

# WAUKEGAN MEDICAL PLAZA

1616 Grand Ave. , Waukegan, IL 60085



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>LEASE RATE:</b>	\$16.00/SF/yr (MG)
<b>BUILDING SIZE:</b>	25,512 SF
<b>AVAILABLE SF:</b>	860 - 12,419 SF 1st Floor: 6,759 SF 2nd Floor: 5,660 SF
<b>LOT SIZE:</b>	3.08 Acres
<b>BUILDING SIZE:</b>	25,512 SF
<b>YEAR BUILT:</b>	1960, Renovated 1998
<b>ZONING:</b>	B-3

## PROPERTY OVERVIEW

Centrally located to downtown Waukegan and between Vista East and Lake Behavioral West Hospitals. State of the art video security system; secure medical grade key lock system throughout building. Nicely appointed interior finishes include oak, ceramic tile, and marble. Dry, secure basement storage. Elevator for 2nd floor access. A wide range of approved uses are permitted by code. Active retail & medical community

## PROPERTY HIGHLIGHTS

- First Floor : 860 - 6,759 rsf Available
- Second Floor : 860 - 5,660 rsf Available; Can Combine All Suites
- 150 Parking Spaces
- Pace Bus #565 to Building
- Ideal for any Professional or Medical Tenant. Schools, MRI, Sleep Center, Blood Bank, Physical Therapy, Adult Programming/Care, Orthopedic, Immediate Care, Adult Day Care, Rehab, Surgery Center, Eating Disorder Clinic, Pulmonary Practice, Veterans rehab.
- For showings call Patrice or Brian 773-392-3413

**KELLER WILLIAMS ONECHICAGO**  
8750 W. Bryn Mawr,  
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Chicago, IL 60631

**PATRICE MARKS**  
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# Lease Availability Report

## 1616 Grand Ave - Waukegan Medical Plaza

Waukegan, IL 60085 - Far North Submarket



### BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1960; Renov 1998
RBA:	25,512 SF
Floors:	2
Typical Floor:	17,553 SF

### AVAILABILITY

Min Divisible:	860 SF
Max Contig:	5,878 SF
Total Available:	13,669 SF
Asking Rent:	\$16.00/MG

### EXPENSES PER SF

Taxes:	\$3.20 (2019)
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	106	Off/Med	Direct	1,250	1,250	1,250	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 Fully Built out Dental Suite, 5 Operatories, Reception & Kitchen									
P 1st	F	Off/Med	Direct	881	881	881	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 6,759 rsf; Divisible to 5,878 rsf & 881 rsf. Former Dialysis Center & Pharmacy, 3 Entrances									
P 1st	C	Off/Med	Direct	5,878	5,878	5,878	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 6,759 rsf; Divisible to 5,878 rsf & 881 rsf. Former Dialysis Center & Pharmacy, 3 Entrances									
P 2nd	200/204	Off/Med	Direct	2,250	2,250	2,250	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 Large Open Area, Tiled Floor and Sink, 3 Offices w/ Windows, Wood Flooring, In-suite Restroom. Divisible.									
P 2nd	201	Off/Med	Direct	1,250	1,250	1,250	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 Medical Suite, 5 Exams, Lab & Reception									
P 2nd	205	Off/Med	Direct	860	860	860	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 3 Offices - may be leased individually. Ideal for any Professional tenant.									
P 2nd	206	Off/Med	Direct	1,300	1,300	1,300	\$16.00/MG	Vacant	Negotiable
Keller Williams ONEChicago - Patrice Marks (847) 409-7983, Brian Ripp (773) 392-3413 Large Open Area, 3 Offices, Classroom/Boardroom, Break Area, In-Suite Restroom, Separate Entrances.									





## PROFESSIONAL/MEDICAL BUILDING FOR SALE OR LEASE

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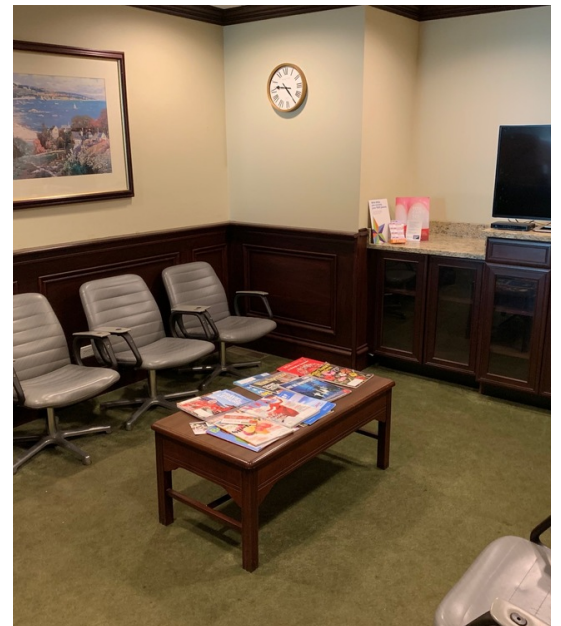
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# FIRST FLOOR

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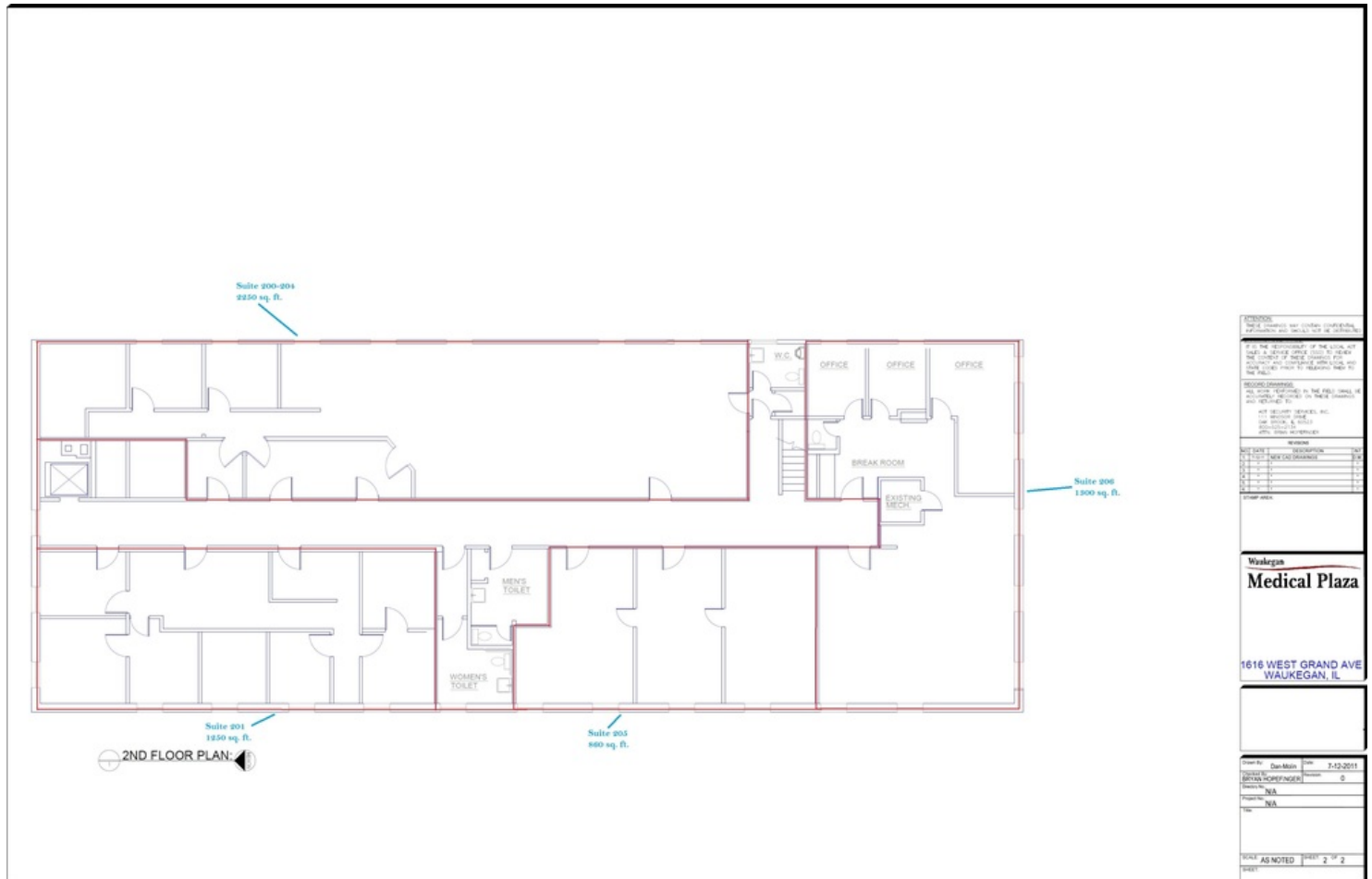
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## 2ND FLOOR

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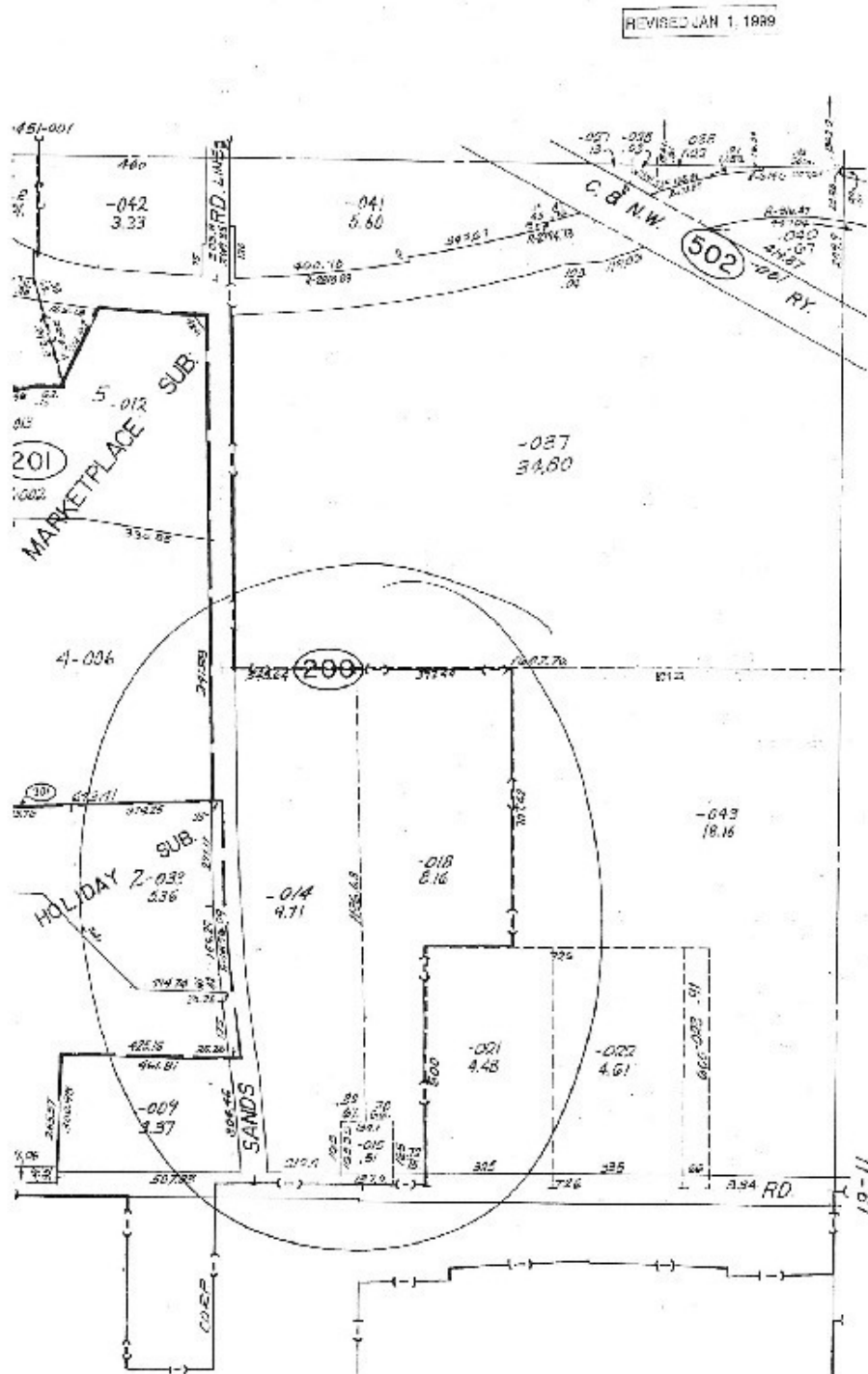
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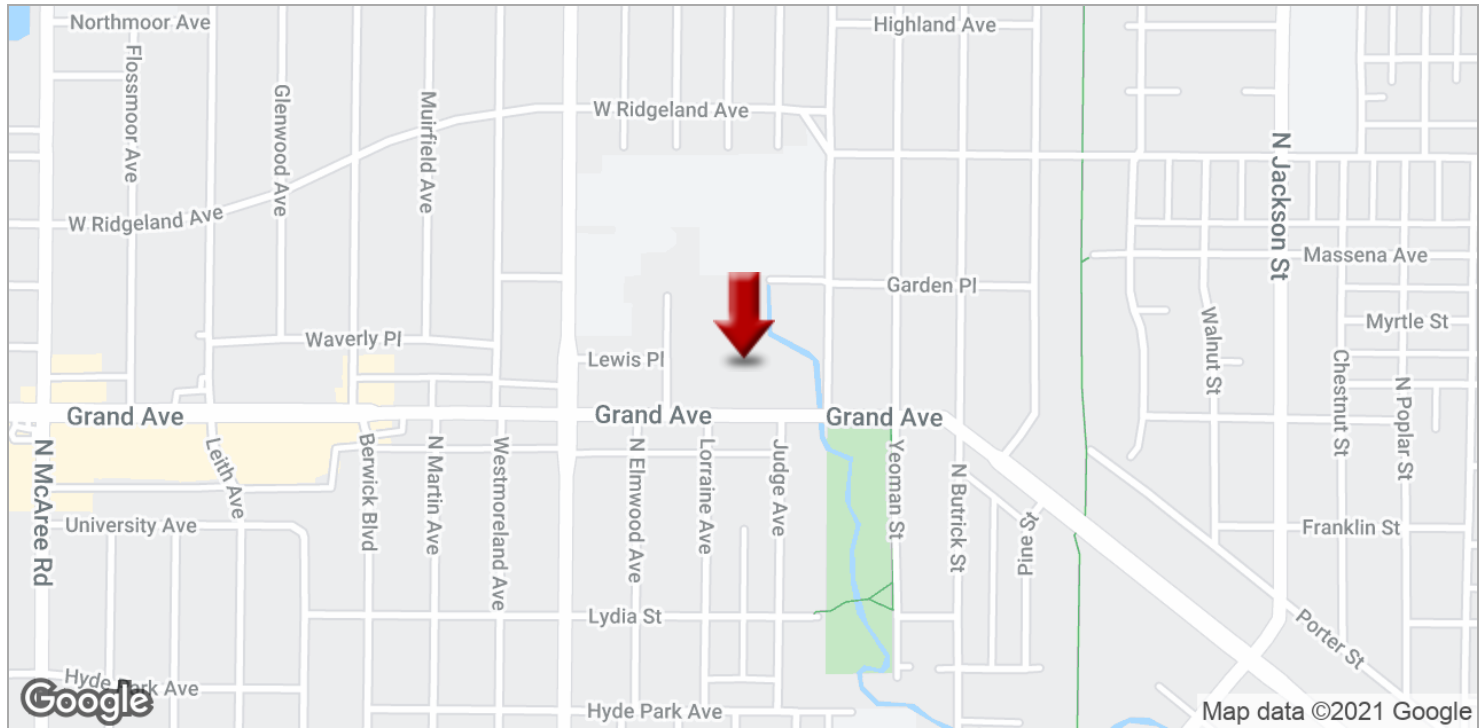
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	25,864	75,688	117,855
Median age	29.8	30.4	30.8
Median age (male)	27.4	29.7	30.3
Median age (Female)	30.7	30.8	31.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,059	24,088	38,105
# of persons per HH	3.2	3.1	3.1
Average HH income	\$52,896	\$53,826	\$54,729
Average house value	\$154,688	\$155,256	\$155,176

\* Demographic data derived from 2010 US Census

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