

Office Condo For Lease / Sale



215 REMINGTON BOULEVARD, MEDICAL
OFFICE, SUITE K
BOLINGBROOK, IL 60440



OFFERING SUMMARY

Available SF: 1,833 SF

Lease Rate: \$20.00 SF/yr (MG)

Sale Price: \$400,000

Year Built: 2006

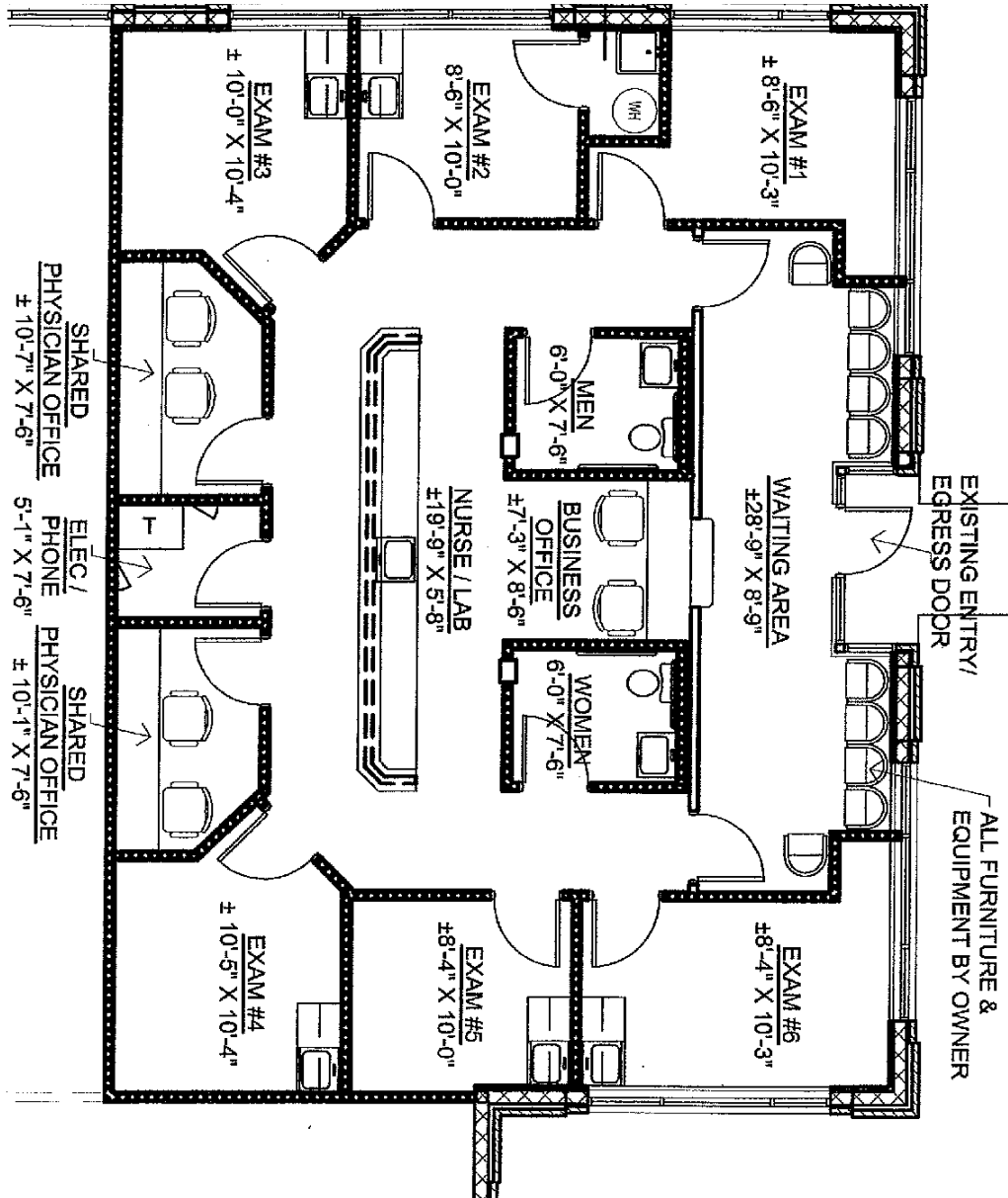
PROPERTY OVERVIEW

- 6 exam rooms
- 2 shared physician offices
- Men and Women restrooms
- Suites feature waiting rooms, private offices, exam rooms with plumbing
- High traffic counts and strong visibility along I-55
- Ample parking

LOCATION OVERVIEW

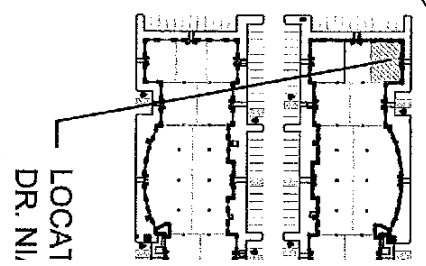
Remington Blvd just west of the intersection of Remington and IL Rt 53. Great visibility from I-55. Just 0.6 miles from AMITA Health Adventist Medical Center.

DR. NIAZI
 215 Remington Boulevard, Suite K
 Bolingbrook, IL 60440

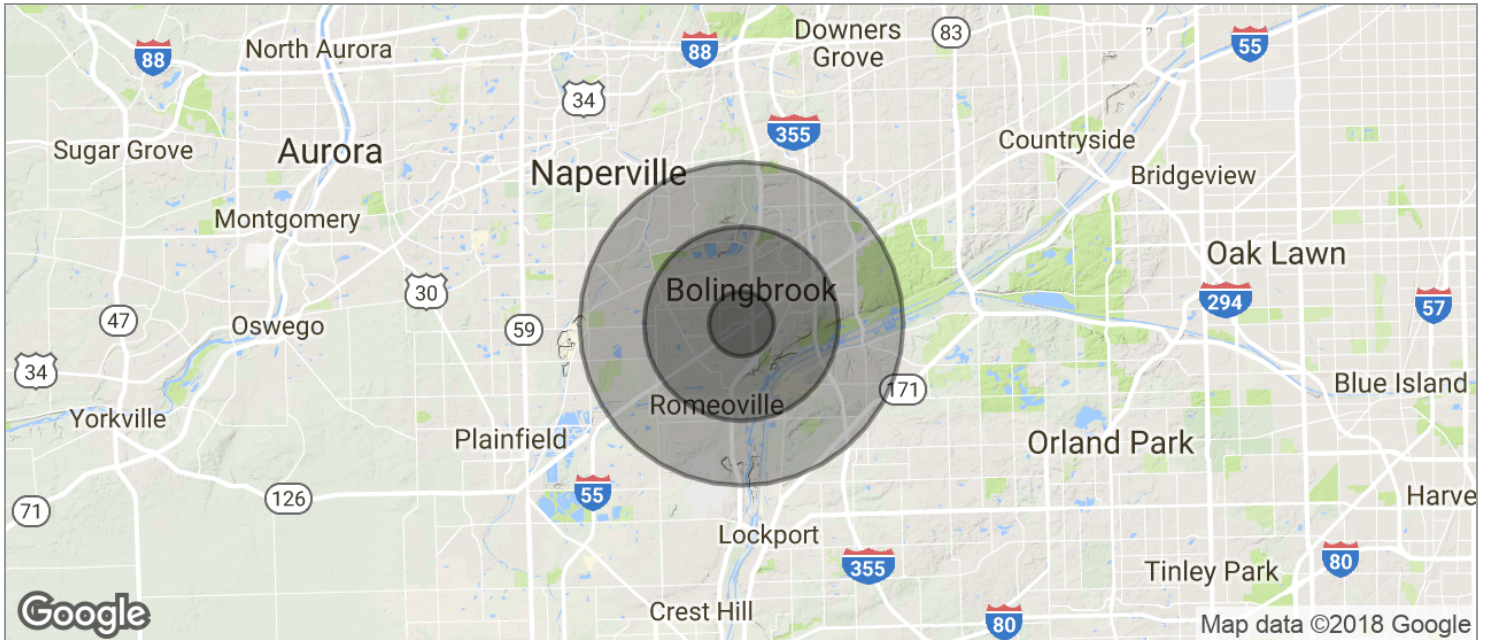


Space Plan #2-1,833 SF

October 24, 2006







POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,336	69,671	177,498
MEDIAN AGE	29.7	32.6	34.7
MEDIAN AGE (MALE)	27.4	31.5	33.6
MEDIAN AGE (FEMALE)	33.0	33.8	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,702	21,437	56,911
# OF PERSONS PER HH	3.1	3.3	3.1
AVERAGE HH INCOME	\$60,819	\$80,165	\$90,482
AVERAGE HOUSE VALUE	\$196,166	\$268,894	\$320,805

* Demographic data derived from 2010 US Census