

1180 Harger Road
Oak Brook, IL 60523

MEDTAIL FOR LEASE



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REAL ESTATE &
PRACTICE ADVISORY

1180 Harger Road

Medtail - Oak Brook, IL

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
\$6.00



PARKING SPACES
11

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Available Spaces

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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THE OAK BROOK STORY

Why Oak Brook. Why Here.

A premier western suburban location combining healthcare, business, retail and unmatched regional access.



PREMIER REGIONAL DESTINATION

Oak Brook is one of Chicago's most established suburban business and commercial destinations, drawing professionals, residents and visitors from throughout the western suburbs. The area combines major employers, healthcare services, upscale retail, dining and hospitality in one concentrated market.

EXCEPTIONAL ACCESS

Strategically positioned near **I-88, I-294 and Route 83**, Oak Brook provides convenient access throughout DuPage County, the western suburbs and the greater Chicago region. Oakbrook Center itself highlights its location near I-88 and approximately 30 minutes from downtown Chicago.

OAKBROOK CENTER AT YOUR DOORSTEP

1180 Harger Road sits immediately adjacent to Oakbrook Center, one of the Chicago area's premier shopping and dining destinations. The center offers an extensive mix of luxury and national retailers, entertainment and dining, creating a recognizable destination for patients and staff.

BUILT-IN AMENITIES

Oak Brook offers an unusually strong amenity base for a suburban healthcare location. Oakbrook Center alone features **more than 20 sit-down restaurants**, along with cafés, fast-casual options, shopping and entertainment—providing convenient options before and after appointments and throughout the workday.

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HEALTHCARE OPPORTUNITY

A Purpose-Built Healthcare Destination

Newly constructed medical space designed for outpatient, diagnostic and specialty healthcare users.

525–3,820 SF

AVAILABLE SPACE

\$75/SF/YR

NNN ASKING RENT

5,500 SF

KIDS URGENT CARE ANCHOR

2

SPACE OPTIONS

The Opportunity

Join a newly constructed healthcare facility in a prominent Oak Brook location immediately adjacent to Oakbrook Center. Anchored by a new 5,500-square-foot KIDS Urgent Care, 1180 Harger Road offers two fully built-out opportunities for healthcare users looking to establish a presence in one of the western suburbs' most recognizable commercial destinations.

Diagnostic Imaging

Multi-specialty clinic

Pediatrics

Physical therapy

Dental / Oral Health

Laboratory

Wellness

Complementary Healthcare

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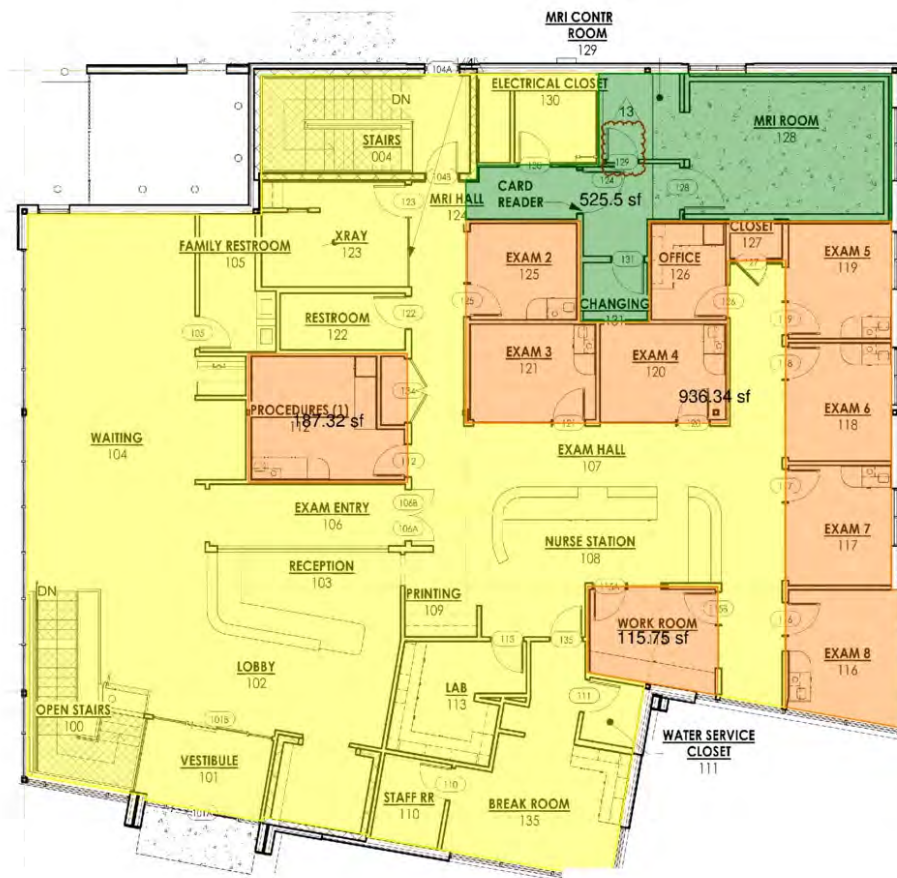
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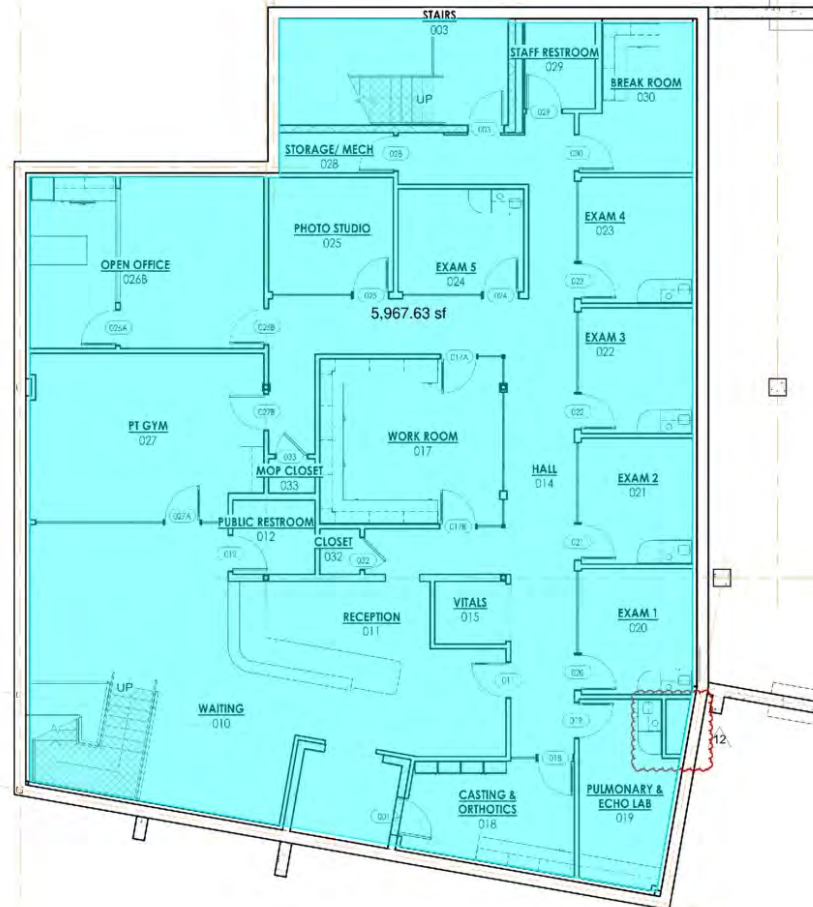
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Actual Progress Photos





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

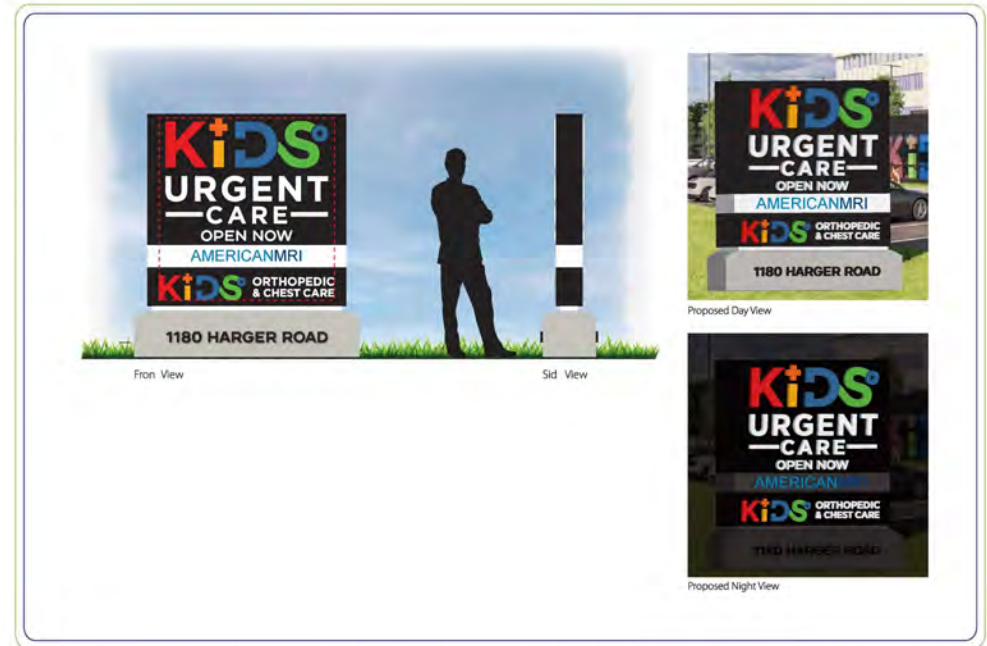
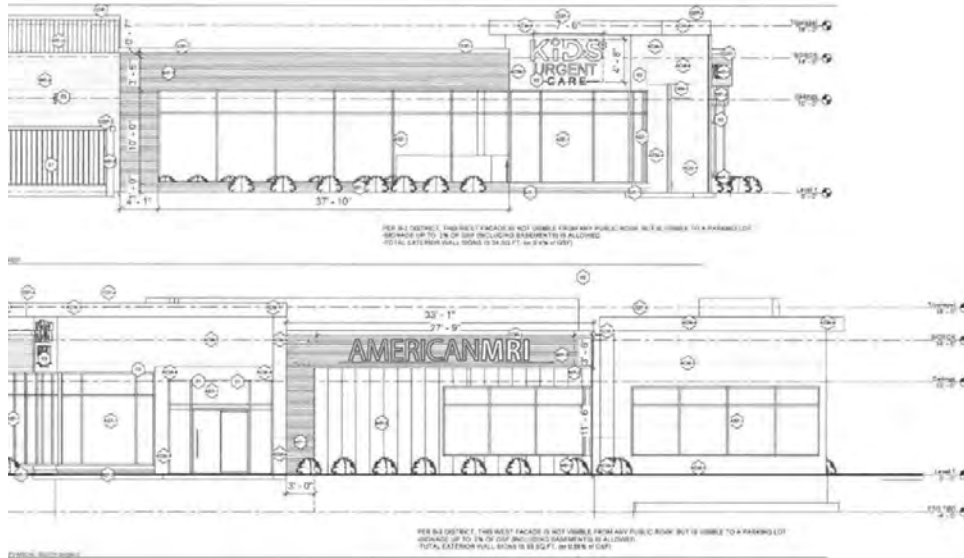


TOTAL BUILDING AREA - Basement	
Total square footage	3,820
SUITE C	3,820

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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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