

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

92% LEASED



- 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

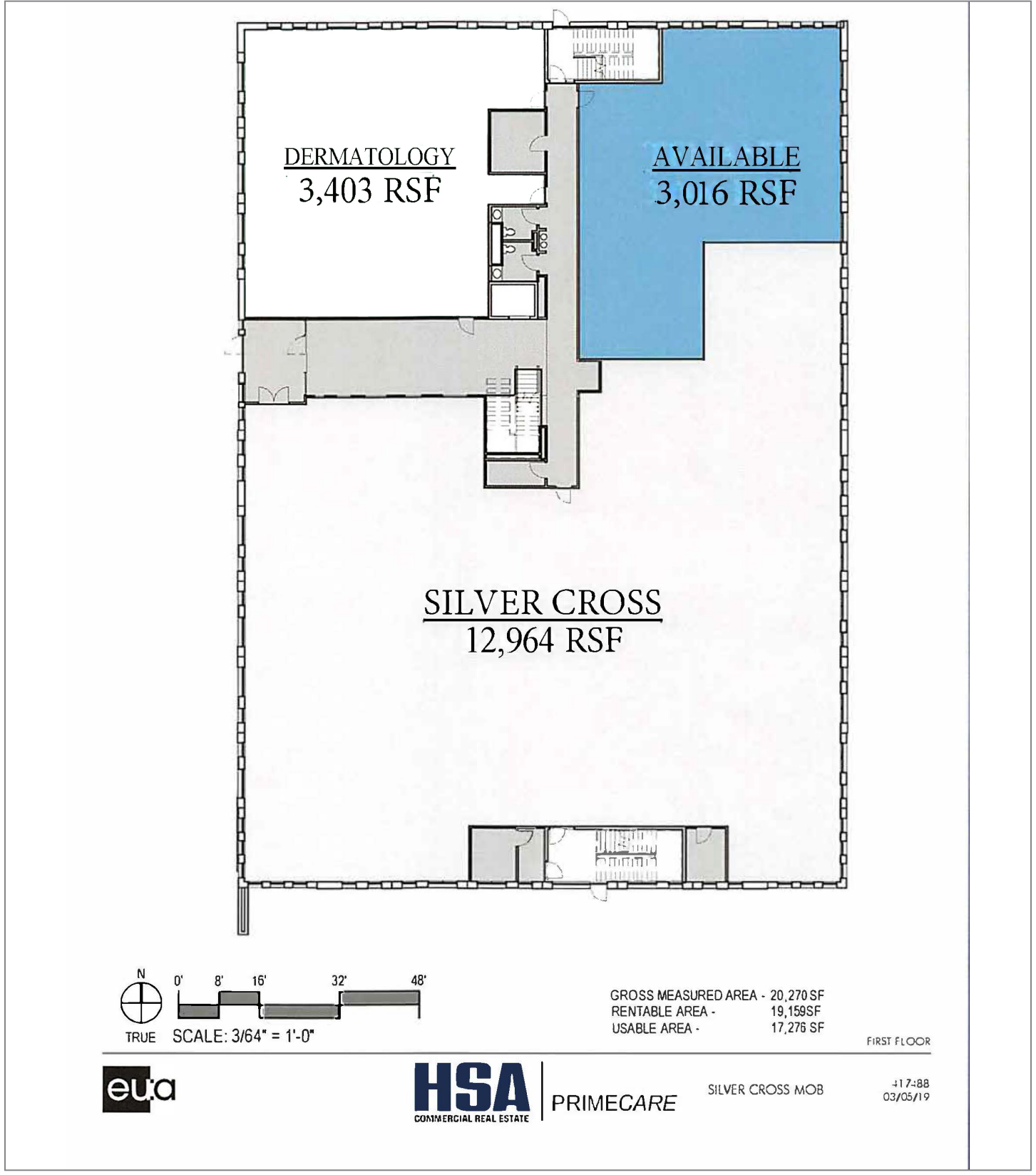


Contact

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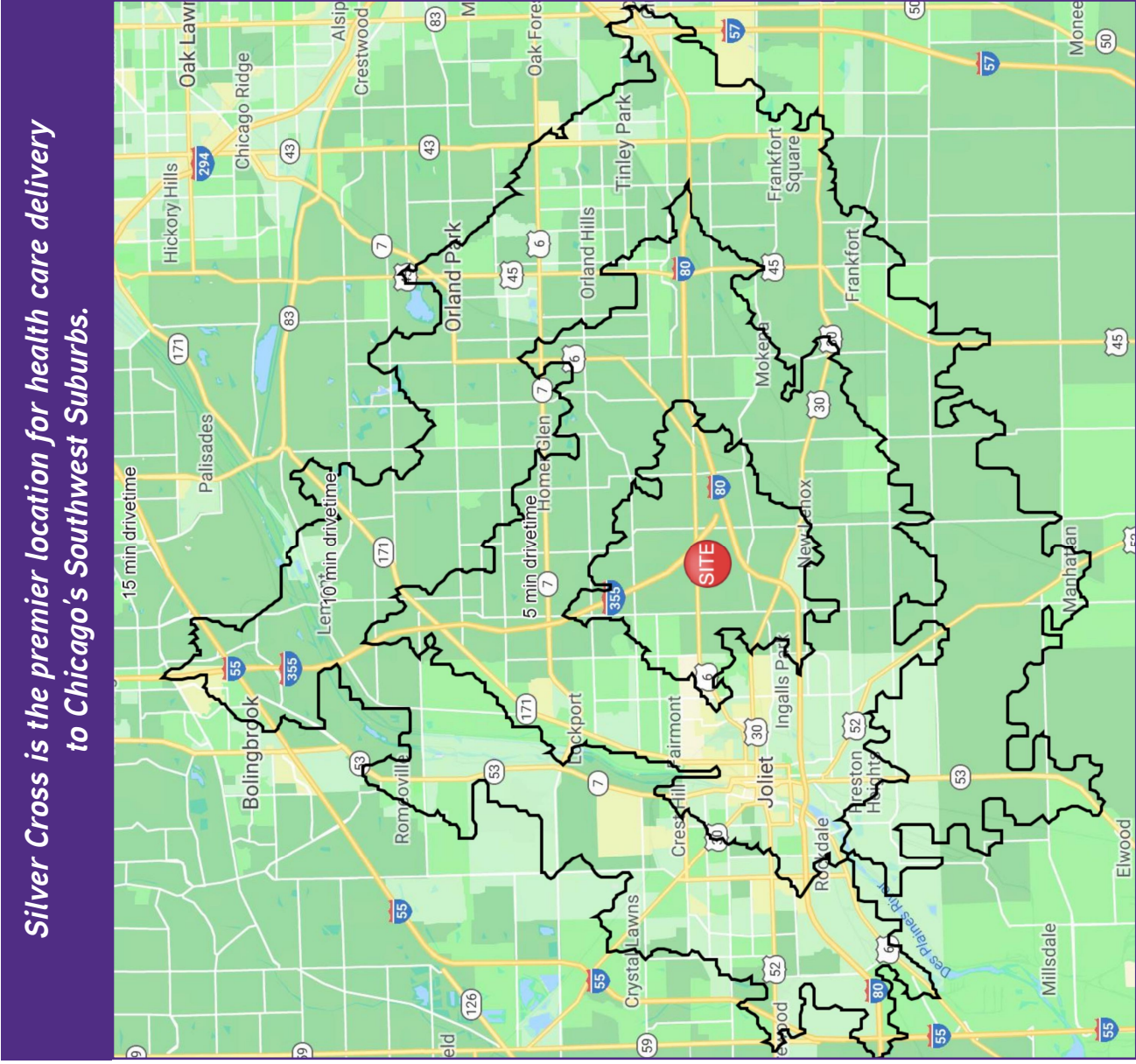
First Floor Plates



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

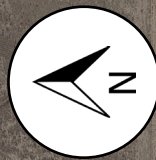
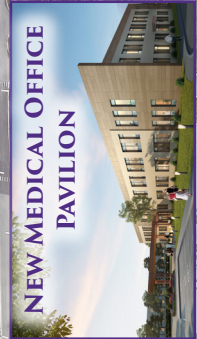
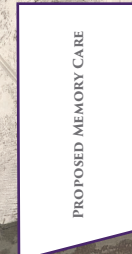


Silver Cross is the premier location for health care delivery to Chicago's Southwest Suburbs.

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 HOSPITAL CAMPUS

1851 Silver Cross Boulevard, New Lenox, IL



SITE PLAN

1851 Silver Cross Boulevard, New Lenox, IL



SITE PLAN

417488
03/06/19

SILVER CROSS MOB

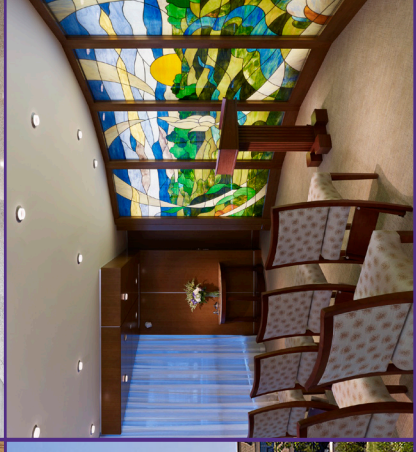
HSA | PRIMECARE
COMMERCIAL REAL ESTATE

eua
epstein uhlen | architect

ABOUT SILVER CROSS HOSPITAL

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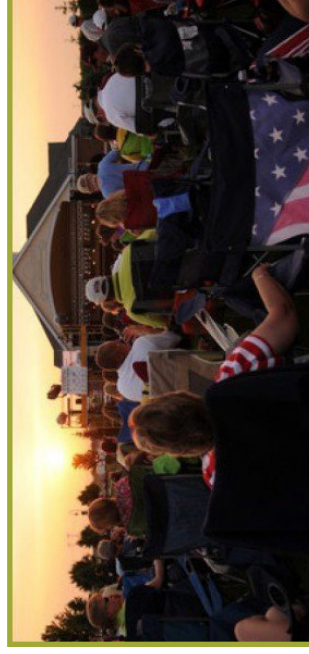
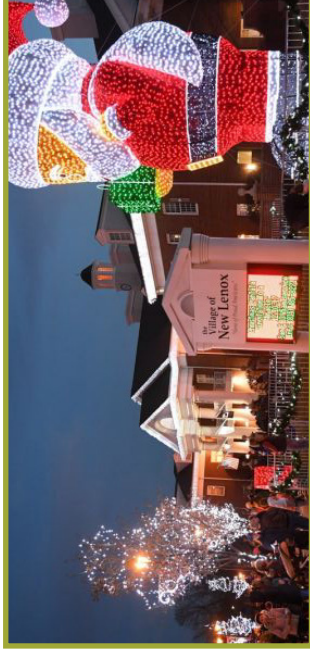
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NEW LENOX, ILLINOIS

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



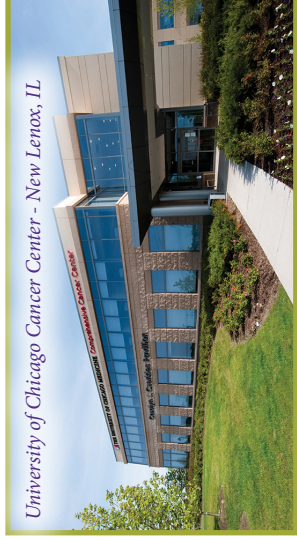
ABOUT HSA PRIMECARE

Leading Developer & Manager of Healthcare Facilities

Other HSA PrimeCare Developments Include:



Silver Cross Health Center - New Lenox, IL



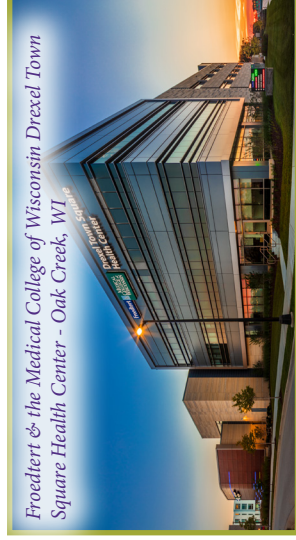
University of Chicago Cancer Center - New Lenox, IL



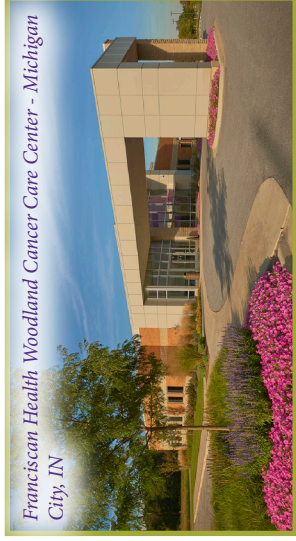
Silver Cross Business Center - New Lenox, IL



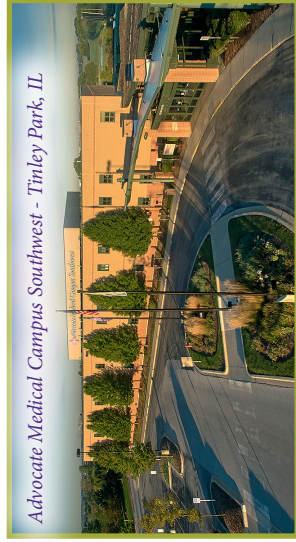
Franciscan St. Anthony Outpatient Center - Lowell, IN



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