

1180 Harger Road
Oak Brook, IL 60523

MEDTAIL FOR LEASE



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REAL ESTATE &
PRACTICE ADVISORY

1180 Harger Road

Medtail

Executive Summary



PROPERTY DESCRIPTION

Position your practice in a newly constructed, state-of-the-art healthcare facility in one of Oak Brook's most prominent commercial destinations. Located at 1180 Harger Road, immediately adjacent to Oakbrook Center and near Nordstrom and Shake Shack, the property offers two distinct, fully built-out leasing opportunities for medical, healthcare, imaging, wellness, or complementary professional users.

The building is anchored by a new 5,500-square-foot KIDS Urgent Care facility, scheduled to open this fall. The pediatric urgent care center has been designed as a best-in-class medical environment featuring 14 examination rooms, on-site X-ray capabilities, and thoughtfully designed, kid-friendly treatment spaces.

OFFERING SUMMARY



LEASE SUMMARY
\$75 SF/YR (NNN)



AVAILABLE SF
525 - 3,820 SF



BUILDING SIZE
9,205 SF



UNITS
2



CAM
\$4.00



RET
\$10.00



PARKING SPACES
11

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
Lower Level	Available	3,820 SF	NNN	\$75.00 SF/yr	-
Imaging Center	Available	525 SF	NNN	\$75.00 SF/yr	-



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Renderings

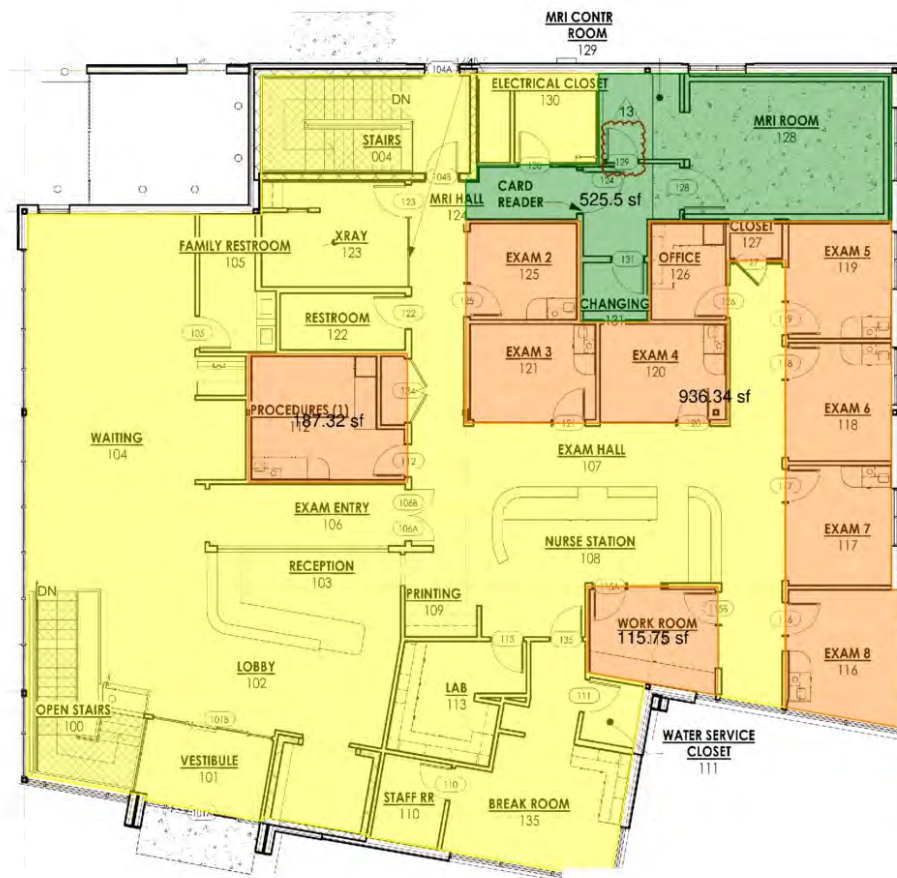


1180 Harger Road, Oak Brook, IL

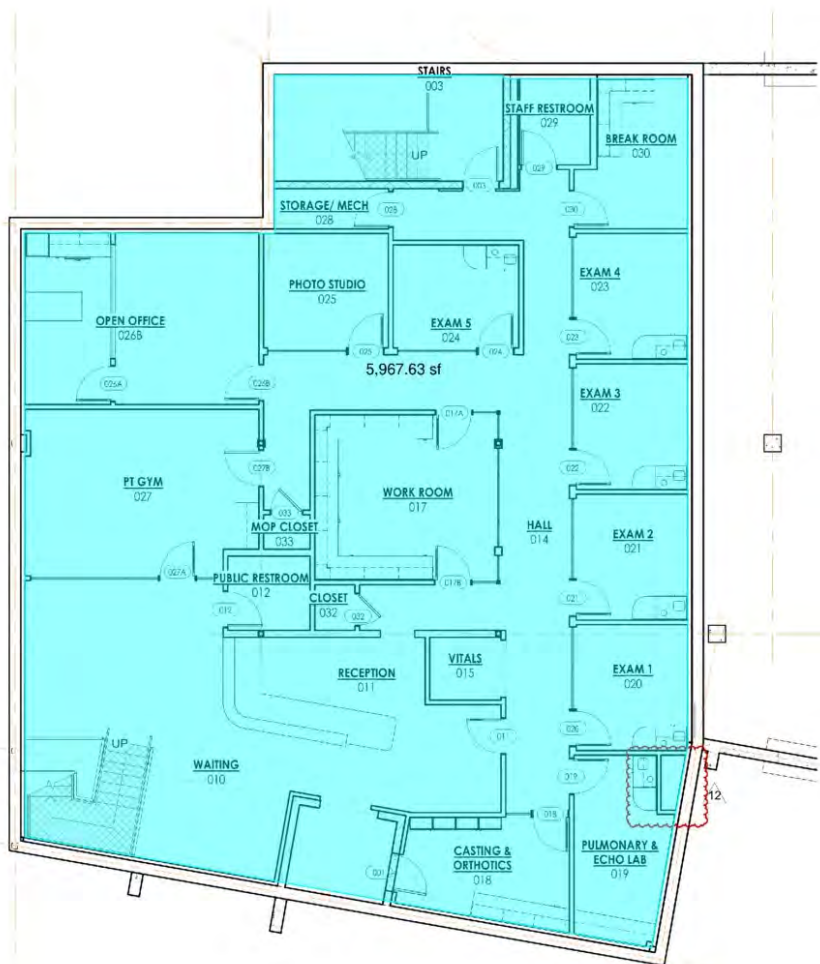
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Actual Progress Photos





TOTAL BUILDING AREA - 1st Floor	
Total square footage	5,385
KIDS URGENT CARE	1,239
MRI SUITE	525
FIRST FLOOR SUITE COMMON AREAS	3,620

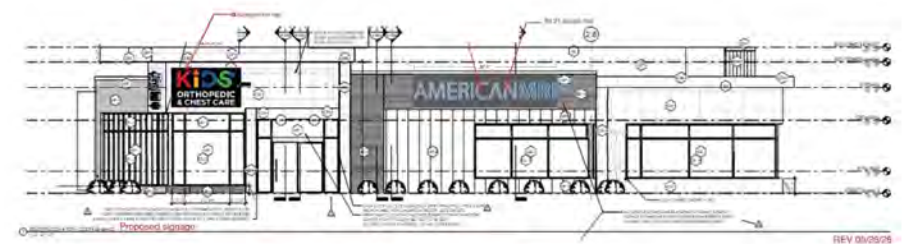
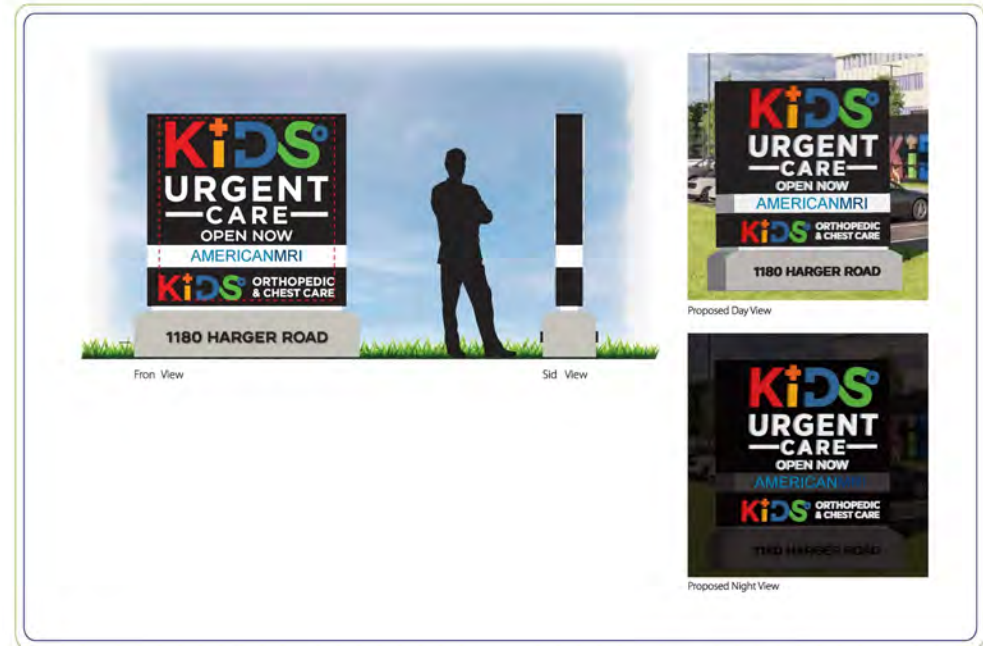
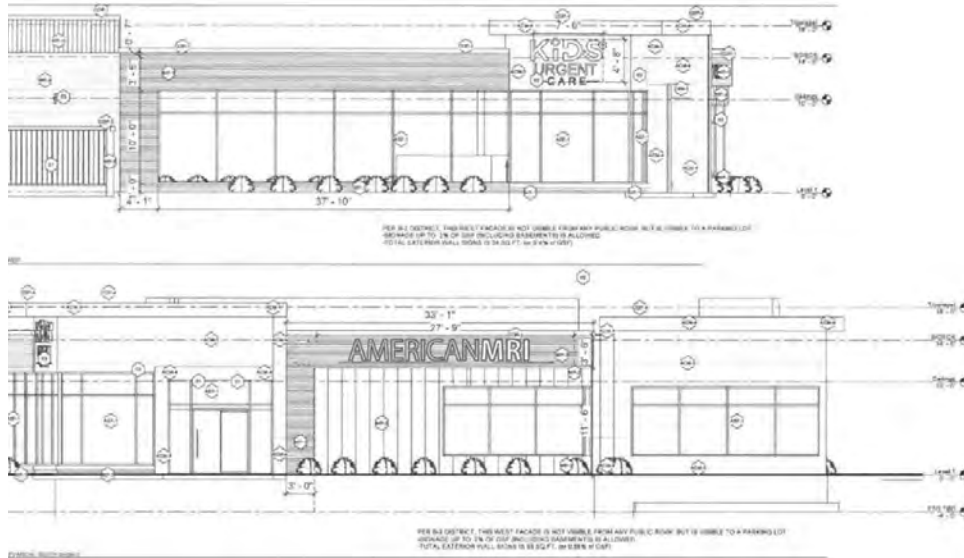


TOTAL BUILDING AREA - Basement	
Total square footage	3,820
SUITE C	3,820

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Signage Opportunities



SOUTH BUILDING ELEVATION

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Demographics



81,013

TOTAL POPULATION

3 MILES

4,373	296,021
1 MILE	5 MILES



43.8

AVERAGE AGE

3 MILES

52.6	42.0
1 MILE	5 MILES



2.6

OF PERSONS PER HH

3 MILES

2.2	2.7
1 MILE	5 MILES



\$160,609

AVERAGE HH INCOME

3 MILES

\$136,847	\$160,974
1 MILE	5 MILES



\$509,353

AVERAGE HOUSE VALUE

3 MILES

\$531,908	\$481,166
1 MILE	5 MILES

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Approximately 3,820 SF available on the lower level
- Approximately 525 SF imaging center on the main level
- Both available spaces are completely built out
- Brand-new construction
- Located within a state-of-the-art healthcare facility
- Anchored by KIDS Urgent Care, occupying approximately 5,500 SF on the main level
- Prominent Oak Brook location adjacent to Oakbrook Center
- Near Nordstrom, Shake Shack, and the Oakbrook Center Ring Road
- Ideal for medical, imaging, diagnostic, specialty healthcare, wellness, or complementary professional uses
- Existing improvements may offer tenants a more efficient path to occupancy compared with traditional shell space



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Retailer Map



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Meet The Team



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