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FOR LEASE

OFFICE/MEDICAL

Thorek Memorial Hospital- 840 West Irving Park Road

Chicago, IL 60613

\$28.00-\$34.00/SF/MG

Brent Burden, CCIM
Senior Vice President
847.826.7271
bburden@jameson.com

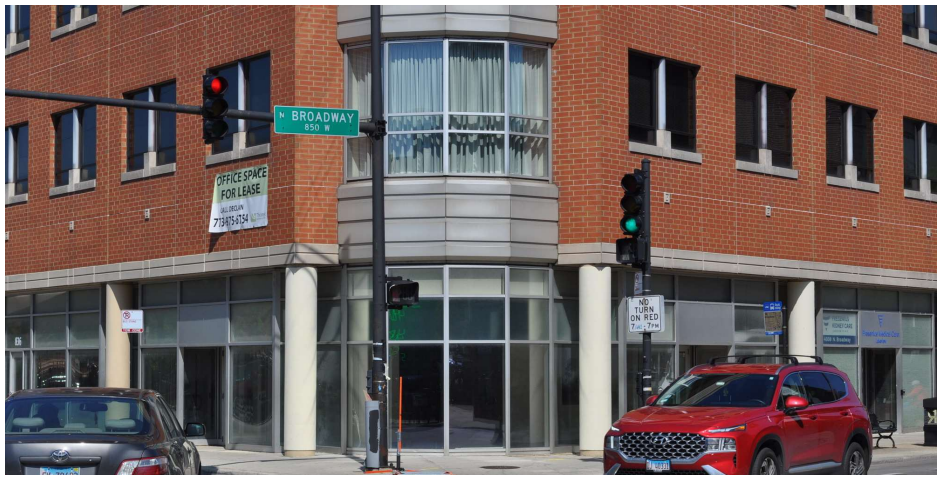
Mark Kishtow
Senior VP, Investment Sales
312.867.2265
mkishtow@jameson.com

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LEASE OVERVIEW

LEASE PRICE: \$28.00-\$34.00/SF/MG

SUITE SIZES: 1,000 SF- 7,104 SF

BUILDING TYPE: Medical Office

LAYOUTS: Retail, Office

PARKING: On site

MARKET: Chicago MSA

CROSS STREETS: Broadway/Irving Park Road

AREA TENANTS

- Walgreens
- Ace Hardware
- Dunkin' Donuts
- Subway
- Trio Convenience Store
- BP
- H&R Block
- Gamestop
- Taco Burrito House

PROPERTY DESCRIPTION

Rents: Modified Gross
Available suites in Hospital
Ground floor retail available
Office available on upper floors

PROPERTY HIGHLIGHTS

- Office Space available within Thorek Memorial Hospital
- On site parking
- Terrific location
- Walk to Sheridan CTA station (Red/Purple lines)

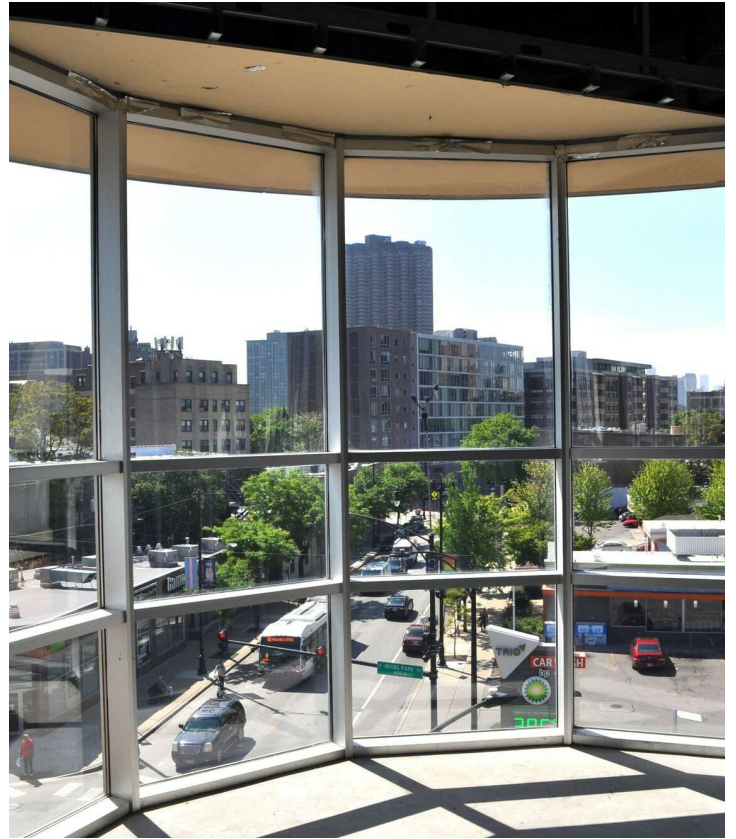
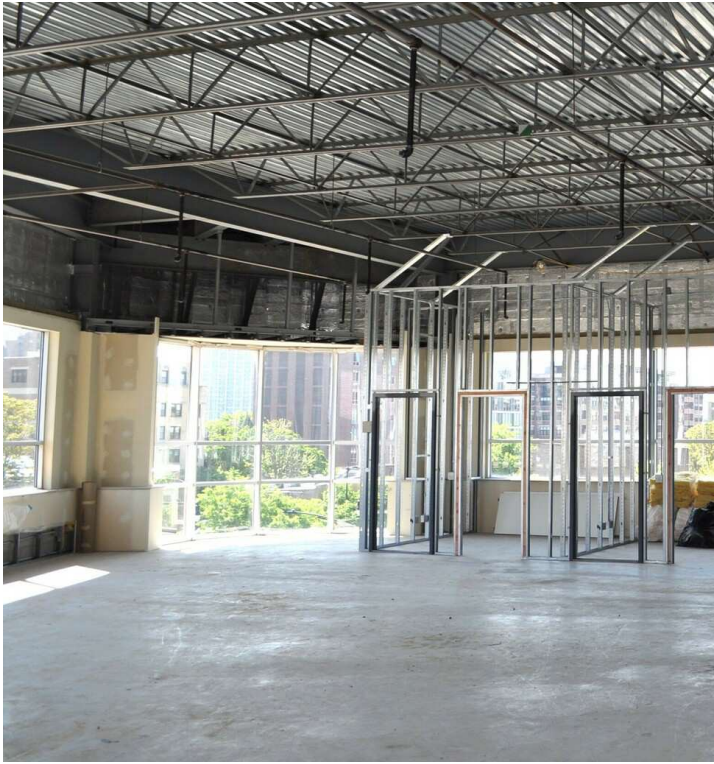
AREA AND TRANSPORTATION HIGHLIGHTS

- Sheridan CTA station (Red/Purple Lines)- 2 blocks.
- On site surface parking.
- CTA bus lines- 80 & 36

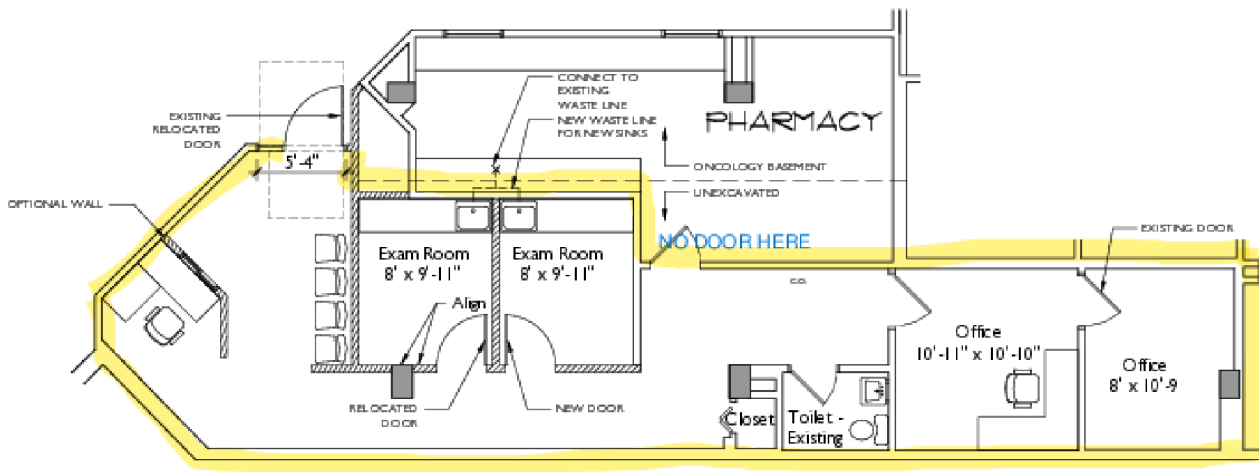
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INTERIOR PHOTOS

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613



Suite 100
1,000 RSF



Huron Design Group

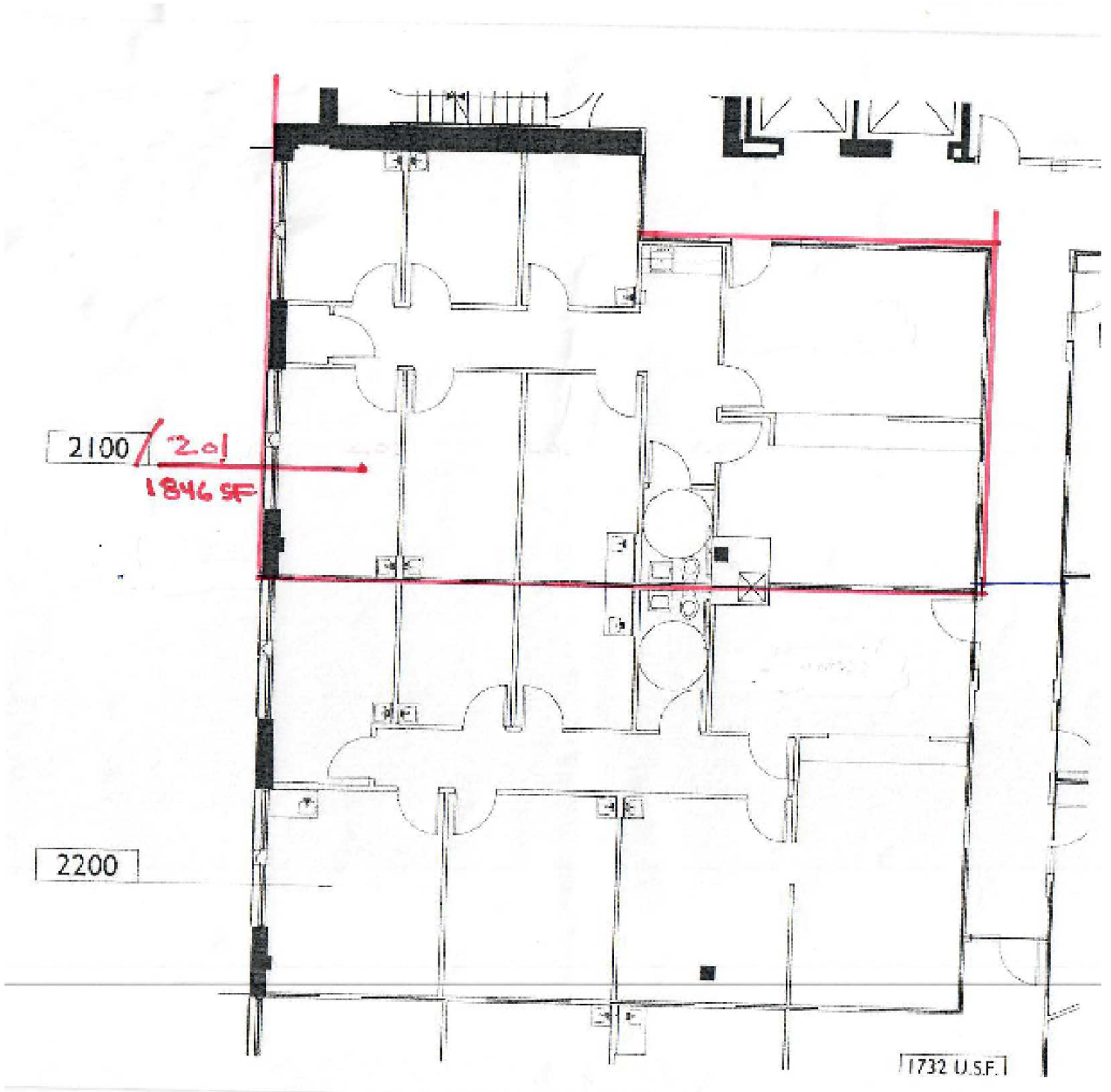
Proposed Floor Plan

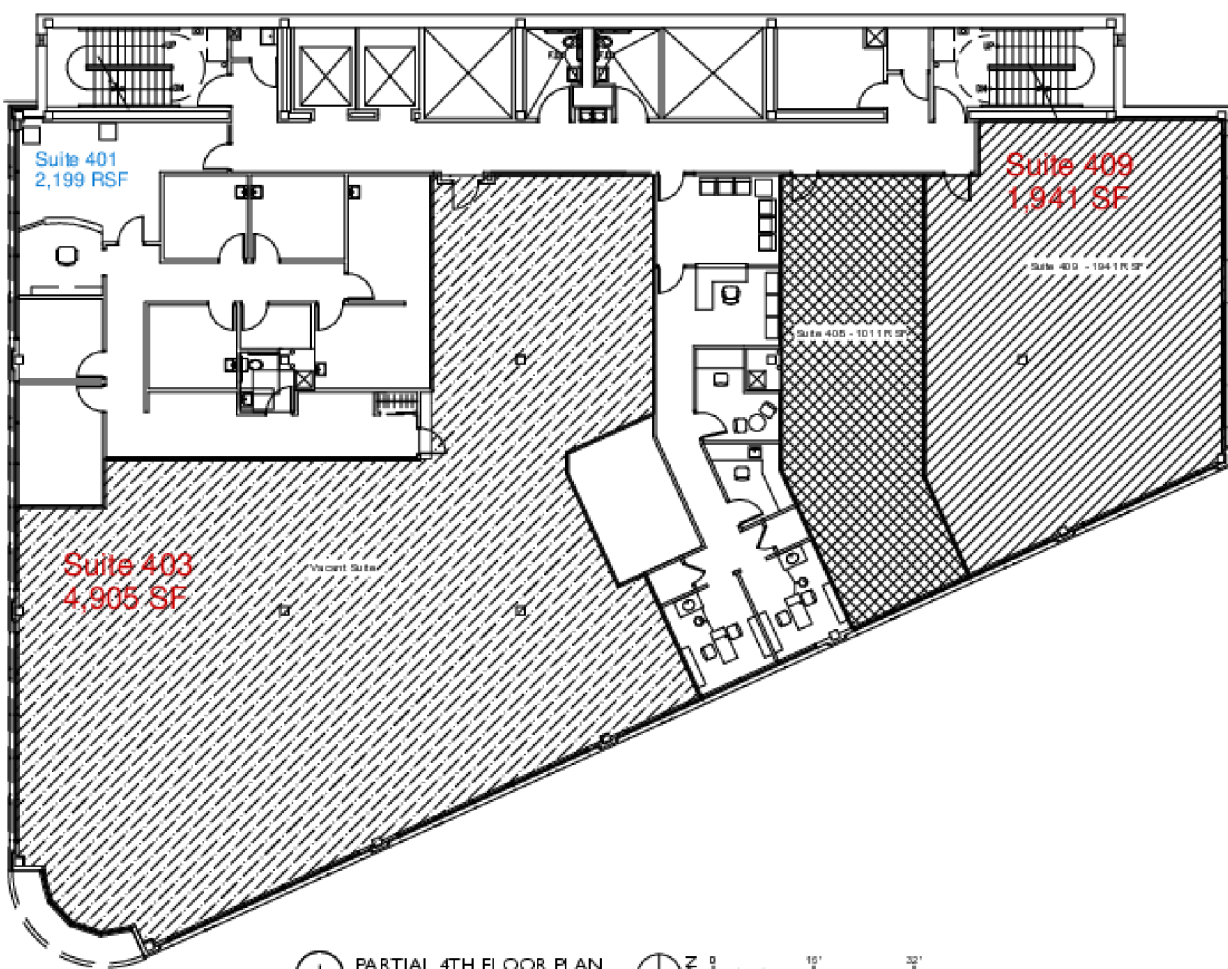
REVISED: 3.1.22

5830 N Kingsdale Ave Chicago, IL 60646 (312) 944-3295	Thorek Hospital 850 West Irving Park Rd Chicago, Illinois 60613	DATE 1.4.22	SCALE 1/8"=1'-0"	JOB NO. .	DRAWING SK-1.B
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2ND FLOOR PLAN: SUITE 201- 1,846 RSF

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613 \$24.00 SF/yr





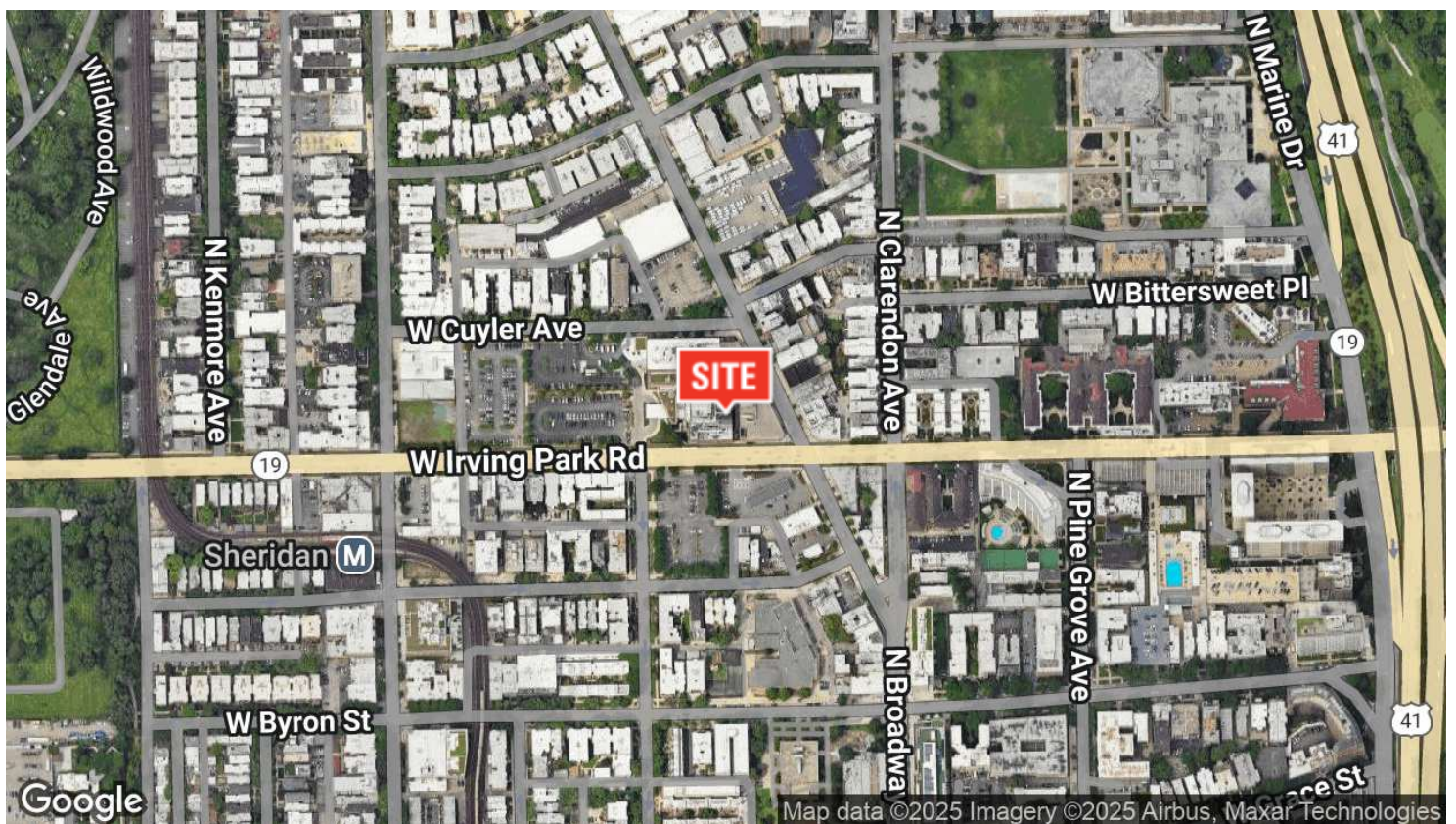
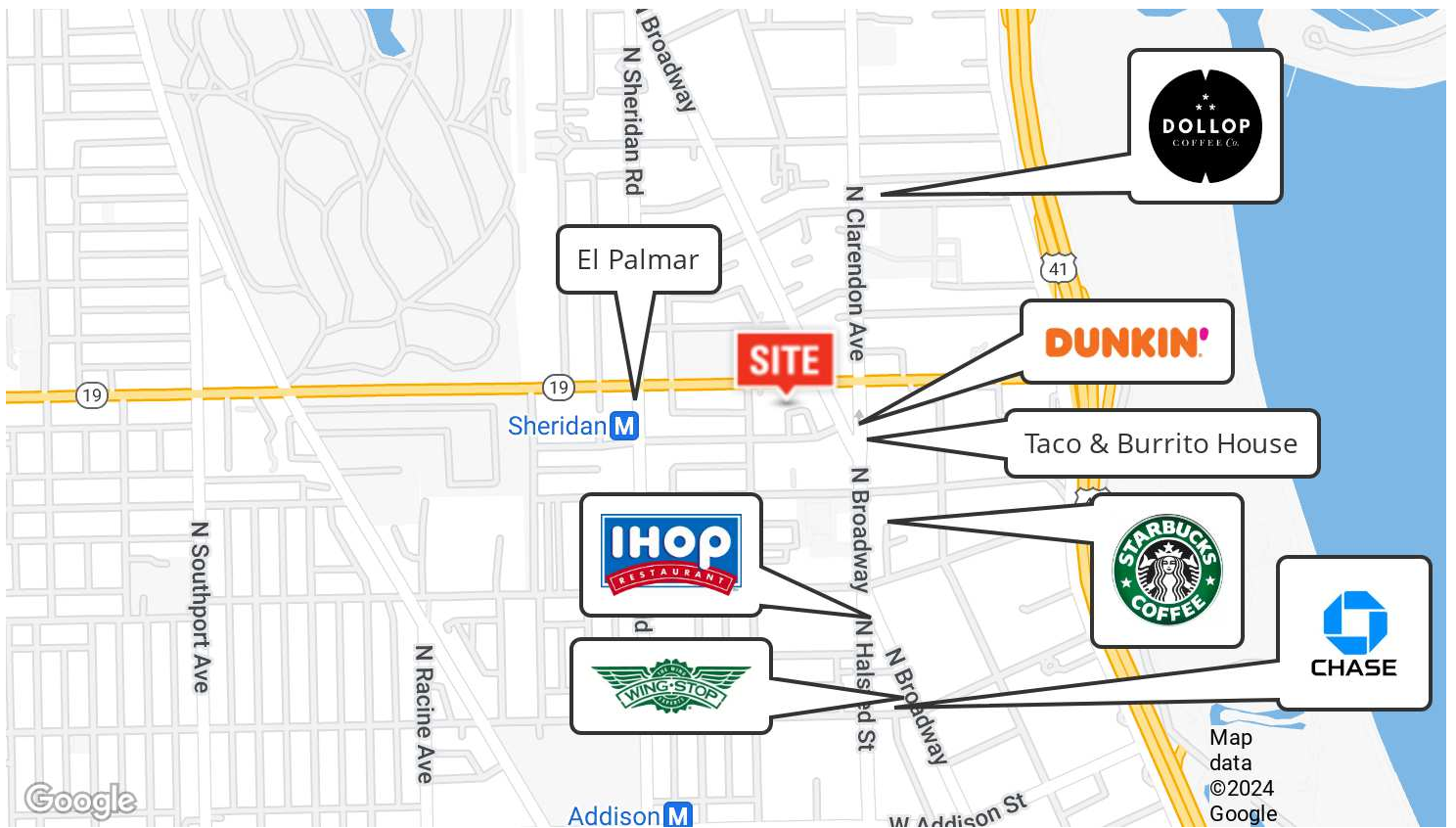
1 PARTIAL 4TH FLOOR PLAN
Scale: 1/16" = 1'-0"



HURON DESIGN GROUP 180 N. LaSalle Street Chicago, IL 60601 312.284.4328	THOREK PROFESSIONAL BUILDING 4TH FLOOR 840 W. Irving Park Chicago, Illinois	DATE 08.27.20	SCALE 3/32" = 1'-0"	JOB NO. 1540	DRAWING Area Takeoff
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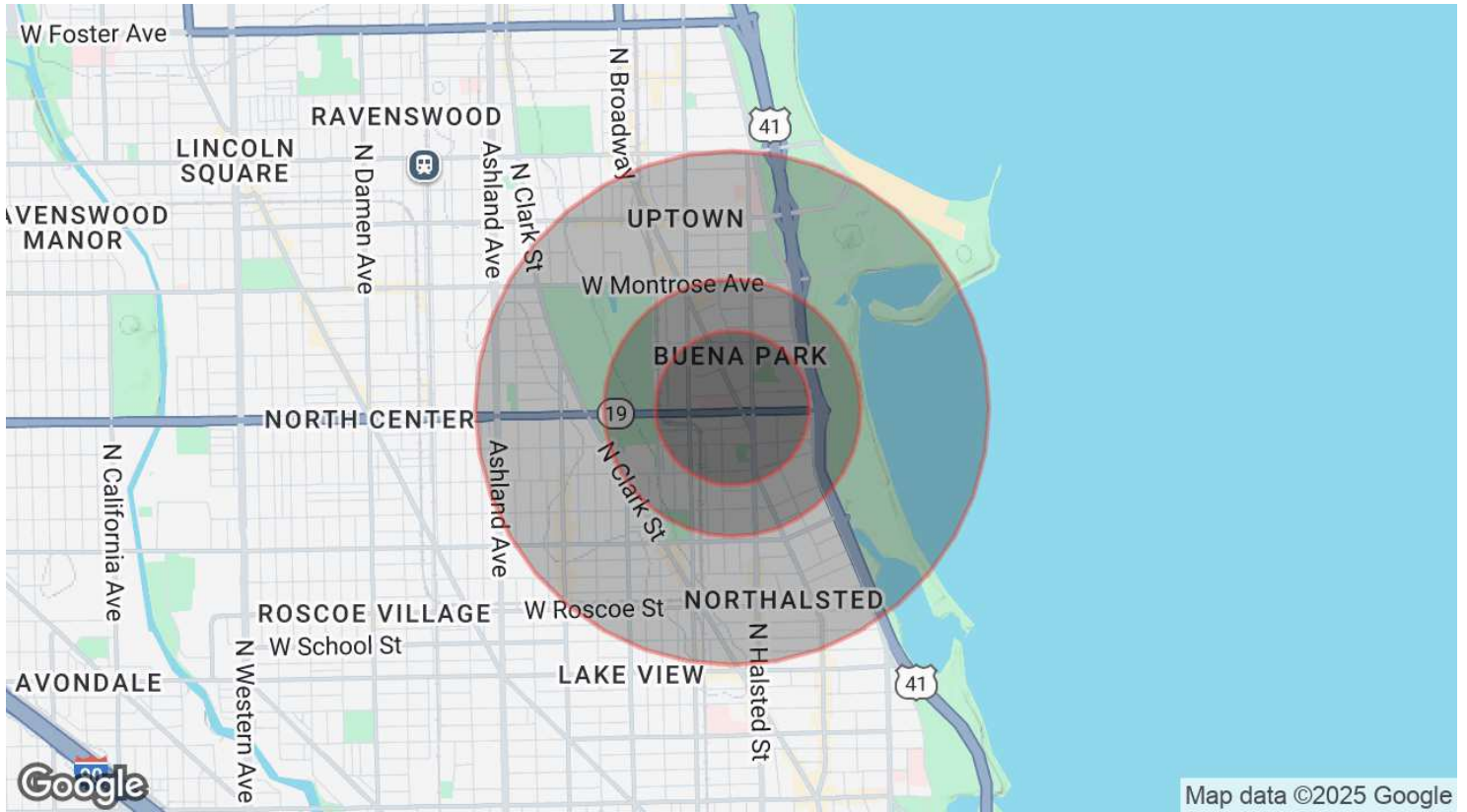
AERIAL & STREET DETAIL

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613



DEMOGRAPHICS MAP & REPORT

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,487	27,694	78,410
Average Age	38	39	38
Average Age (Male)	38	39	38
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,934	16,976	44,829
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$119,635	\$120,631	\$126,212
Average House Value	\$461,712	\$464,584	\$568,631

Demographics data derived from AlphaMap