

# SILVER CROSS MEDICAL OFFICE PAVILION

New Medical Office Pavilion Development at Silver Cross Hospital





# ABOUT THE BUILDING

1851 Silver Cross Boulevard, New Lenox, IL

- **New opportunity to be on-campus at the award-winning, Silver Cross Hospital!**
- Two-story, 40,000 SF, state-of-the-art medical office 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 Clinics
- Opening April 2020

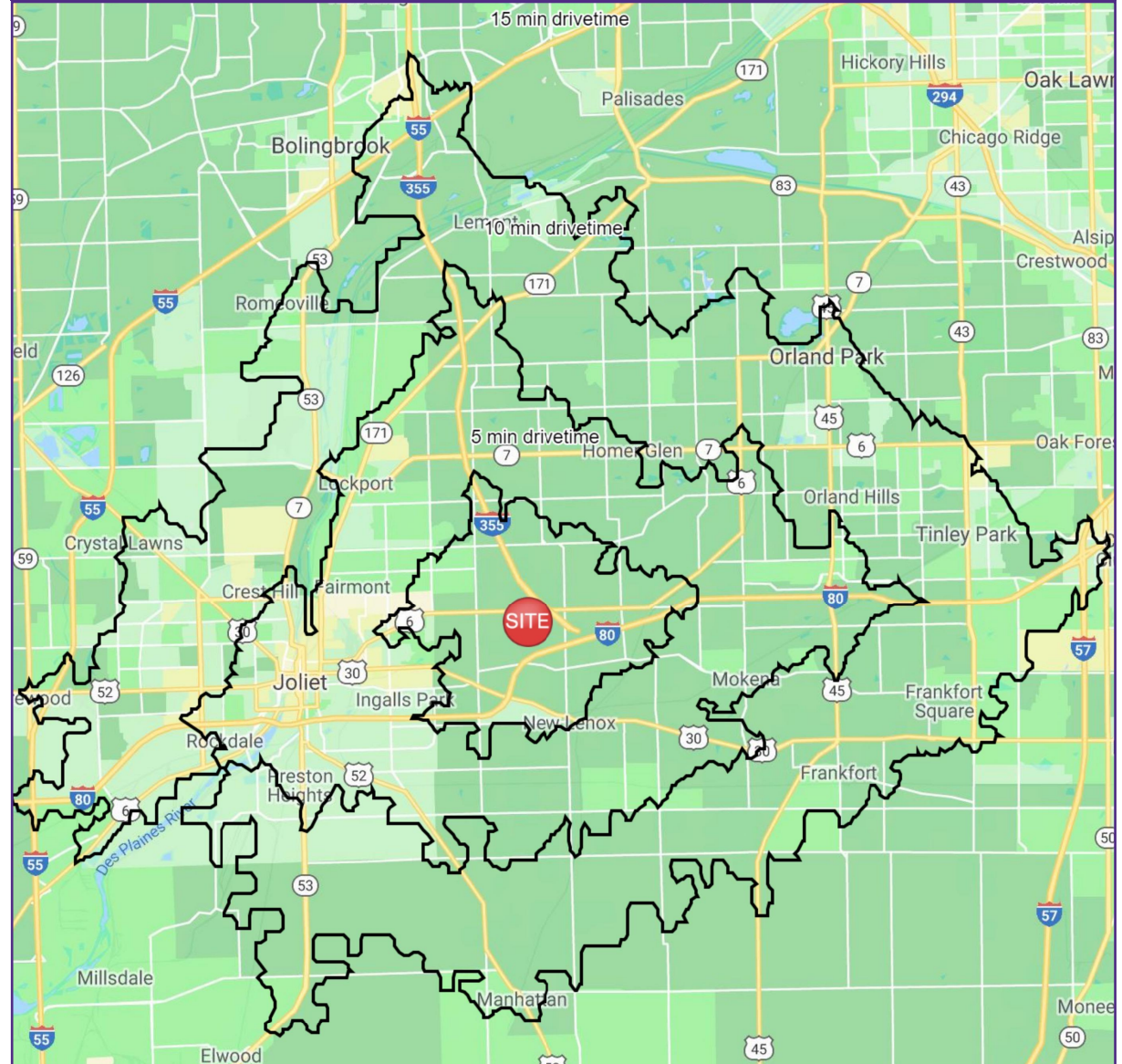
# ABOUT THE LOCATION

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              |

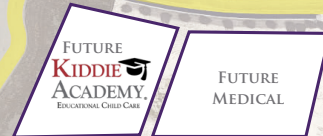
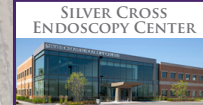
*Silver Cross is the premier location for health care delivery to Chicago's Southwest Suburbs.*





# SILVER CROSS HOSPITAL CAMPUS

1851 Silver Cross Boulevard, New Lenox, IL



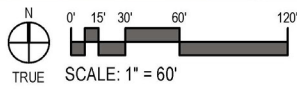
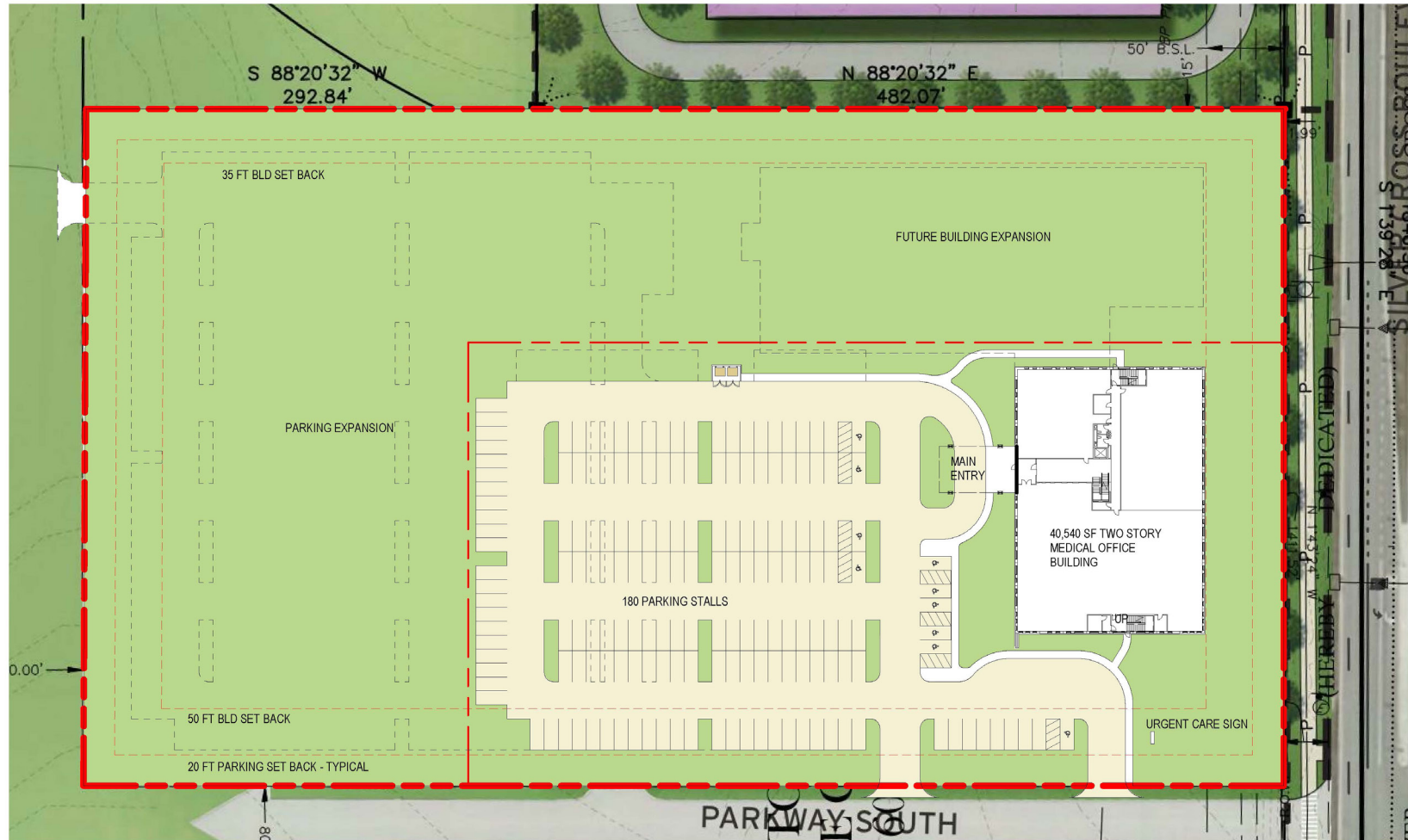
SILVER CROSS BLVD

PARKWAY SOUTH



# SITE PLAN

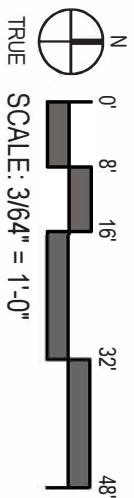
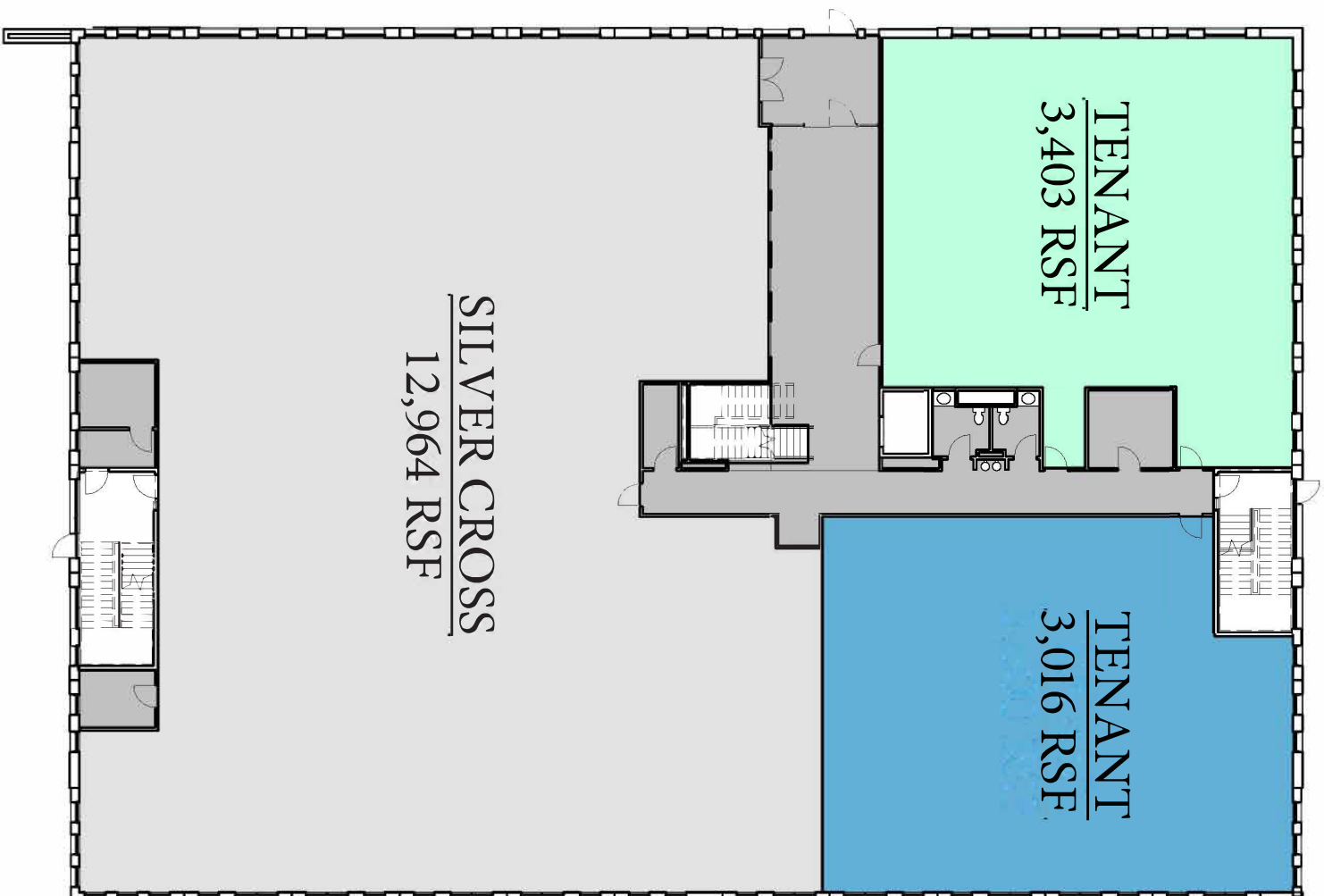
1851 Silver Cross Boulevard, New Lenox, IL



SITE PLAN



# FIRST FLOOR PLAN



GROSS MEASURED AREA - 20,270 SF  
RENTABLE AREA - 19,159 SF  
USABLE AREA - 17,276 SF

FIRST FLOOR



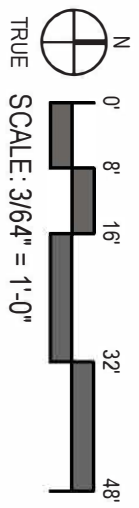
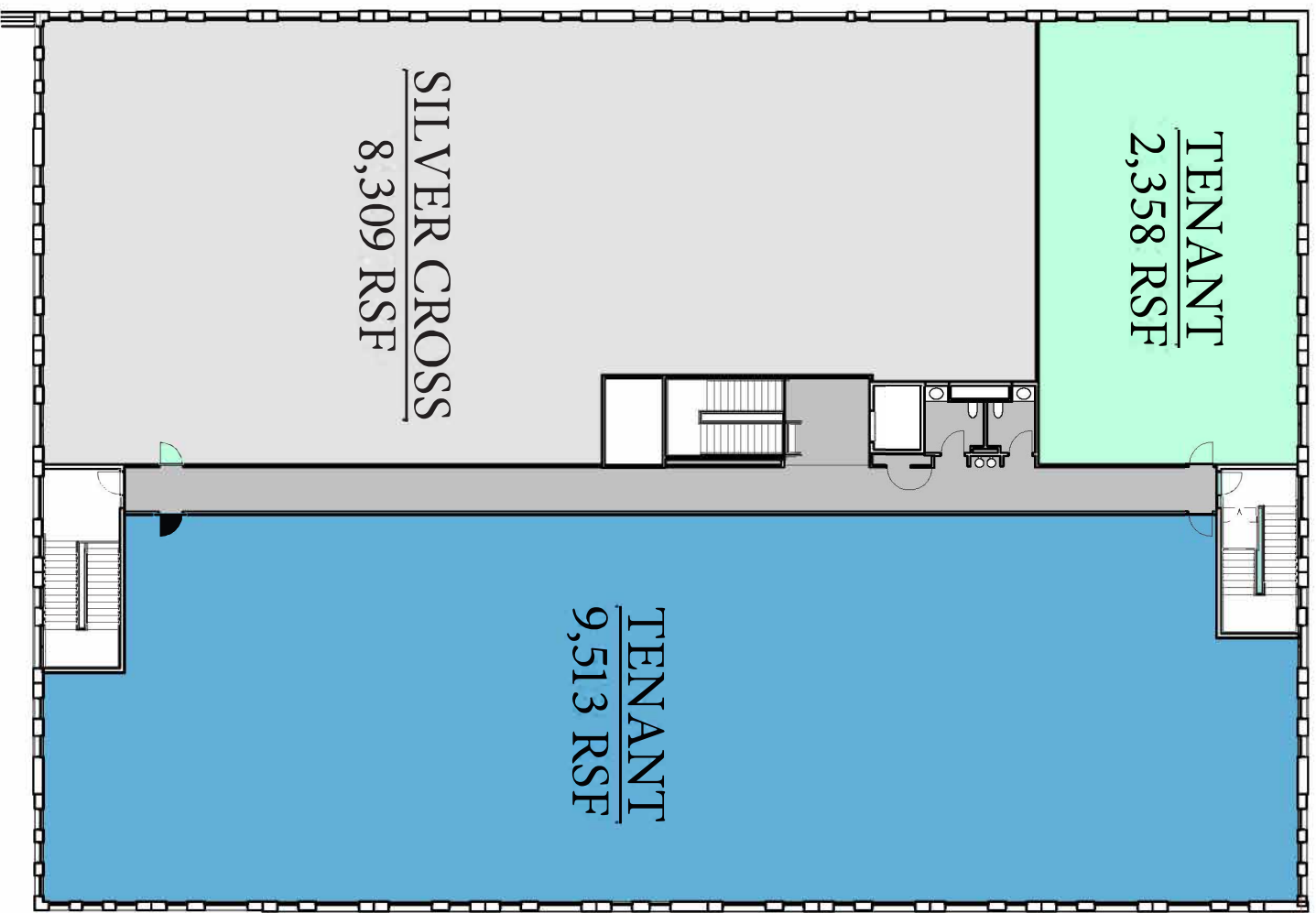
PRIMECARE

SILVER CROSS MOB

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03/05/19



# SECOND FLOOR PLANS



GROSS MEASURED AREA - 20,270 SF  
 RENTABLE AREA - 19,305 SF  
 USABLE AREA - 17,997 SF

SECOND FLOOR OPTION A



PRIMECARE

SILVER CROSS MOB

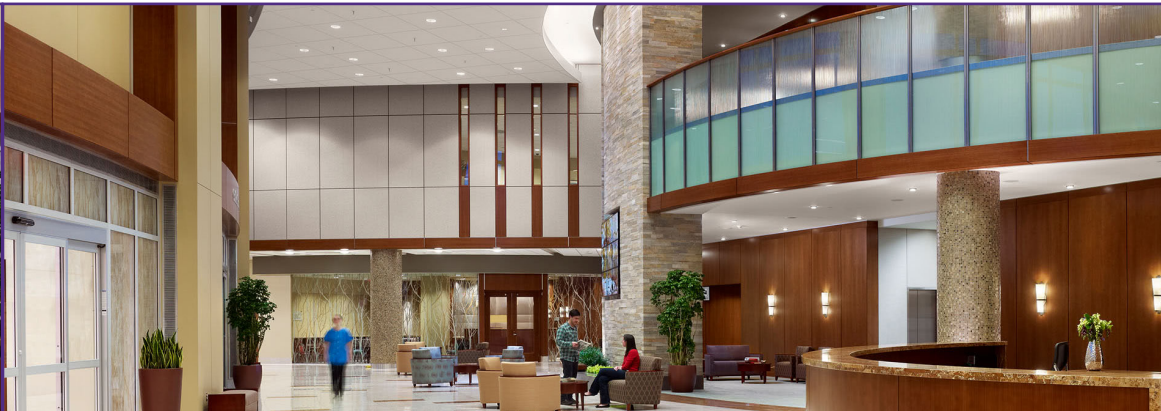
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# ABOUT SILVER CROSS HOSPITAL

1851 Silver Cross Boulevard, New Lenox, IL

- 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





# 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*

