



3830 W 95th St

3830 W 95th St, Evergreen Park, IL 60805

BAIRD & WARNER



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3830 W 95th St

\$28.08 /SF/YR

Exceptional Commercial Leasing Opportunity | 3830 W 95th Street, Evergreen Park, IL Prime Office & Retail Corridor Placement Executive Summary Position your business at the epicenter of southwest Chicago's most vibrant commercial and healthcare corridor. Located at 3830 W 95th Street, this premier property offers unparalleled visibility, high daily traffic counts, and an unmatched position directly bridging two of the region's largest medical institutions. Whether for general office space, specialized clinics, premium retail, or professional services, this location delivers built-in daytime population and regional draw. Unrivaled Healthcare Anchors & Synergy The defining characteristic of 3830 W 95th Street is its position as the "Medical Bridge" along the highly trafficked 95th Street thoroughfare. Your business will sit directly between two massive healthcare anchors, capturing a constant flow of physicians, medical staff, patients, and visitors: To the West: Advocate Christ Medical Center (Oak Lawn) One of the premier referral hospitals in the Midwest and a Level I Trauma Center with over 780 beds. As a major teaching hospital and employer, it injects thousands of healthcare professionals and visitors into the immediate corridor daily. To the East: OSF Little Company of Mary Medical Center (Evergreen Park) A historic, 252-bed acute care facility renowned for its comprehensive care and deep roots in the community. Located just down 95th Street, it provides an exceptional eastern bookend to this medical-heavy district. Location & Retail Highlights High-Traffic Retail Ecosystem: Flanked by dense regional retail. To the east lies the booming Evergreen Plaza Shopping Center (featuring Macy's, TJ Maxx, Ulta, and Raising Cane's), and to the west is the heavily trafficked Oak Lawn Commons (Target, Home Depot, Jewel-Osco, and Amazon Fresh). Immediate Local Neighbors: Positioned within steps of daily-needs drivers including Walgreens, Binny's Beverage Depot, Dunkin', and Culver's, keeping local neighborhood foot traffic consistent. Optimal Accessibility: Direct, seamless access to major arterial roads and transit routes, making it an effortless commute for clients coming from both the city and the surrounding southwest suburbs. Property Highlights Address: 3830 W 95th Street, Evergreen Park, IL Property Type: Commercial / Retail / Medical Office Traffic Counts: Over 30,000+ Vehicles Per Day (VPD) along the 95th Street corridor. Demographics: Exceptionally dense, stable population with strong average household incomes across Evergreen Park, Oak Lawn, and Beverly....

- Excellent visibility and exposure
- Strong commercial corridor
- Close proximity to medical centers
- Move in ready- low build out expense

For more information visit:

<https://www.loopnet.com/Listing/3830-W-95th-St-Evergreen-Park-IL/40961320/>

Rental Rate: \$28.08 /SF/YR

Min. Divisible: 123 SF

Property Type: Office

Property Subtype: Medical

Building Class: C

Rentable Building Area: 8,000 SF

Year Built: 1969

Walk Score ®: 70 (Moderately friendly)

Transit Score ®: 40 (Fairly friendly)

Rental Rate Mo: \$2.34 /SF/MO



1st Floor Ste 104-106

Space Available	123 - 1,073 SF
Rental Rate	\$28.08 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

This 123-1,073 SF first-floor office suite (Units 104–106) DIVISIBLE FOR YOUR UNIQUE NEEDS. See floor plan. First 3 months rent abatement for build out.

\$2100/month for full space . Or \$2.34 sq ft per month for smaller space. See floor plan for the suggested subdivision.

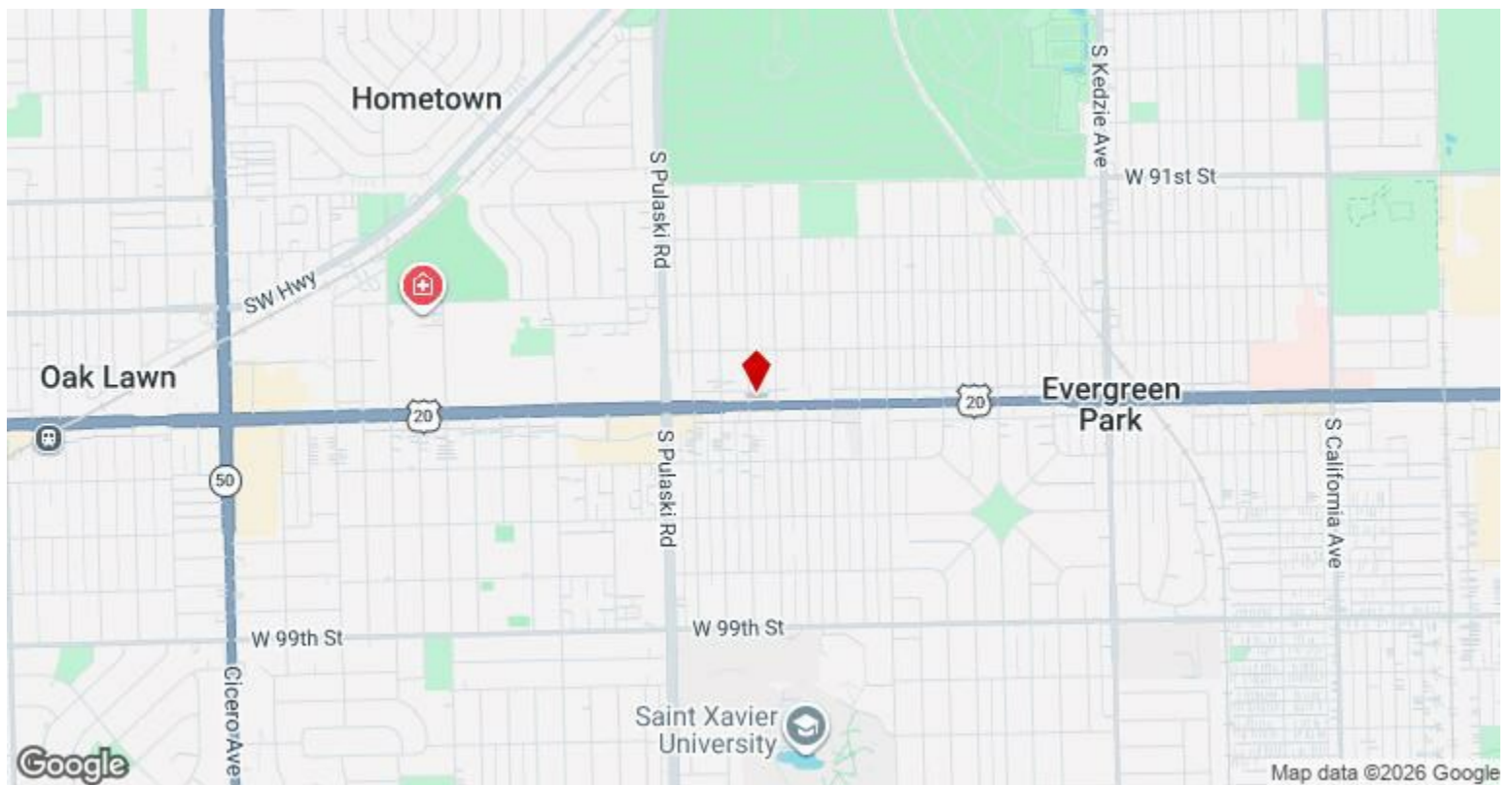
Offering features full build-out with five private rooms equipped with sinks, a central reception/work area, and a price ate office layout suited for any generalized use, coworking, insurance agents, real estate brokerage, accountants, attorneys, psychiatrists, social workers, chiropractors, just to name a few.

Landlord is open to subdividing if you need a smaller space.

The space offers air conditioning, central heating, and a dedicated reception area.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Body Goals Sculpting Studio	-	
Hanna’s House of Beauty	-	
Lexe Renos	-	
Pandit Foot & Ankle	-	
Path Guide Transport Llc	-	
Total Rehab, P.C.	-	



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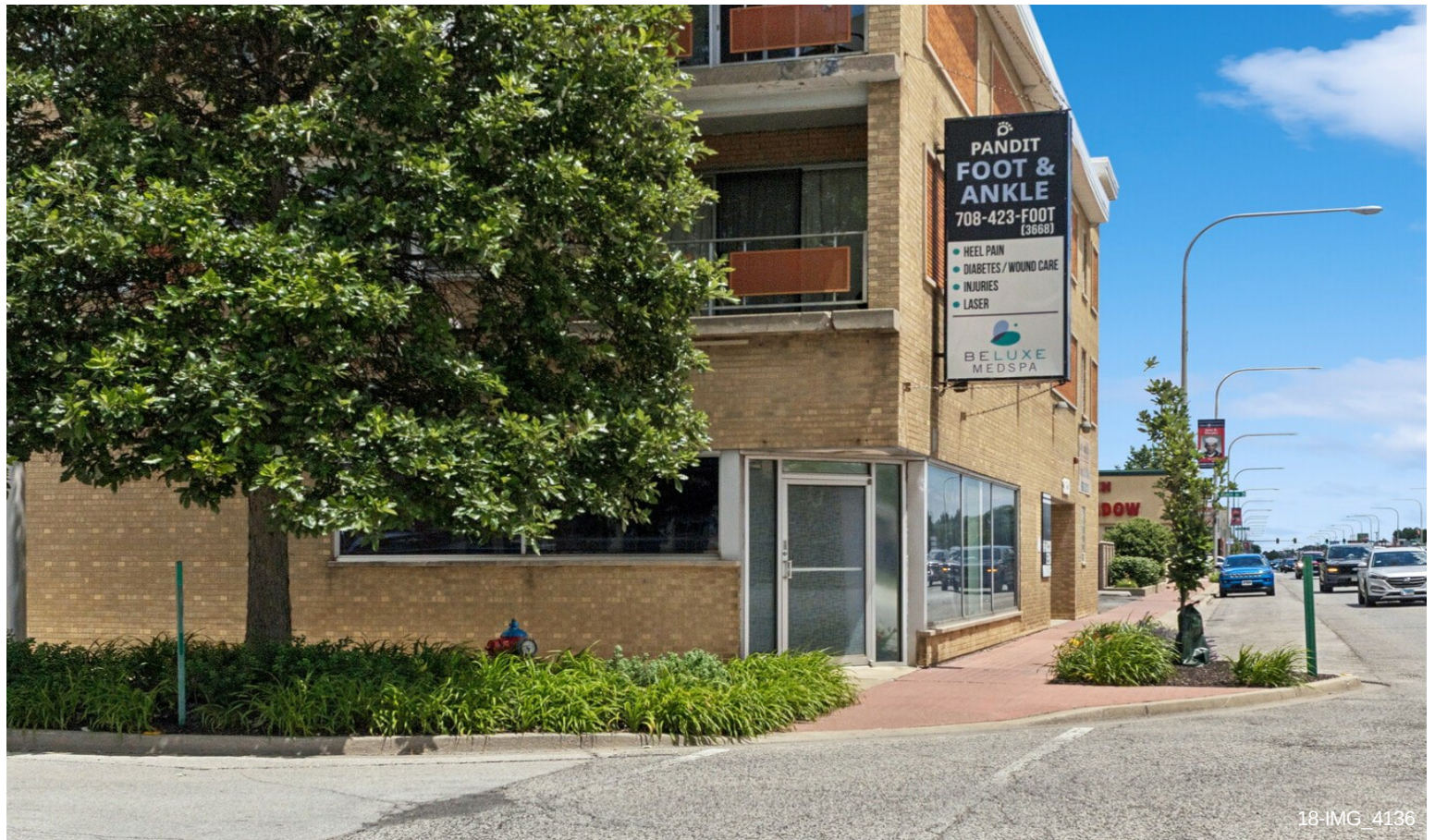
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Immediate Local Neighbors: Positioned within steps of daily needs drivers including

Property Photos



Property Photos



16-IMG_4116



15-IMG_4096

Property Photos

