SVN CHICAGO COMMERCIAL

RANDALL *Medical Pavilion*

1600 N Randall Road, Elgin, IL



Class A Medical Suites For Lease





presented by
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About The Building

RANDALL *Medical Pavilion*



RANDALL *Medical Pavilion* is a four-story, ±100,000 SF class A medical office building with modern finishes and abundant parking. The property offers a mix of finished, move-in ready suites along with build-to-suit and full floor 20,339 RSF options. Custom designed suites along with generous tenant improvement allowances or turn-key buildouts available. The property is owned and managed by RX Health & Science Trust.

1600 Randall has an excellent tenant roster including Northwestern Medicine & Derick Dermatology.



MONUMENT SIGNAGE

PATIENT DROP-OFF ENTRANCE WITH ACCESS TO FREIGHT ELEVATOR & DOUBLE DOORS

IN-SUITE JANITORIAL 5 DAYS A WEEK

Property Summary & Highlights

RANDALL *Medical Pavilion*



Asking Lease Rate **$17.75 PSF NNN**

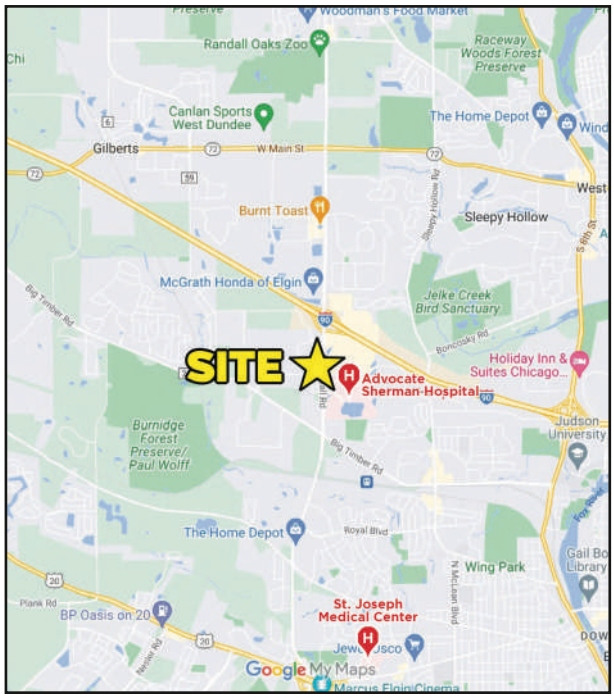
±100,000 SF	1,659 - 20,339 RSF	Move-In Ready
Building	Available	Suites

PROPERTY HIGHLIGHTS

- Custom Designed Suites Offered with generous TI Allowance
- Contiguous Floor Plates Up To 20,399 SF
- Reserved Parking for Physicians
- Monument Signage Opportunities at Randall and Alft Roads
- Many Restaurants And Shopping In Immediate Area, Excellent Daytime Population

LOCATION HIGHLIGHTS

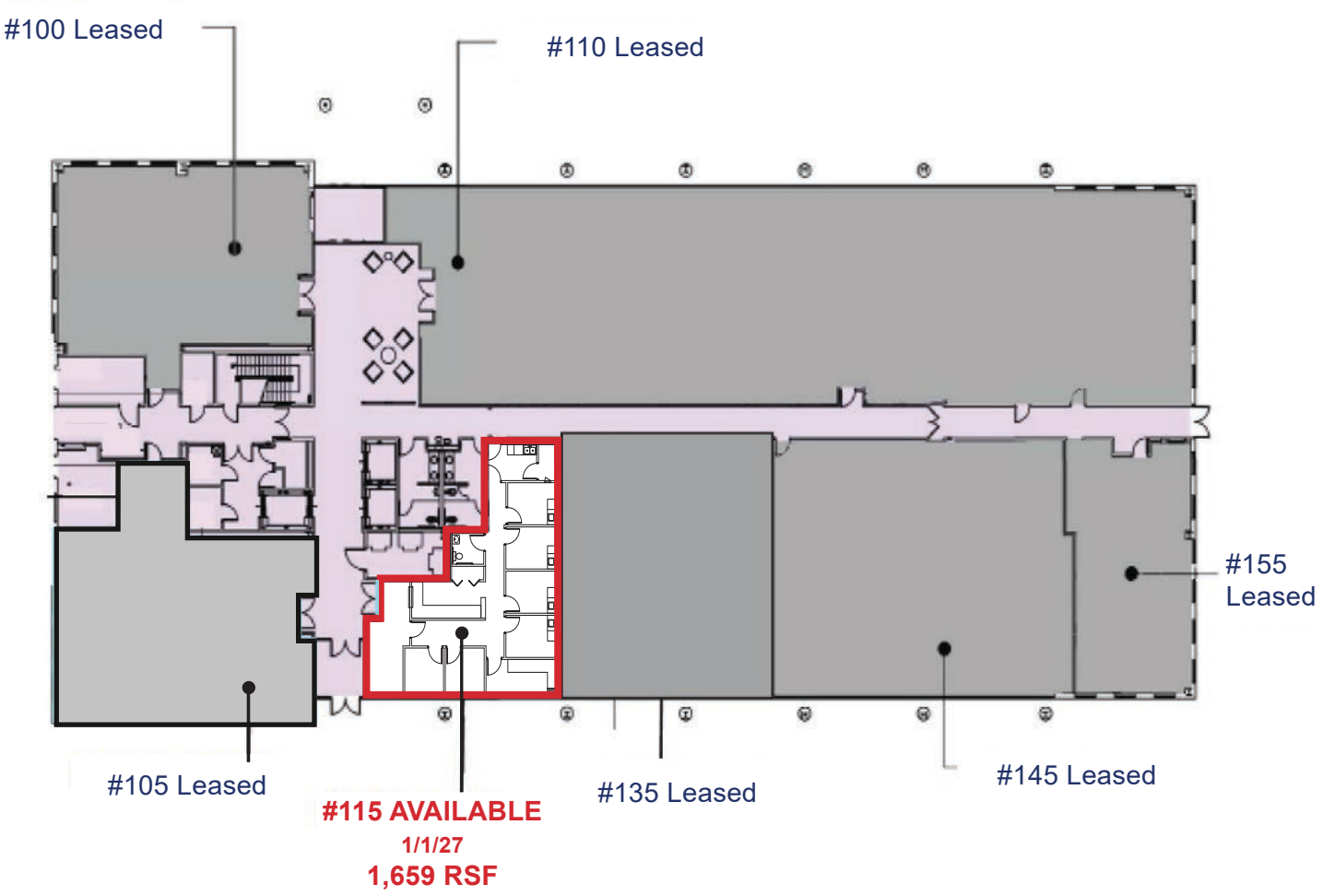
- Directly across from Advocate Sherman Hospital (0.4 miles)
- 2.6 Miles to AMITA Health St. Joseph Hospital
- 10 Miles to AMITA Health St. Alexius Hospital
- 13.5 miles to Northwestern Delnor Hospital
- ¼ mile from Full I-90 Interchange
- Located at Randall and Alft Roads Signalized Intersection



TENANTS / VACANCIES

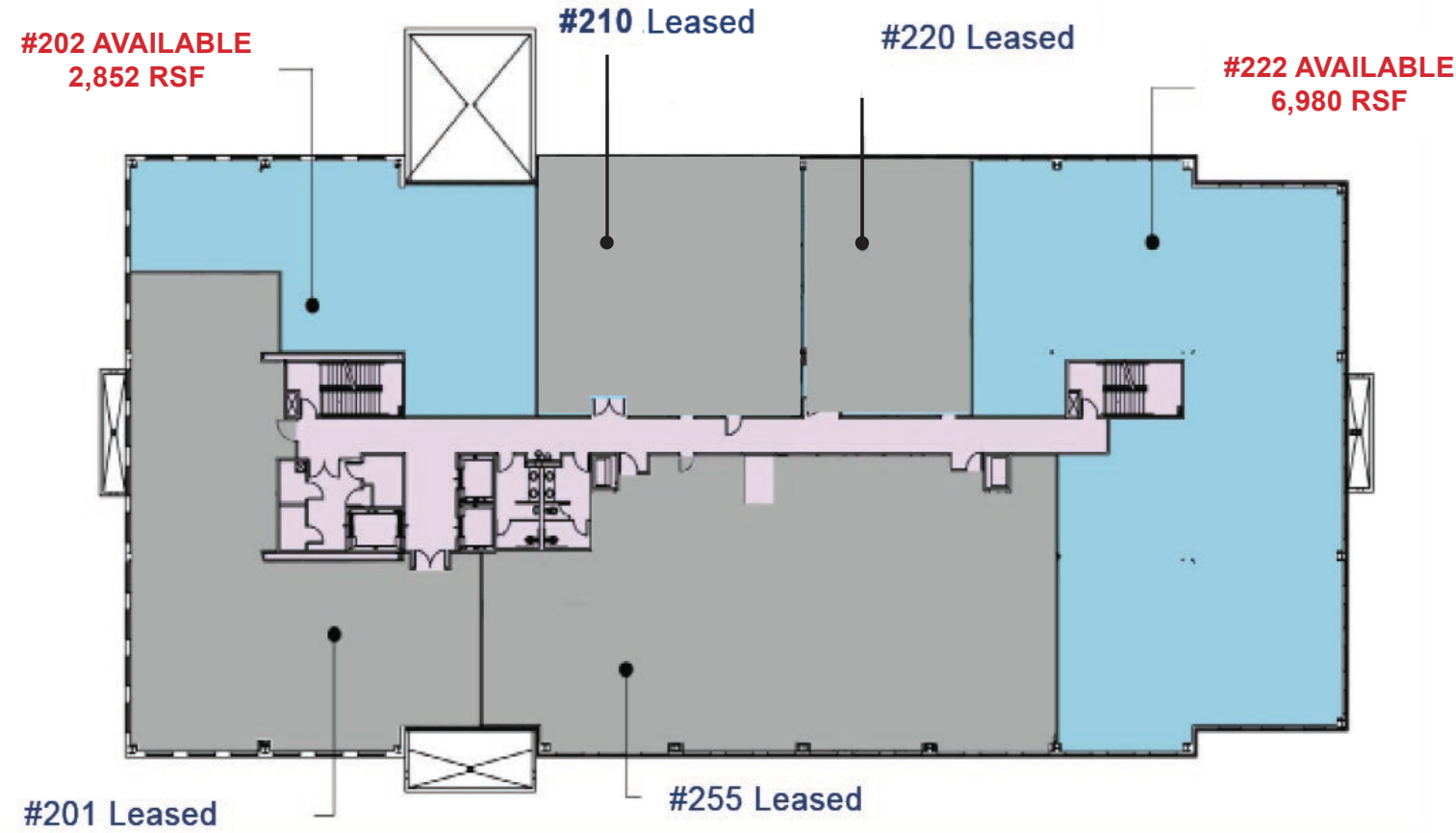
CLICK FOR VIRTUAL TOUR SUITE 105

SUITE 100	MEDICAL
SUITE 105	MEDICAL
SUITE 110	MEDICAL
SUITE 115	1,659 SF - AVAILABLE 1/1/27
	2nd Gen medical buildout
SUITE 135	MEDICAL
SUITE 145	MEDICAL
SUITE 155	MEDICAL



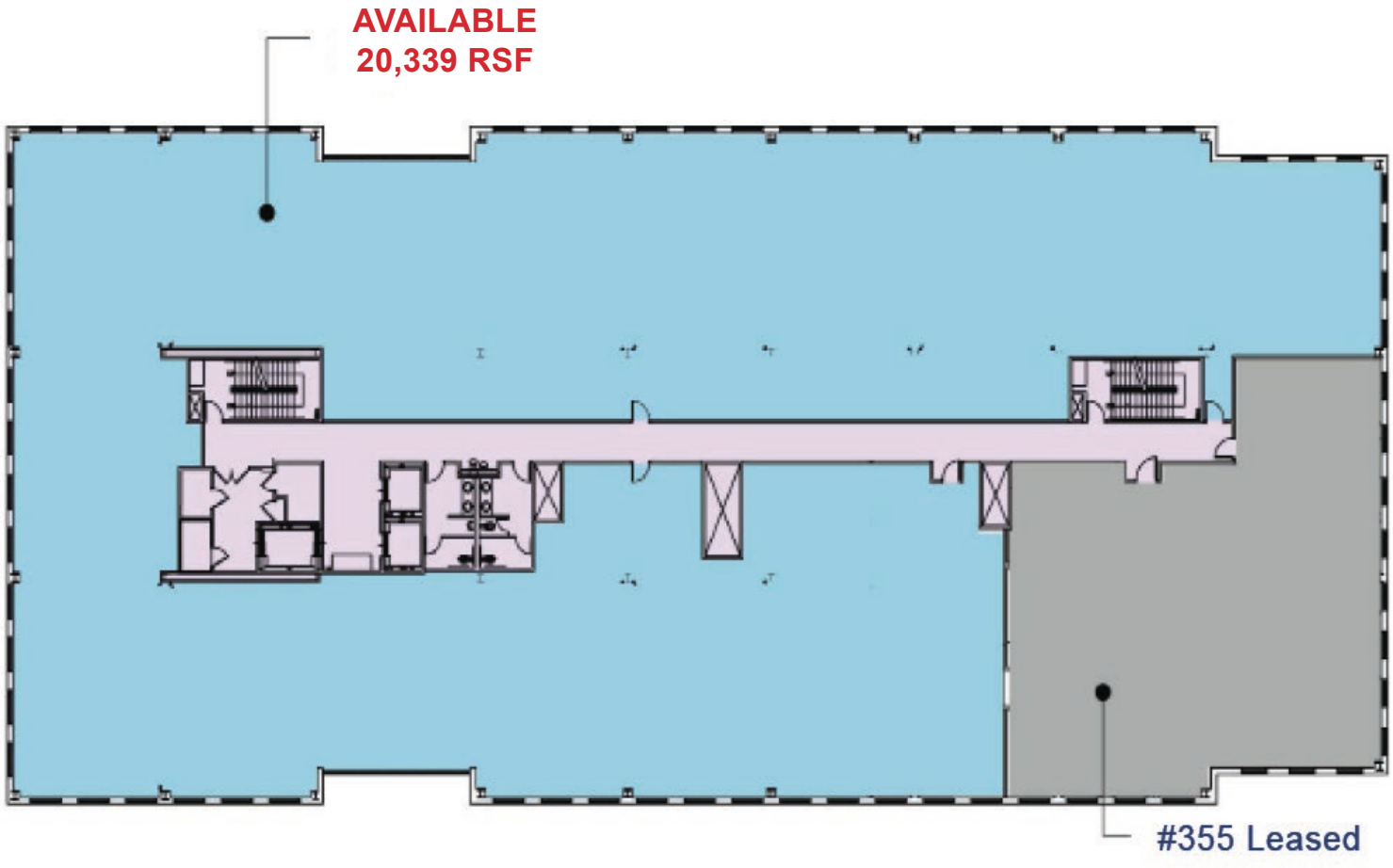
TENANTS / VACANCIES

SUITE 201	MEDICAL
SUITE 205	2,852 SF - VACANT
SUITE 210	MEDICAL
SUITE 220	MEDICAL
SUITE 222	6,980 SF - VACANT
SUITE 255	MEDICAL



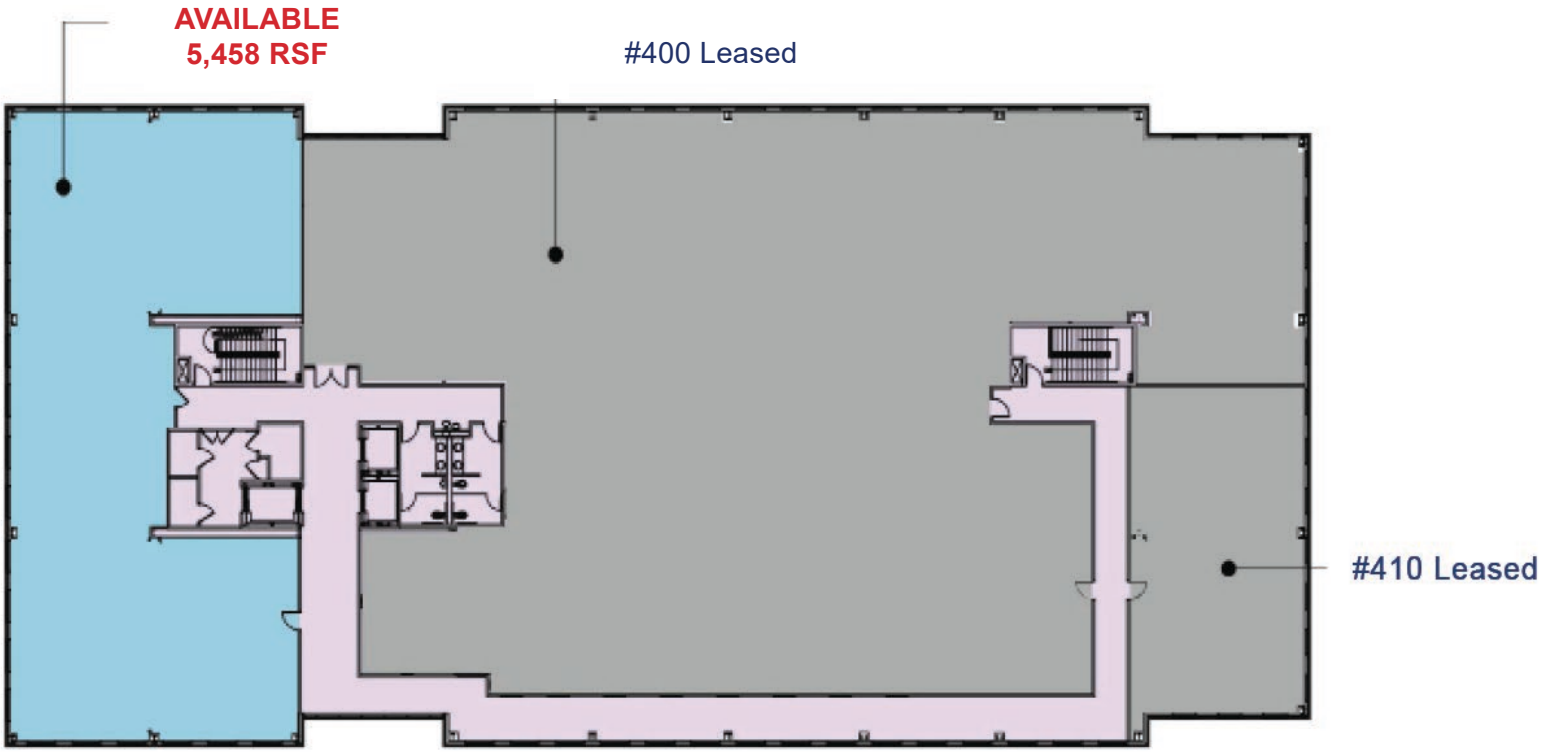
TENANTS / VACANCIES

SUITE 300	20,339 SF - VACANT
SUITE 355	MEDICAL



TENANTS / VACANCIES

SUITE 400	MEDICAL
SUITE 405	5,458 SF - VACANT
SUITE 410	MEDICAL



Additional Photos

RANDALL
Medical Pavilion













Area Map


Jane Addams Memorial Tollway
Big Timber Rd
Jimmy's Charhouse
CANDLEWOOD SUITES
COUNTRY
Advocate Sherman Hospital
SITE
99,600 VPD
41,800 VPD
S 8th St
90
Downtown Elgin
Domino's Pizza
Burger King
Danny's Pizza
Arabica Cafe
Al's Cafe & Creamery
Kubo Sushi & Sake
KFC
CVS
DUNKIN'
Walgreens
CHASE
PNC
ALDI
Cilantro
31
58
25
N Randall Rd
AMITA HEALTH
St Joseph Hospital
Jewel Osco
CHASE
ELGIN Metra
Larkin High School
FAMILY DOLLAR
SUBWAY
GRAND VICTORIA CASINO
BUTERA Market
20

THE VILLAGE OF ELGIN

This property is conveniently located directly on Randall Road, 1/4 off of I-90. Downtown Chicago is located 40 miles to the south-east. O'Hare International Airport is 29 miles east of the property.

Elgin is a City in Cook and Kane counties and is the 6th largest city in Illinois. Downtown Elgin is a robust area currently making a turnaround economically with several new multi-family housing projects, a beautiful River Walk along the Fox River and a growing number of shops, restaurants and galleries in the downtown area. The Metra Train Station makes the area very accessible. Additionally, the 255 bed Sherman Hospital, which was re-built in 2009 for expansion, has driven additional medical business in the area.

AREA DEMOGRAPHICS

5-Mile Radius

Estimated Population
149,048

Median Home Income
$123,240

Median Home Value
$258,350

Household Expenditure
$6,765/month

Total Businesses
4,694

Employees
61,878

Professional Workers
58.5%

Unemployment Rate
3.7%



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