

MILLENNIUM PROPERTIES R/E *Full-Time/Part-Time Medical Space Available for Lease*

401 N York Rd., Elmhurst, IL

\$14/SF MG

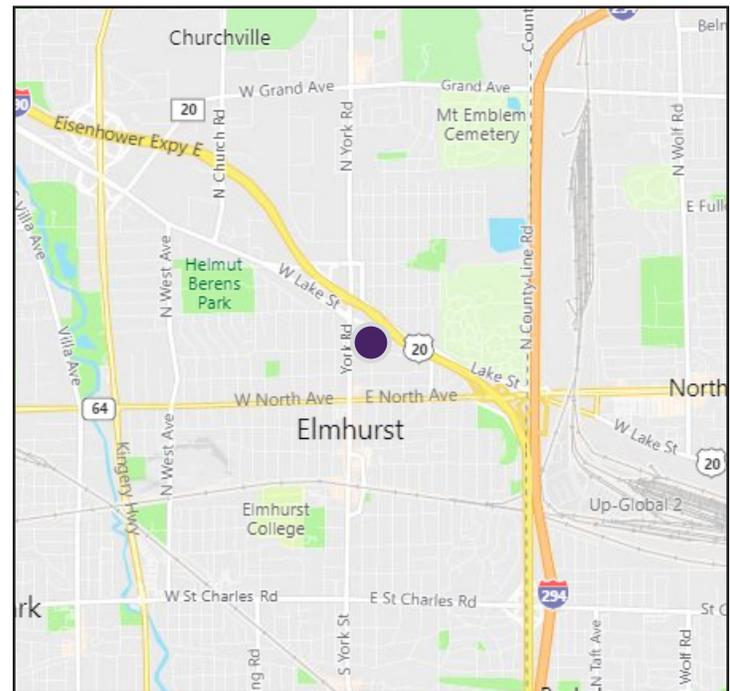


Property Highlights

- Full-time space available downstairs, part-time availability upstairs
- 2 units available on lower level
 - 1,100 SF unit built out with 4 private exam rooms, large reception area and waiting room
 - 1,100 SF built out with 2 private exam rooms and large open area
- Wheelchair accessibility
- Ample dedicated parking
- Pedestal signage with high visibility on York Road
- Traffic Count: 20,000 cars daily
- Zoning: C2

Property Overview

Located at the corner of York Road & Freemont, 401 N. York is a medical office building with both part-time & full-time spaces available for lease. The upper level is currently occupied 3 days per week but is available for another doctor on those days with access to staff that is on-hand. The other two days the doctor would have the space to themselves and would need to bring own staff. Downstairs there are two 1,100 SF units that are vacant. One unit is built out with large reception and waiting area with 4 exams rooms/offices. The other unit is built out with a large open area and 2 exam rooms/offices. There is also a wheelchair platform lift with access to both downstairs and upstairs offices. There is also a designated parking lot for both doctors and patients. Pedestal signage grants great visibility on York Road.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,967	113,754	298,929
Households	5,670	38,750	102,951
Median Income	\$104,366	\$78,437	\$69,571

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