HSA COMMERCIAL REAL ESTATE | PRIMECARE

FOR LEASE NEW Medical Office Pavilion Development at Silver Cross Hospital, New Lenox

SILVER CROSS HOSPITAL

- Nationally recognized with straight As in Patient Safety by the Leapfrog Group
- One of America's "Friendliest Hospitals"
- State-of-the-art facilities and technology

Development Highlights

- ***New opportunity to be on-campus at the award-winning Silver Cross Hospital!***
- Two-story, 40,000 SF, state-of-the-art medical building
- Medical suites custom designed for your practice
- Dedicated surface parking lot with canopied patient/visitor drop off
- Lead Tenants: Silver Cross Urgent Care, Occupational Health, Primary Care, and Cardiac Rehabilitation Clinics, plus Urology and Dermatology

Contact

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rtitzer@hsacommercial.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice. HSA Commercial Inc. and listing broker are members and/or officers of the ownership entity and are licensed RE Brokers.

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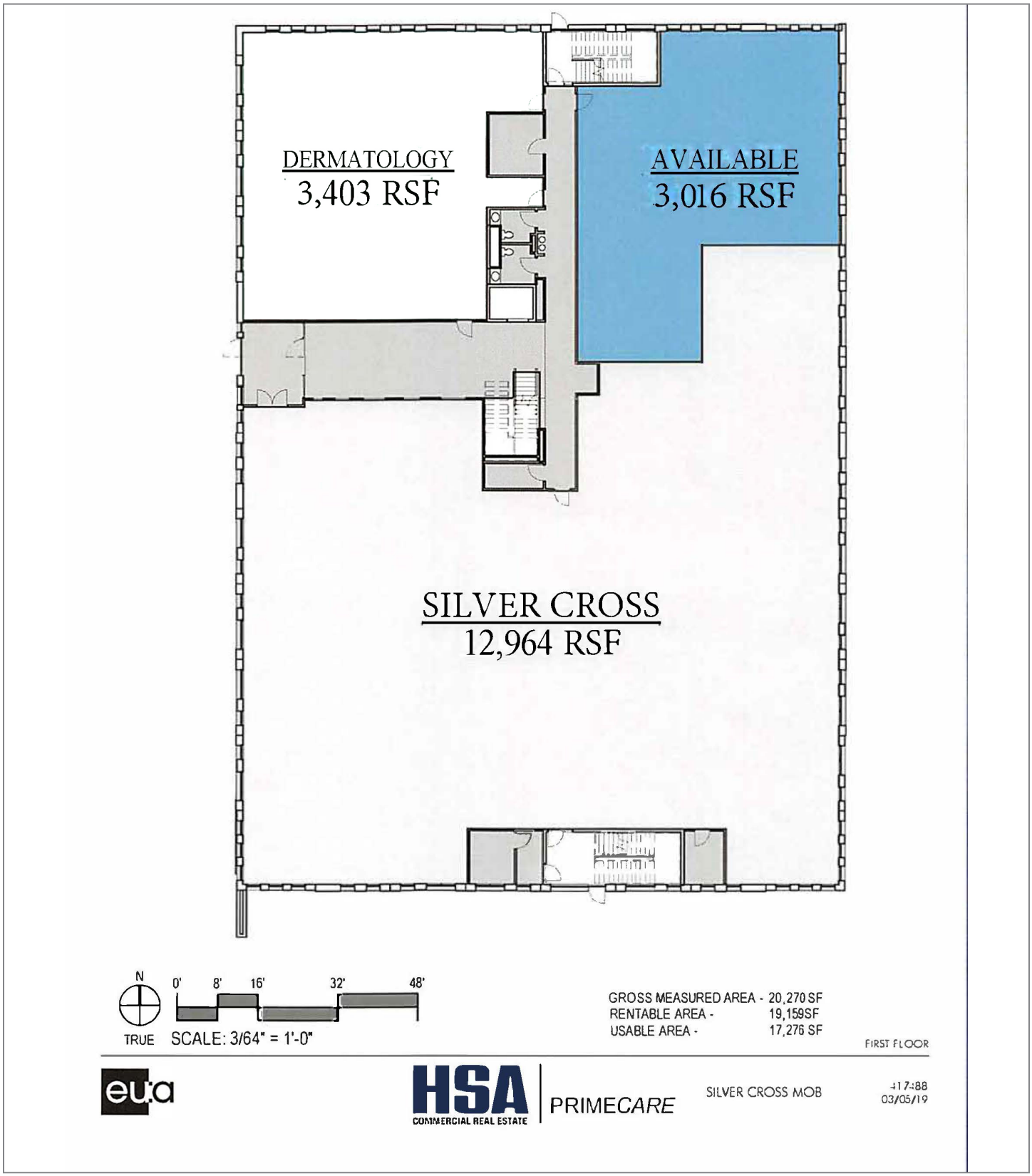
First Floor Plates



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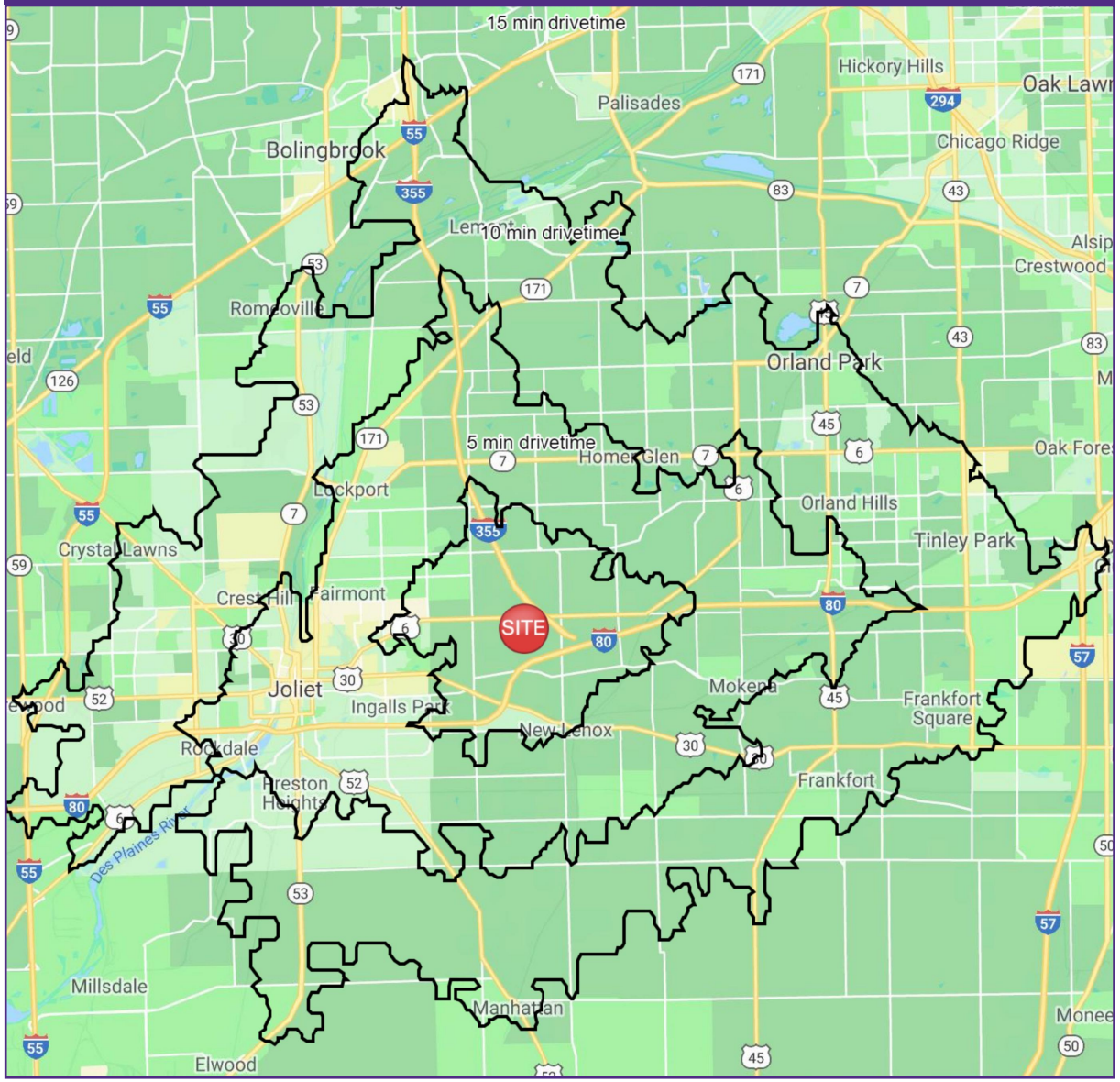
About the Location

1851 Silver Cross Boulevard, New Lenox, IL

- Strategically located at the confluence of I-355 (49,700 VPD) and I-80 (72,400 VPD) in growing New Lenox
- I-80 West to Joliet, Shorewood, and Morris
- I-80 East to Mokena, Frankfort, Orland Park, Tinley Park, and Northwest Indiana
- I-355 to Homer Glen, Lockport, Romeoville, Lemont, Bolingbrook, and Downers Grove

Demographics	5 Minute Drive Time	10 Minute Drive Time	15 Minute Drive Time
Population	22,124	180,940	424,688
2023 Projected Population	22,441	184,831	427,551
Households	7,815	63,656	154,032
Average HHI	$109,710	$98,068	102,380

Silver Cross is the premier location for health care delivery to Chicago's Southwest Suburbs.

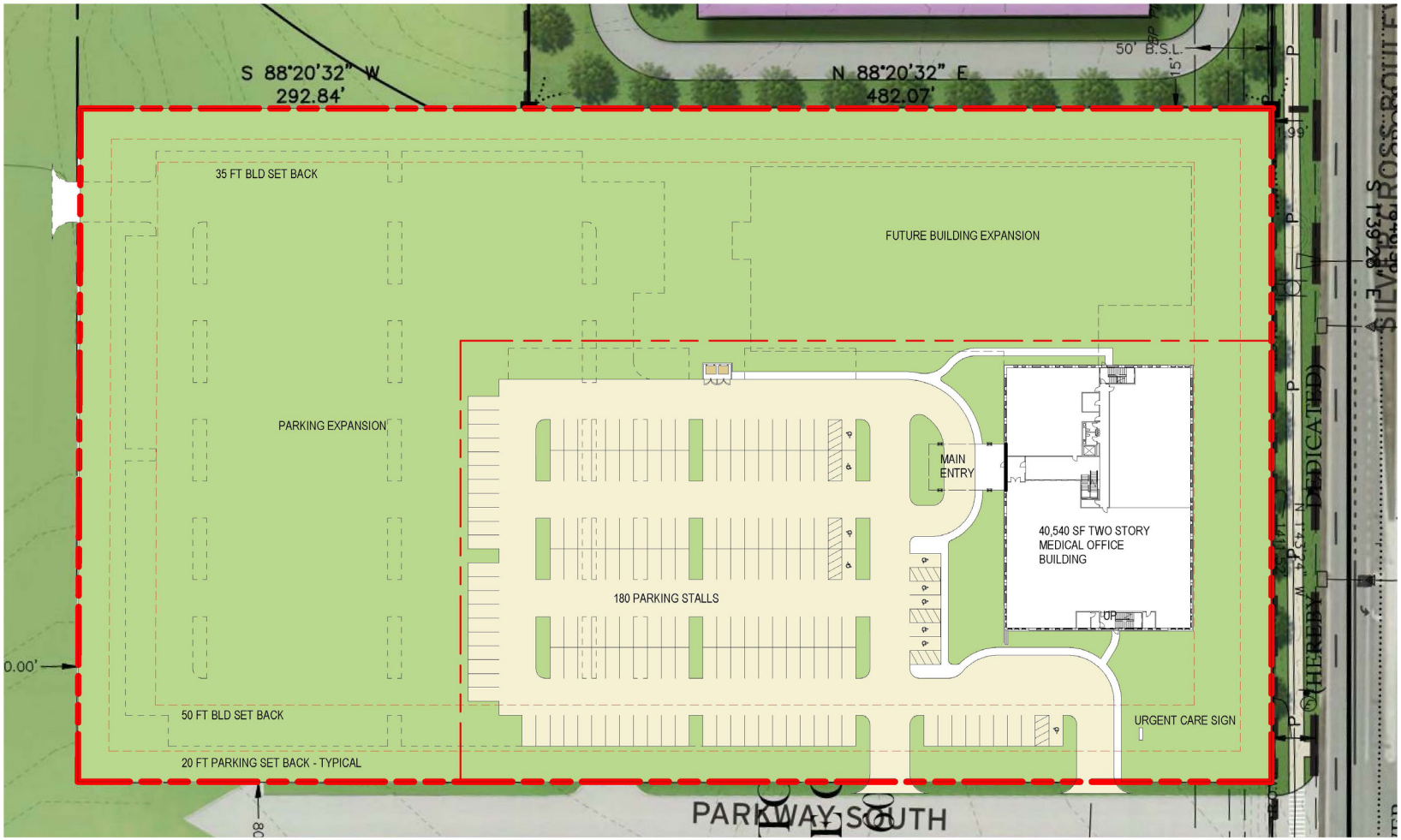


Silver Cross Hospital Campus

1851 Silver Cross Boulevard, New Lenox, IL

Site Plan

1851 Silver Cross Boulevard, New Lenox, IL



N TRUE

0' 15' 30' 60' 120'

SCALE: 1" = 60'

SITE PLAN

eu:a eppstein uhen : architects

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SILVER CROSS MOB

417488
03/06/19

About Silver Cross Hospital

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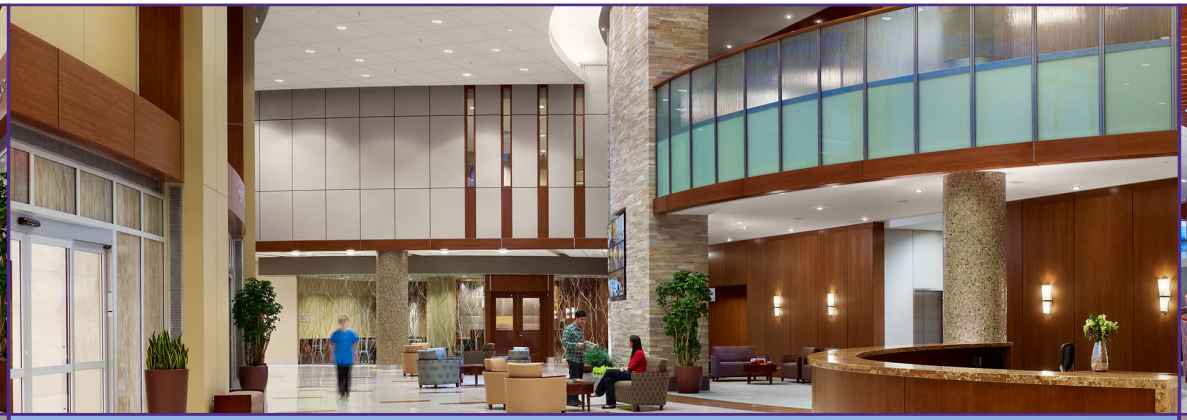

New Lenox, Illinois

1851 Silver Cross Boulevard, New Lenox, IL

- Located at the intersection of I-55, I-80 and I-355, New Lenox is well positioned for economic growth and opportunity
- The only community in the State of Illinois to be designated as a **Safe** community by the National Safety Council and the World Health Organization Collaborating Centre on Community Safety Promotion
- One of the Best Places to Raise a Family in Illinois in 2018 according to wallethub.com
- 38 new business opened in 2018 and 2019 with more development planned for 2019
- KHovanian Homes is developing 612 ranch-style single family homes for residents 55 years and older
- 24th Best City in Illinois in 2019 for jobs according to wallethub.com
- Highly-rated schools
- Average Household Income: $116,124

About HSA PrimeCare

Leading Developer & Manager of Healthcare Facilities

Other HSA PrimeCare Developments Include:

Silver Cross Health Center - New Lenox, IL

University of Chicago Cancer Center - New Lenox, IL

Silver Cross Business Center - New Lenox, IL

Franciscan St. Anthony Outpatient Center - Lowell, IN

Froedtert & the Medical College of Wisconsin Drexel Town Square Health Center - Oak Creek, WI

Franciscan Health Woodland Cancer Care Center - Michigan City, IN

Advocate Medical Campus Southwest - Tinley Park, IL

Loyola Gottlieb Center for Immediate Care - River Forest, IL

Coffee Creek Medical Office Building - Chesterton, IN

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