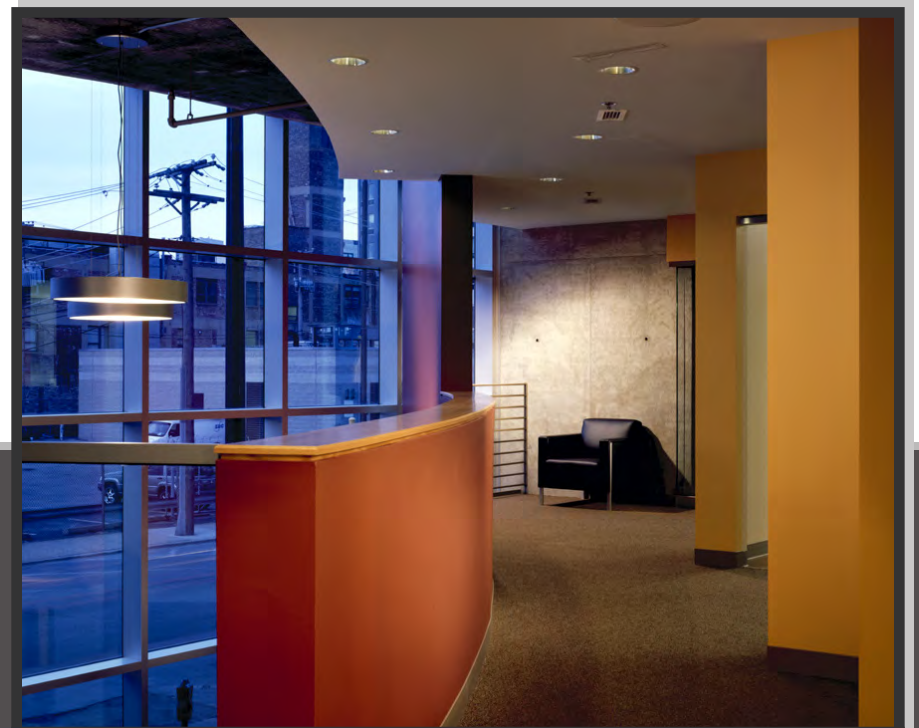
- ◆ 7,148 SF Office / Medical Office for Lease
- ◆ River North Neighborhood
- ◆ Across Street From Montgomery Riverfront Park
- ◆ 2 Levels with Elevator
- ◆ Ground Level Private Entrance
- ◆ 1 Mile From Northwestern Memorial Hospital
- ◆ 3 Miles From Rush University Medical Center
- ◆ 0.2 Miles To/From Kennedy (I-90/94)
- ◆ 1 Mile From Blue line (Grand Ave stop)
- ◆ 1 Mile From Ogilvie Transportation Center (METRA)
- ◆ Ideal for Both Professional Office and Medical Office Use
- ◆ 6 Indoor Heated Parking Spaces Included in Rent

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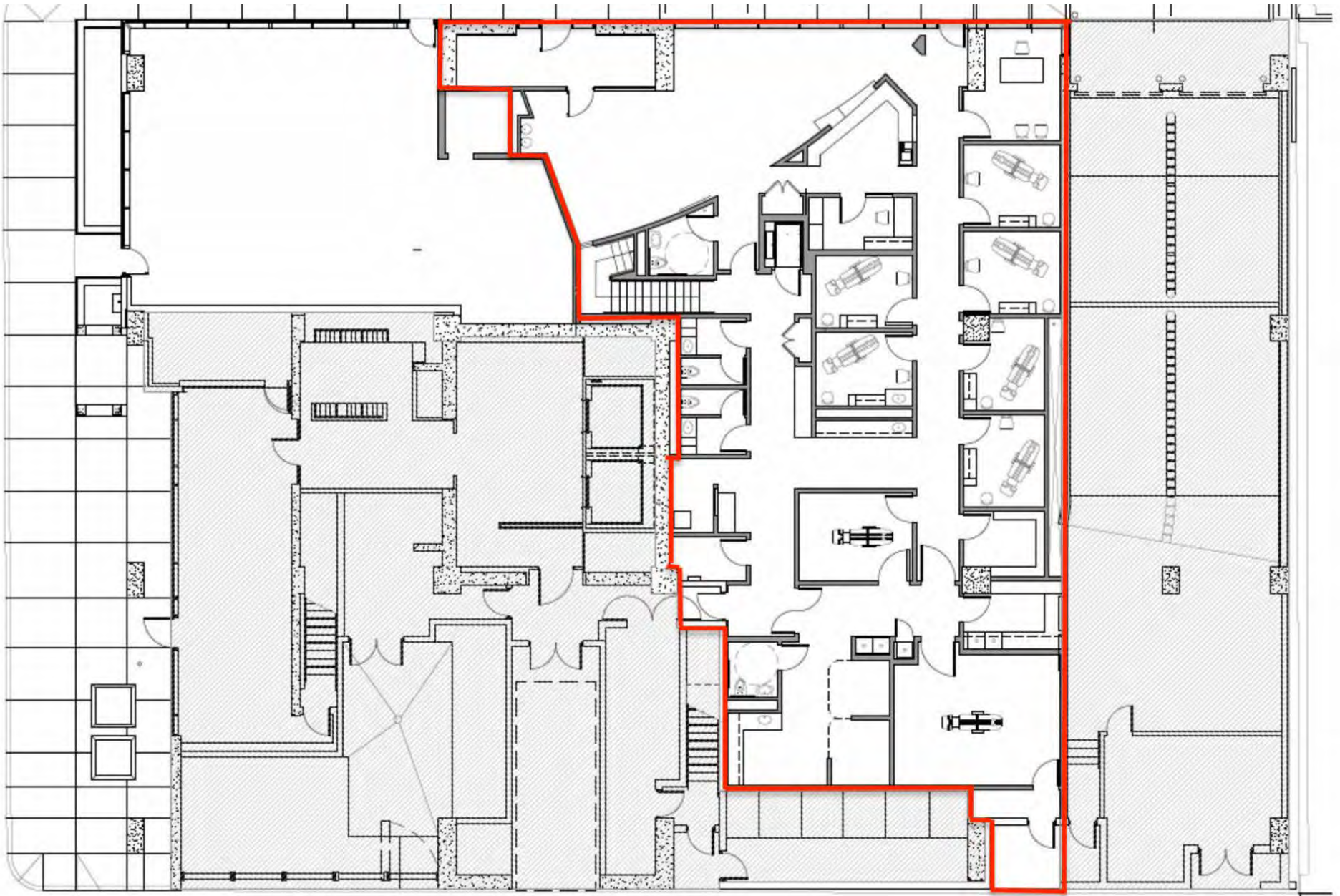
## Asking Rate

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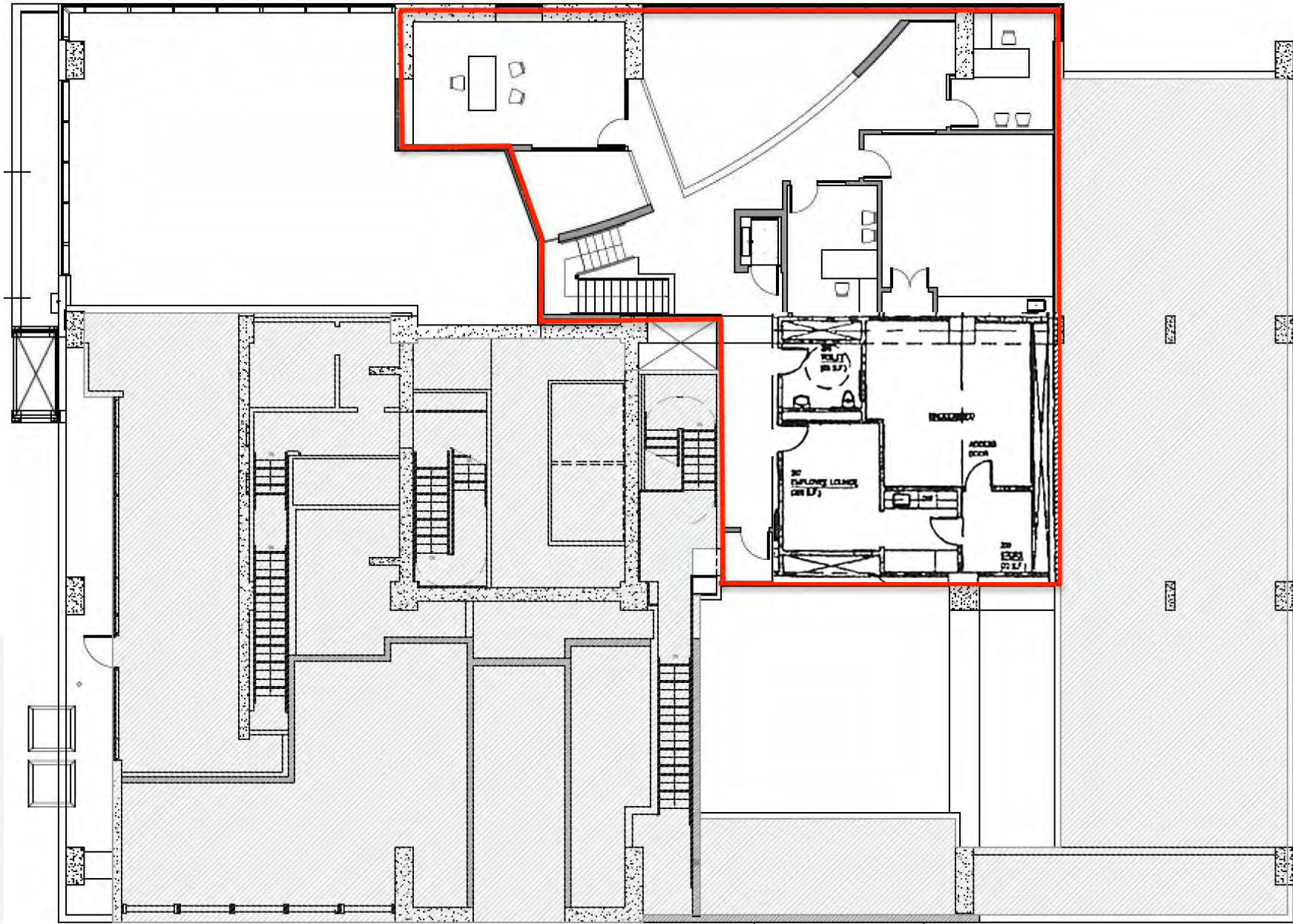
- ◆ Asking Rate: \$45 PSF Modified Gross



# Level 1



# Level 2



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## Level 1 Features

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- ◆ 6 Exam Rooms
- ◆ Nurse Station
- ◆ Doctor Station
- ◆ Separate Patient & Staff Restrooms
- ◆ X-Ray
- ◆ Large Operating Room
- ◆ Small Operating Room
- ◆ Nitrogen & O2 Plumbing
- ◆ Wiring For Autoclave

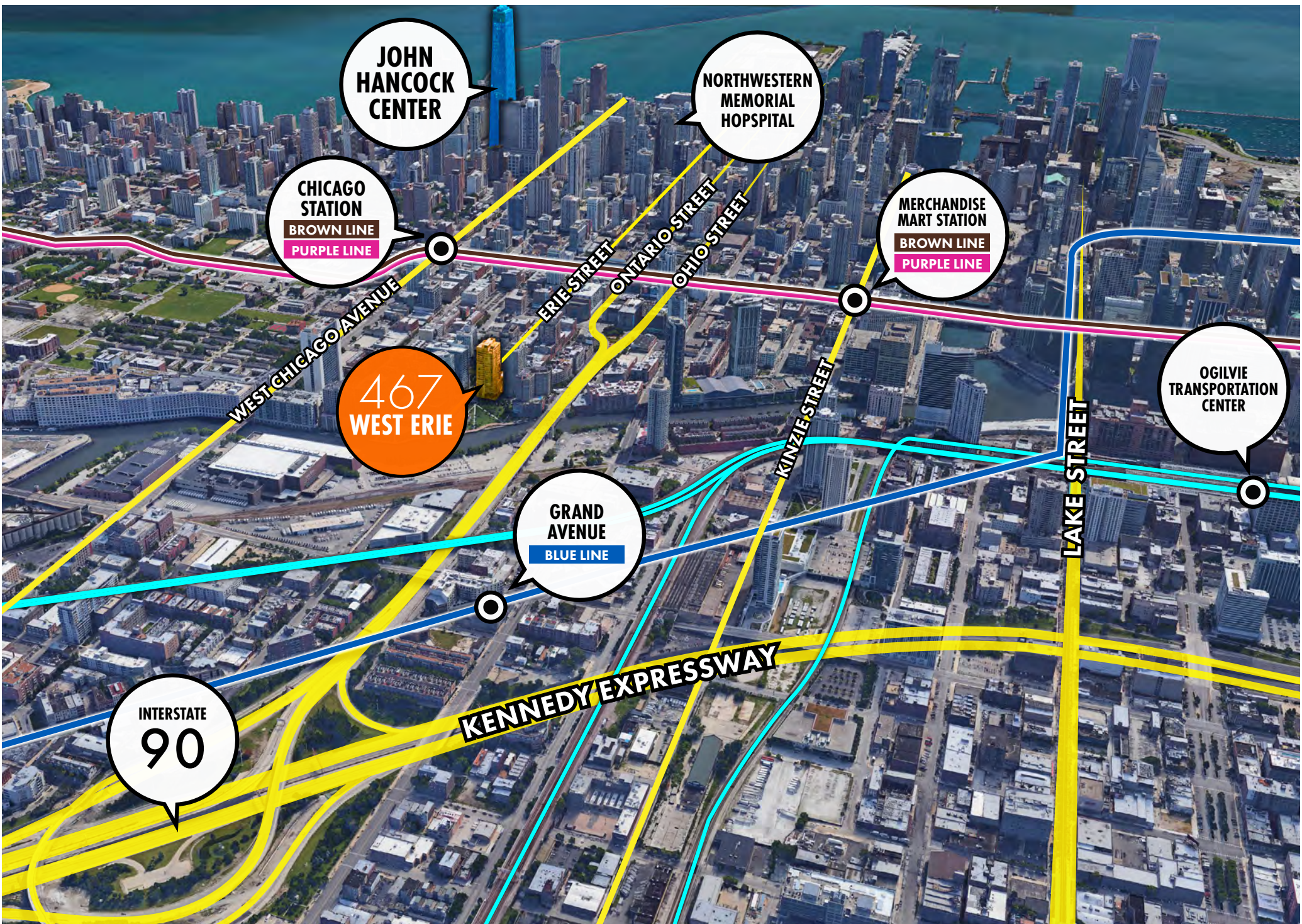
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## Level 2 Features

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- ◆ Physical Therapy room
- ◆ Main MD business office w/ seating area
- ◆ Conference room
- ◆ Staff breakroom/lounge
- ◆ Storage Rooms





**JOHN HANCOCK CENTER**

**NORTHWESTERN MEMORIAL HOSPITAL**

**CHICAGO STATION**  
BROWN LINE  
PURPLE LINE

**MERCHANDISE MART STATION**  
BROWN LINE  
PURPLE LINE

**467 WEST ERIE**

**GRAND AVENUE**  
BLUE LINE

**OGILVIE TRANSPORTATION CENTER**

**INTERSTATE 90**



## Disclaimer

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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.


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## For more information, please contact:

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