

**Veterinarian | Health
Club | Coffee Shop**

**3,000-10,000 SF
For Lease**



Ample Parking

204 E. Prairie Street

Marengo, IL 60152

PROPERTY HIGHLIGHTS

- Building size: 24,571 SF
- Year built: 2007
- **Units 2 & 3:** 2,361-7,000 SF Medical Space
 - Unit 2: 3,200 SF
 - Unit 3: 2,361 SF
- **Unit 4:** 3,000 SF General Office Space
- Zoning: B-1
- Lot Size: 0.88 Acres
- Construction: Masonry
- 0.2 Miles to Rte 20 via S Taylor Street
- **Lease Rate:** \$14.75 PSF Modified Gross



**TURNKEY
FINISHES**



PARKING RATIO:
3.30/1,000 SF



**0.5 MILES TO RTE 176
VIA TAYLOR ST**

**▶ VIDEO
TOUR**

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UNIT 2: 3,200 SF MEDICAL EXAM UNIT

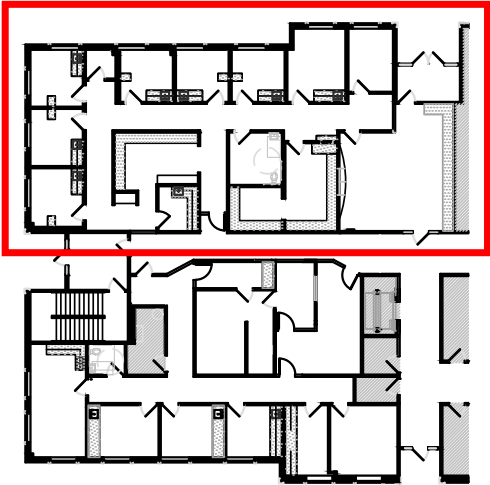


LEGEND

- EXISTING WALL
- EXISTING DOOR
- NEW WALL
- NEW DOOR

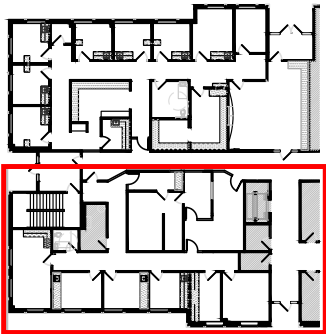
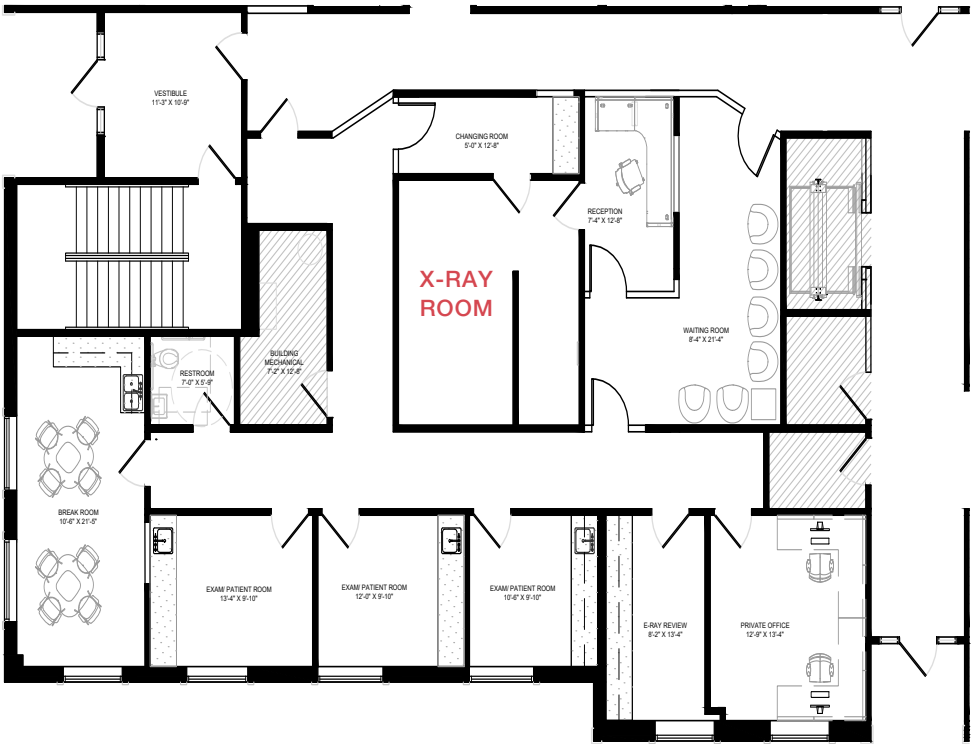
PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (6) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) BREAK ROOM
- (1) NURSE'S STATION
- (1) LAB
- (1) ADMIN AREA
- (1) RESTROOM



UNIT 3: 2,361 SF MEDICAL EXAM UNIT

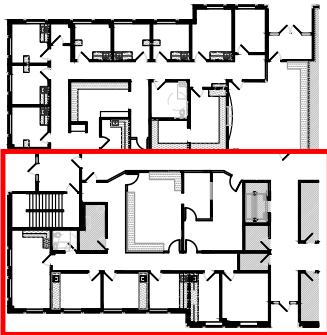
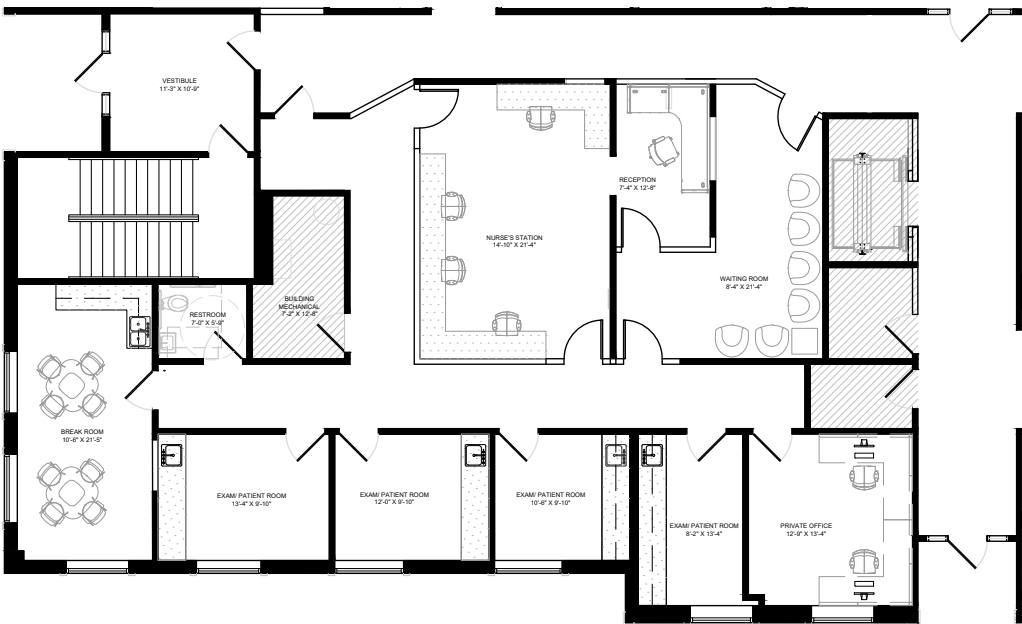
OPTION A



PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (3) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) X-RAY ROOM
- (1) X-RAY REVIEW
- (1) BREAK ROOM
- (1) RESTROOM

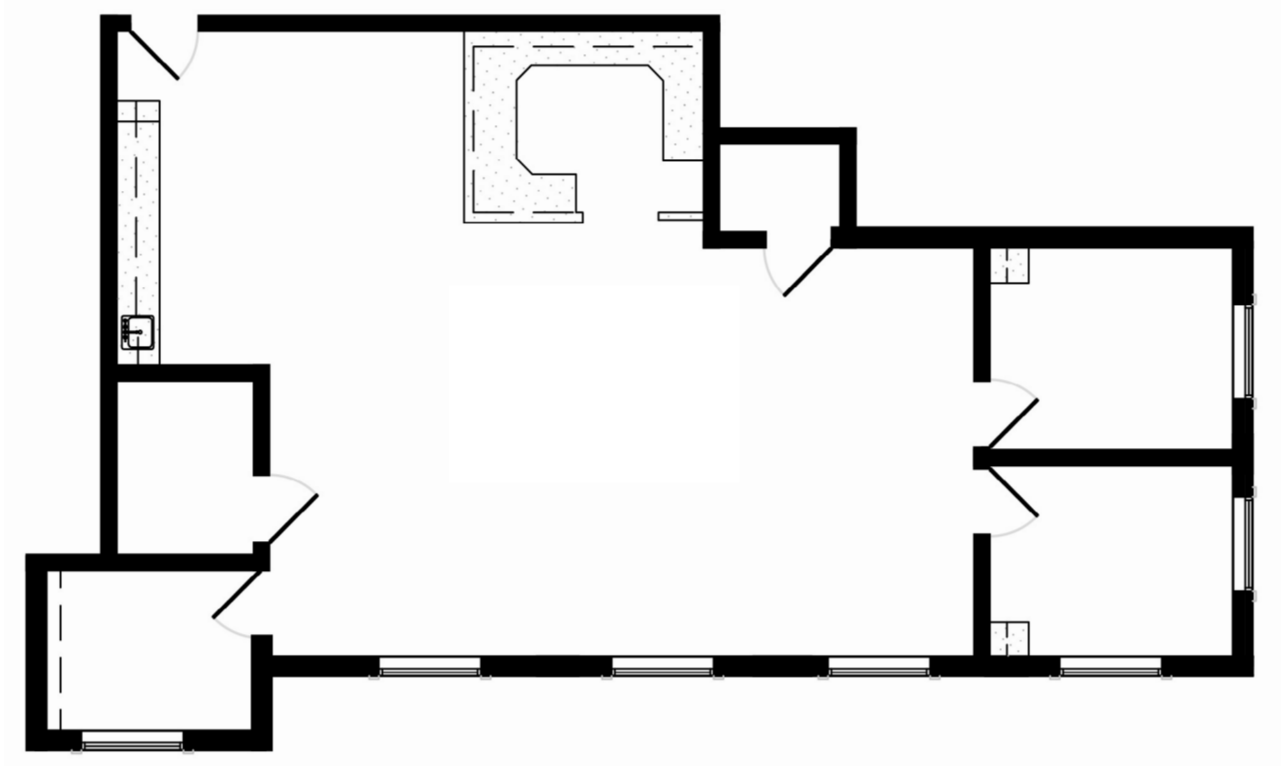
OPTION B



PROGRAM

- (1) WAITING ROOM
- (1) RECEPTION
- (4) EXAM/ PATIENT ROOMS
- (1) PRIVATE OFFICE
- (1) NURSE'S STATION/ ADMIN AREA
- (1) BREAK ROOM
- (1) RESTROOM

UNIT 4: 3,000 SF GENERAL OFFICE



PHOTOS: UNITS 2 & 3



FACILITY HIGHLIGHTS

- Turnkey Finishes
- Admin Office Wing
- Large Waiting Room & 11 Exam Rooms
- 2,361-7,000 SF of Medical Space
- 3,000 SF General Office

