



**RANDALL**  
*Medical Pavilion*  
1600 N Randall Road, Elgin, IL



## Class A Medical Suites For Lease



presented by  
Your SVN Suburban  
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# About The Building

# RANDALL *Medical Pavilion*



**RANDALL** *Medical Pavilion* is a four-story, ±100,000 SF class A medical office building with modern finishes and abundant parking. The property offers a mix of finished, move-in ready suites along with build-to-suit and full floor 20,339 RSF options. Custom designed suites along with generous tenant improvement allowances or turn-key buildouts available. The property is owned and managed by RX Health & Science Trust.

1600 Randall has an excellent tenant roster including Northwestern Medicine & Derick Dermatology.



MONUMENT  
SIGNAGE



BUILDING  
CONFERENCE  
ROOM



PATIENT DROP-OFF ENTRANCE  
WITH ACCESS TO FREIGHT  
ELEVATOR & DOUBLE DOORS



IN-SUITE JANITORIAL  
5 DAYS A WEEK

# Property Summary & Highlights

**RANDALL**  
*Medical Pavilion*



CLICK FOR  
LOBBY  
VIRTUAL TOUR



Asking Lease Rate **\$17.75 PSF NNN**

**±100,000 SF**  
Building

**2,132 - 20,339 RSF**  
Available

**Move-In Ready**  
Suites

## PROPERTY HIGHLIGHTS

- Custom Designed Suites Offered with generous TI Allowance
- Contiguous Floor Plates Up To 20,399 SF
- Shared Tenant Conference Room At No Charge
- Reserved Parking for Physicians
- Monument Signage Opportunities at Randall and Alft Roads
- Many Restaurants And Shopping In Immediate Area, Excellent Daytime Population

## LOCATION HIGHLIGHTS

- Directly across from Advocate Sherman Hospital (0.4 miles)
- 2.6 Miles to AMITA Health St. Joseph Hospital
- 10 Miles to AMITA Health St. Alexis Hospital
- 13.5 miles to Northwestern Delnor Hospital
- ¼ mile from Full I-90 Interchange
- Located at Randall and Alft Roads Signalized Intersection



## TENANTS / VACANCIES

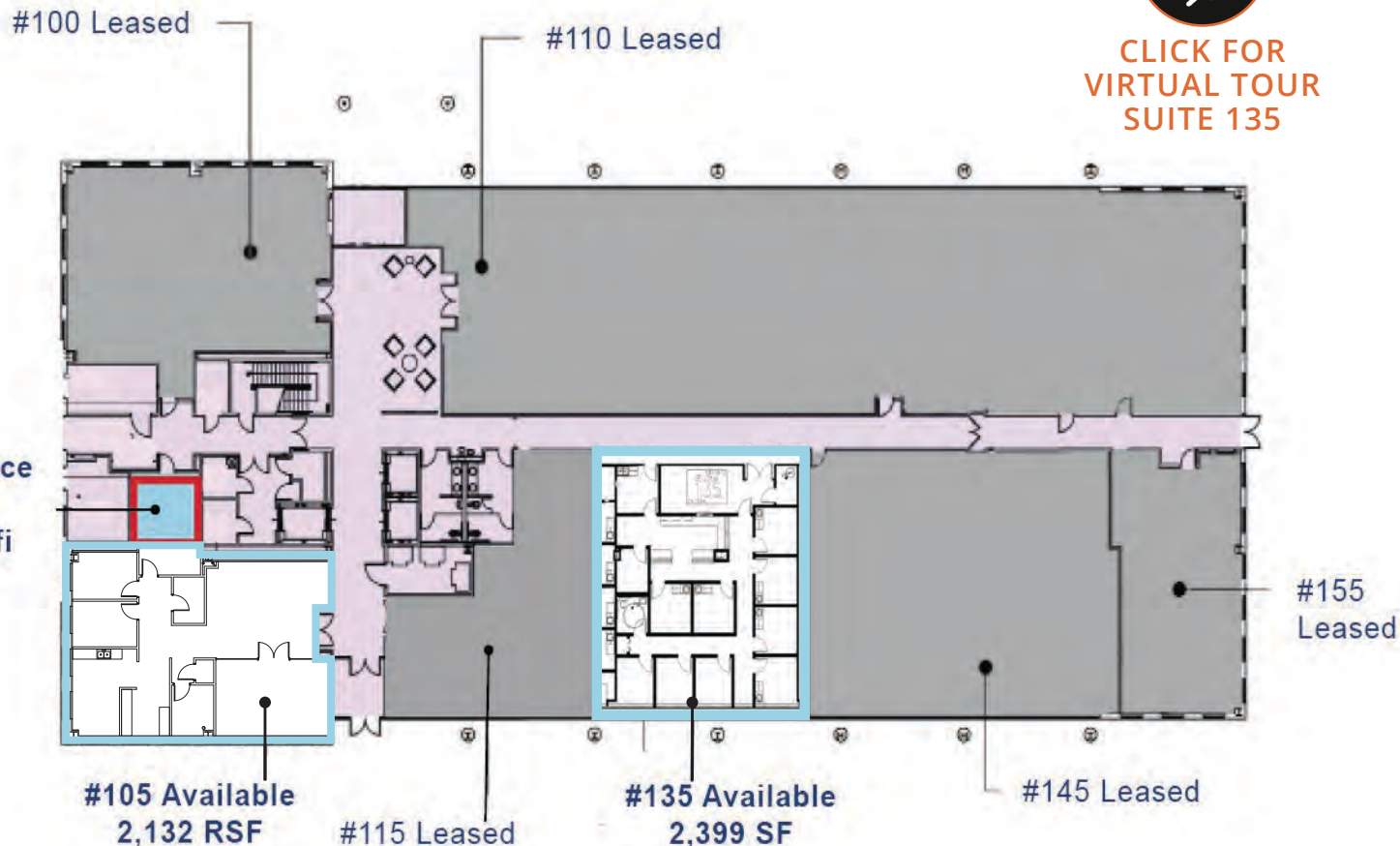
SUITE 100	MEDICAL
SUITE 105	2,132 SF - VACANT
SUITE 110	MEDICAL
SUITE 115	MEDICAL
SUITE 135	2,399 SF - VACANT <i>Move-in ready medical buildout</i>
SUITE 145	MEDICAL
SUITE 155	MEDICAL



CLICK FOR  
VIRTUAL TOUR  
SUITE 105



CLICK FOR  
VIRTUAL TOUR  
SUITE 135

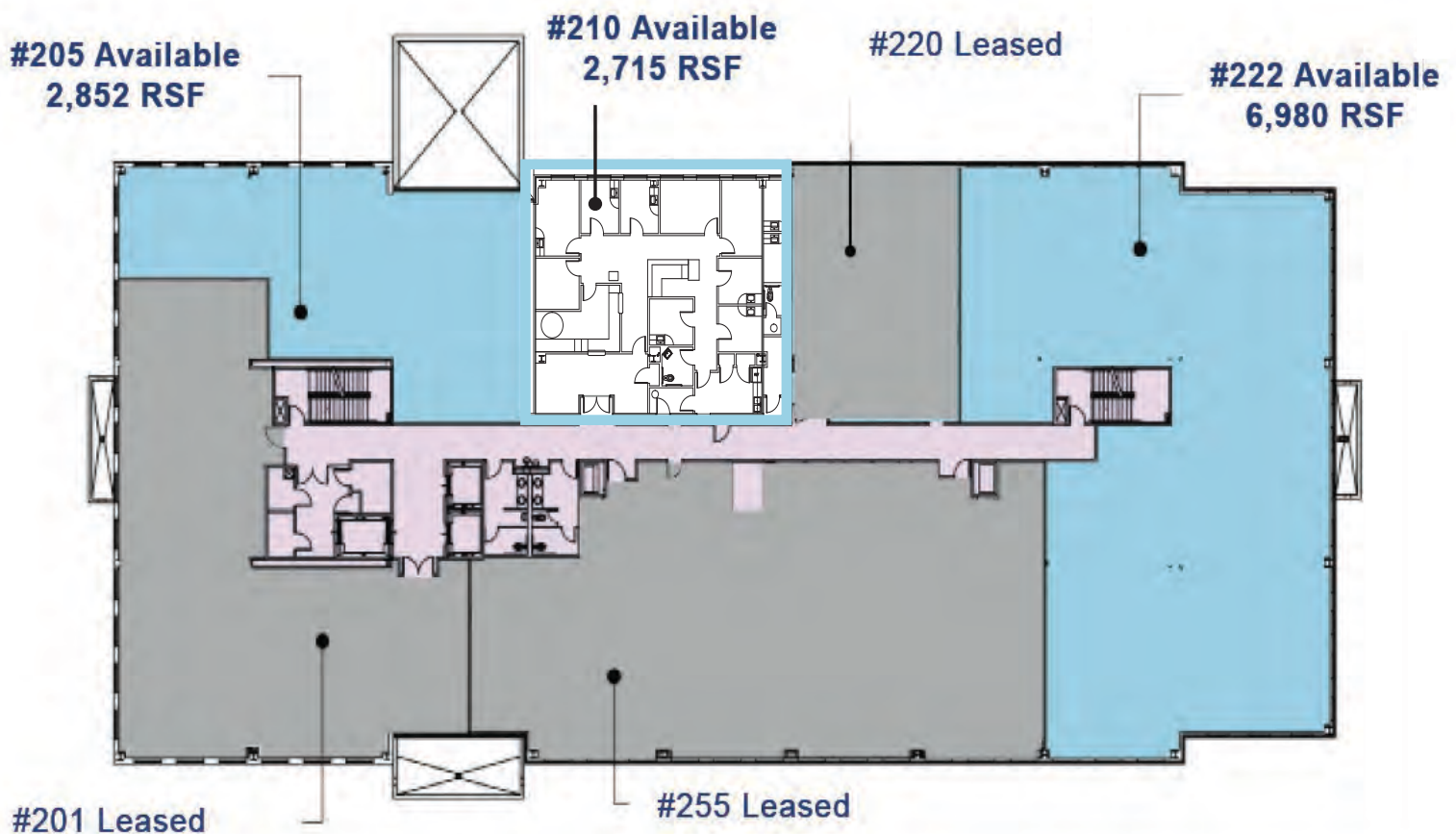


## TENANTS / VACANCIES

SUITE 201	MEDICAL
SUITE 205	2,852 SF - VACANT
SUITE 210	2,715 SF - VACANT <i>Move-in ready medical buildout</i>
SUITE 220	MEDICAL
SUITE 222	6,980 SF - VACANT
SUITE 255	MEDICAL

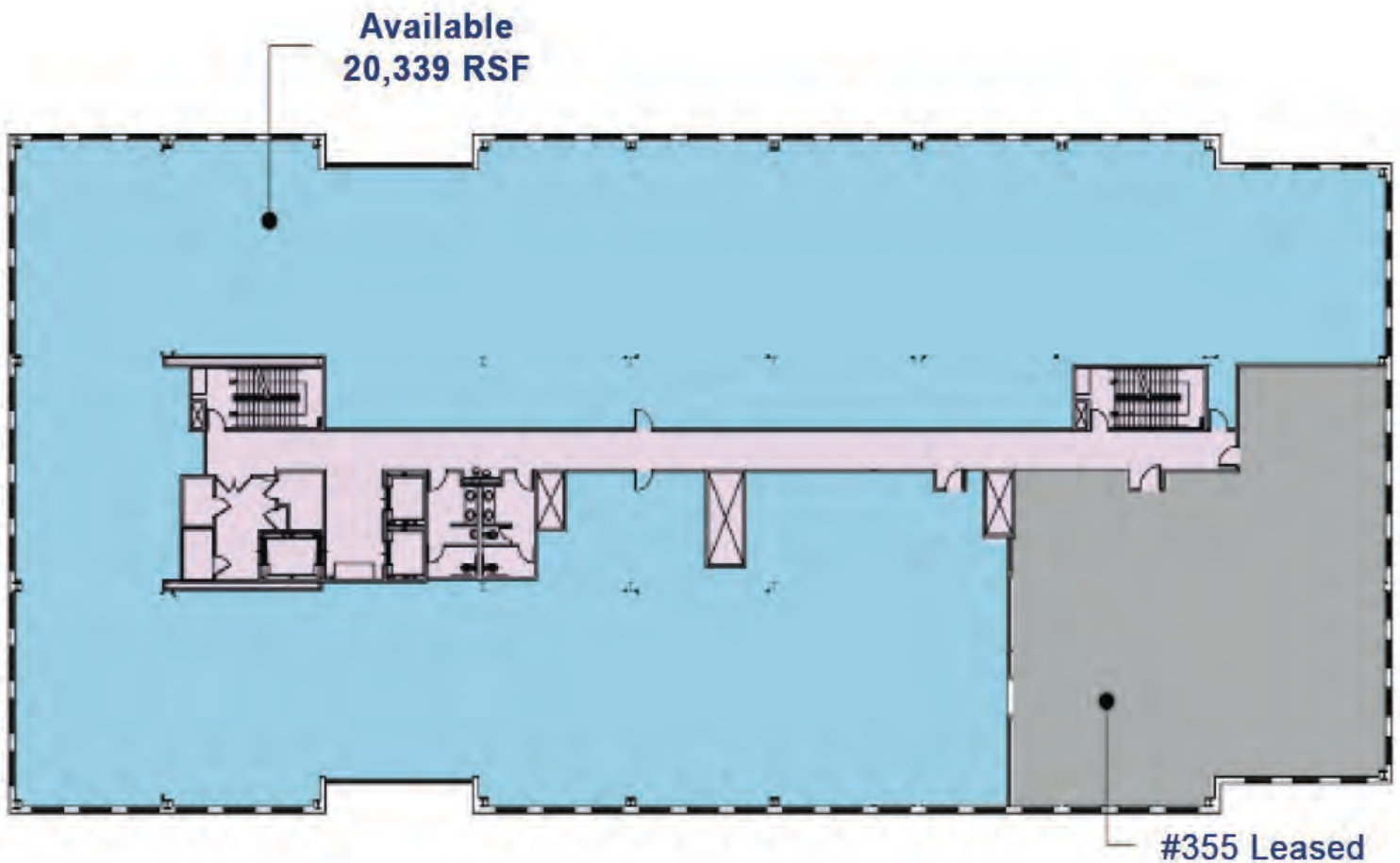


CLICK FOR  
VIRTUAL TOUR  
SUITE 210



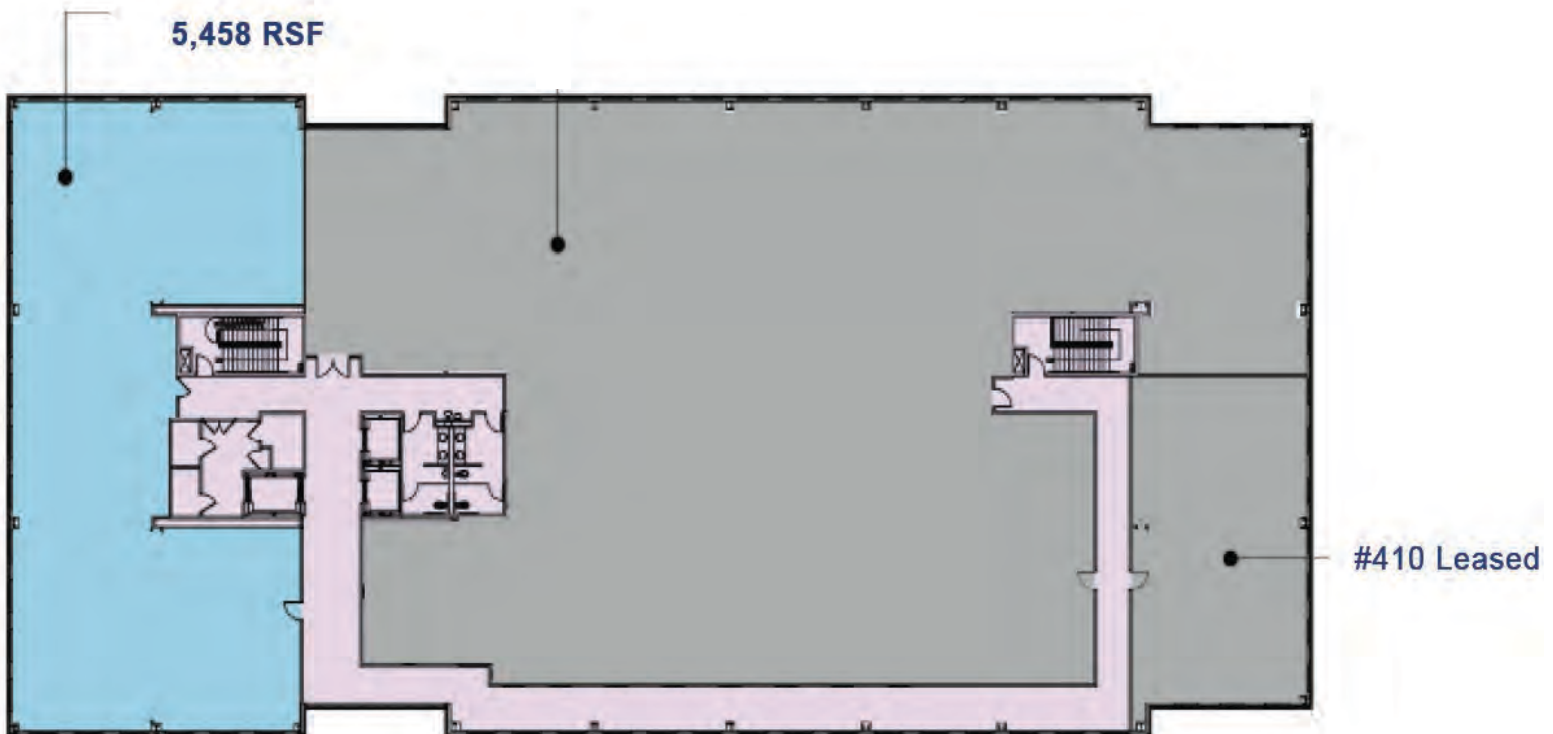
## TENANTS / VACANCIES

SUITE 300		20,339 SF - VACANT
SUITE 355		MEDICAL



## TENANTS / VACANCIES

SUITE 400	MEDICAL
SUITE 405	5,458 SF - VACANT
SUITE 410	MEDICAL







# Area Map

# RANDALL Medical Pavilion



## THE VILLAGE OF ELGIN

This property is conveniently located directly on Randall Road, 1/4 off of I-90. Downtown Chicago is located 40 miles to the south-east. O'Hare International Airport is 29 miles east of the property.

Elgin is a City in Cook and Kane counties and is the 6th largest city in Illinois. Downtown Elgin is a robust area currently making a turnaround economically with several new multi-family housing projects, a beautiful River Walk along the Fox River and a growing number of shops, restaurants and galleries in the downtown area. The Metra Train Station makes the area very accessible. Additionally, the 255 bed Sherman Hospital, which was re-built in 2009 for expansion, has driven additional medical business in the area.

## AREA DEMOGRAPHICS

5-Mile Radius



**Estimated Population**  
149,048



**Median Home Income**  
\$123,240



**Median Home Value**  
\$258,350



**Household Expenditure**  
\$6,765/month



**Total Businesses**  
4,694



**Employees**  
61,878



**Professional Workers**  
58.5%



**Unemployment Rate**  
3.7%



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