



Northwestern Medicine Huntley Office Building For Lease

1,000-7,971 SF available



# 10370 Haligus Road

Huntley, IL 60142

**Kevin J. O'Donnell**  
Managing Broker  
630.444.0444  
kevin@odcre.com

**Meredith L. Klug**  
Broker  
630.444.0444  
meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



## OFFERING SUMMARY

**Available SF:** 1,000-7,971 SF

**Lease Rate:** Negotiable

**Est. Tax & Operating:** \$14.42 PSF

**Building Size:** 80,000 SF

## PROPERTY HIGHLIGHTS

- The new hospital, which opened summer of 2016, features 128 medical surgical beds, an eight-bed intensive Care Unit, a full-service emergency department with a Level II trauma center, Level II special care nursery, non-invasive cardiology services, a helipad for transporting patients with the most critical needs and a dedicated women's center with 20 private obstetric rooms.
- The four-story medical office building is located directly on campus with ground floor connectors to the new hospital, existing medical office building, and immediate care center.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	2,195	12,931	30,404
Total Population:	7,176	42,438	94,264
Average HH Income:	\$99,642	\$103,504	\$103,706

for more information contact:

**Kevin J. O'Donnell**  
Managing Broker  
t: 630.444.0444  
e: kevin@odcre.com

**Meredith L. Klug**  
Broker  
t: 630.444.0444  
e: meredith@odcre.com



# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com

AVAILABLE  
SPACES

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease

<b>Lease Rate:</b>	NEGOTIABLE	<b>Total Space</b>	1,000 - 7,971 SF
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5-10 years

SPACE	SIZE (SF)	COMMENTS
First Floor	2,357 SF	Near front entrance
3rd Floor, Unit 1	2,620 SF	End unit
3rd Floor, Unit 2	1,000 - 7,971 SF	Full window line

for more information contact:

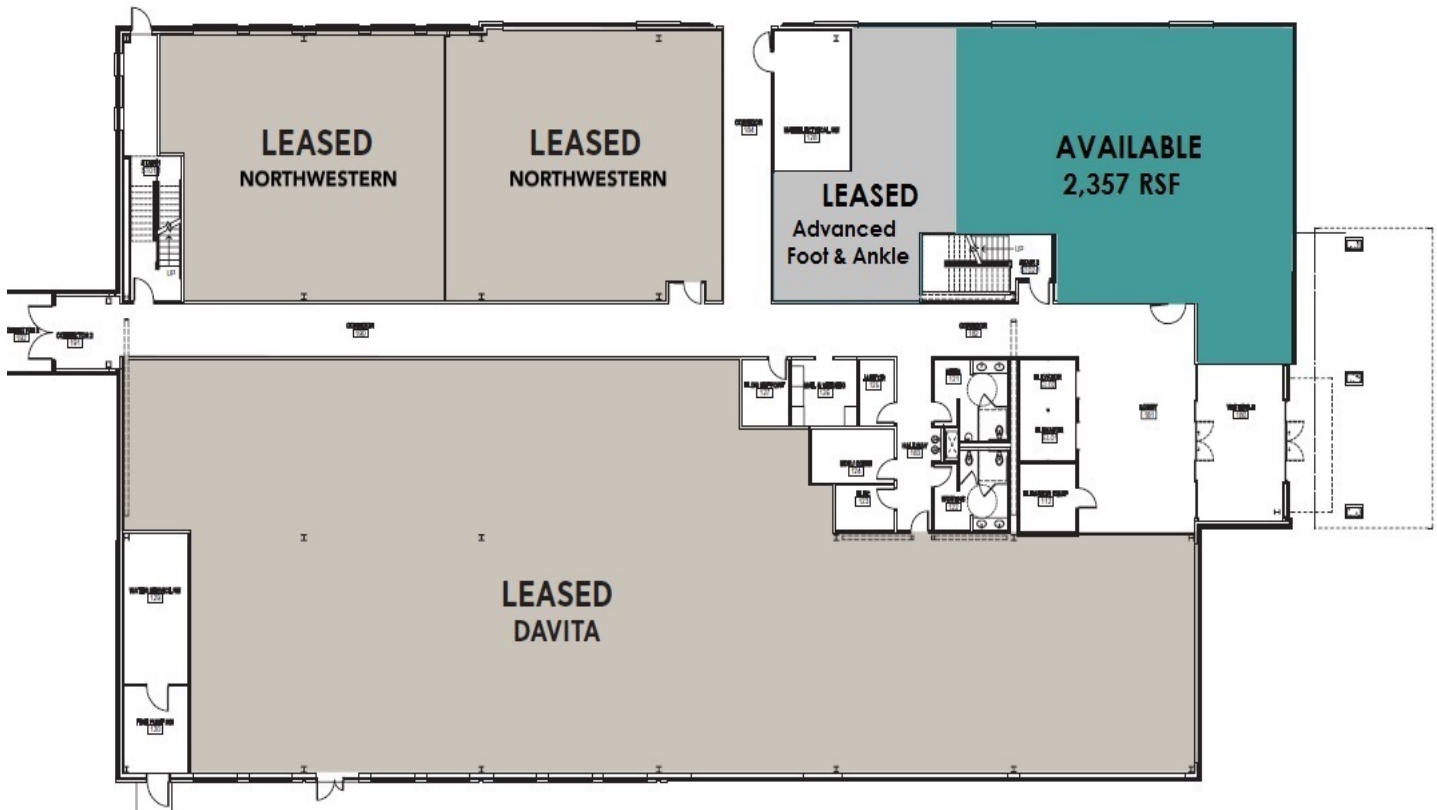
**Kevin J. O'Donnell**  
Managing Broker  
t: 630.444.0444  
e: kevin@odcre.com

**Meredith L. Klug**  
Broker  
t: 630.444.0444  
e: meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



**First Floor Plan**

for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

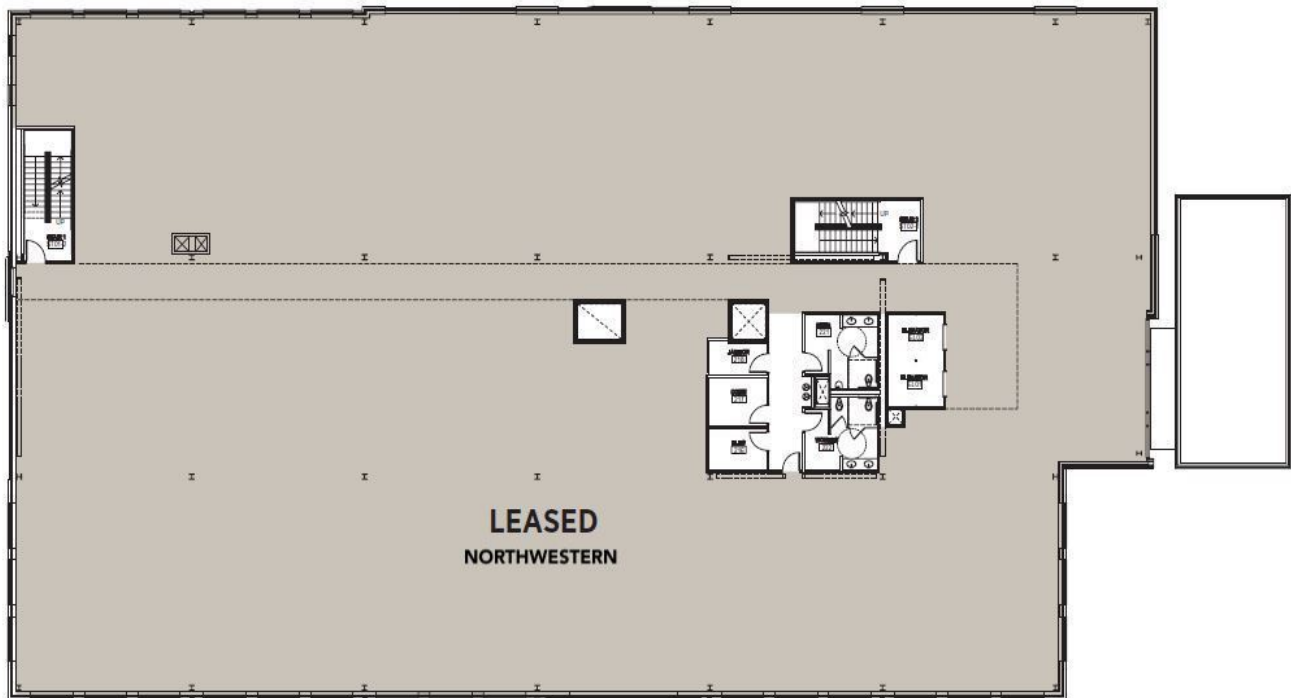
t: 630.444.0444

e: meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



## Second Floor Plan

for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com



# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



**Third Floor Plan**

for more information contact:

**Kevin J. O'Donnell**  
Managing Broker  
t: 630.444.0444  
e: kevin@odcre.com

**Meredith L. Klug**  
Broker  
t: 630.444.0444  
e: meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



## Fourth Floor Plan

for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com



ADDITIONAL  
PHOTOS

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com

P • 9



ADDITIONAL  
PHOTOS

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com

P • 10

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease

## CENTEGRA MEDICAL OFFICE BUILDING & HOSPITAL OVERVIEW

The medical office building (MOB) includes approximately 80,000 square feet built over four equal 20,000-square-foot floor plates. The MOB is ideally situated between the new hospital and the existing medical office building/immediate care center on Centegra Health System's Huntley campus. The new MOB has ground-floor conditioned connectors that ties all three structures together.

The campus is anchored by a 360,000-square-foot, 128-bed hospital facility. Centegra Hospital-Huntley offers general medical and surgical services, an eight-bed intensive care unit and a 20-bed family birth center. In addition, Centegra Hospital-Huntley provides the community with a full range of specialized services including:

- Inpatient surgery and recovery
- Same-day surgery
- Two endoscopy suites
- Level II Trauma Emergency Department for all but the most serious trauma cases
- A full range of diagnostics and imaging
- Six private labor/delivery/recovery suites
- C-section suites
- Newborn and special care nurseries
- Inpatient physical therapy and occupational therapy
- Cardiology, including noninvasive diagnostics and a pending cardiac catheterization lab
- Neurodiagnostics
- Pulmonary function testing
- Respiratory therapy
- Inpatient acute dialysis
- Clinical laboratory
- Inpatient pharmacies and Centegra Care Connections retail pharmacy
- Food service, including a casual café with outdoor seating
- On-site helipad to transfer critical patients

## CENTEGRA HEALTH SYSTEMS OVERVIEW

Founded in 1995, Centegra Health System is a not-for-profit system of health care providers in McHenry County, Illinois. The system includes three hospitals (a fourth one is planned), two fitness centers, two immediate care centers (a third one is planned), nearly a dozen physician care locations and numerous specialty care services. As of 2013, the system had more than 4,000 employees and 500 volunteers. Centegra has nearly 460 physicians on staff. In Centegra's three hospitals there are a total of 341 licensed and 306 staffed beds with total operating revenues of \$398.9 million in fiscal 2013 (Based on Fitch Report). Centegra Health System is the largest employer in McHenry County, Illinois.

*for more information contact:*

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease

## HUNTLEY HIGHLIGHTS

- The Village of Huntley has been identified as the number one place to own a home in Illinois by NerdWallet, a consumer finance website.
- It has also been named one of the ten best cities for small families.
- For the third consecutive year, Huntley is among the five fastest-growing suburbs of Greater Chicago in new residential units permitted.
- Huntley reported a 15 percent increase in single-family residential permits during 2013 and has been in the top five of all suburban Chicago communities for the issuance of new residential permits eight of the past 10 years.
- In 2008, the U.S. Census Bureau estimated the Village's population to be 22,923. As of the 2000 Census, the Village had a mere 5,730 people, meaning its population had quadrupled in eight years. At the 2010 census, the Village's population was 24,291.
- Government officials in Huntley, an outer suburb of Chicago, have adopted an aggressive development strategy to support this population growth.



for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

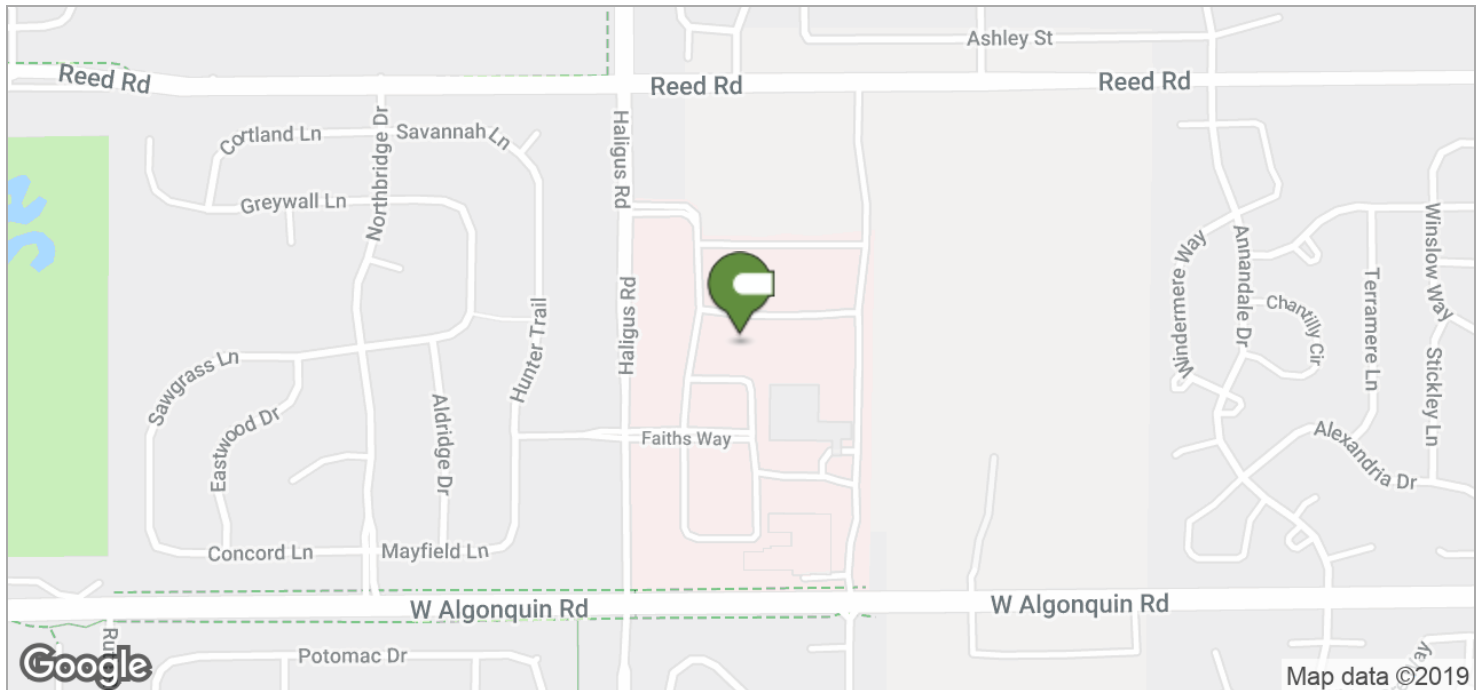
t: 630.444.0444

e: meredith@odcre.com



Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



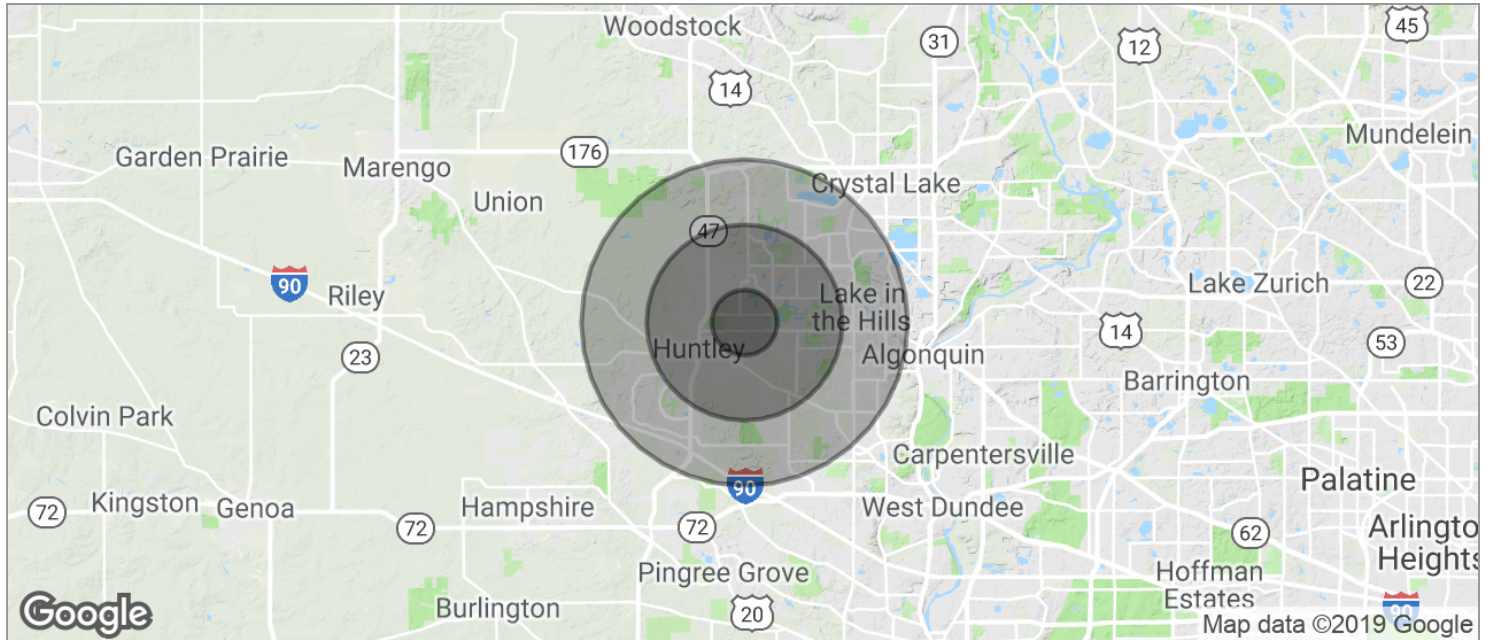
**Kevin J. O'Donnell**  
Managing Broker  
t: 630.444.0444  
e: kevin@odcre.com

**Meredith L. Klug**  
Broker  
t: 630.444.0444  
e: meredith@odcre.com

# 10370 Haligus Road

Huntley, IL 60142

Northwestern Medicine Huntley  
Office Property For Lease



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,176	42,438	94,264
MEDIAN AGE	32.4	33.1	35.6
MEDIAN AGE (MALE)	31.8	32.1	34.4
MEDIAN AGE (FEMALE)	32.9	33.6	36.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,195	12,931	30,404
# OF PERSONS PER HH	3.3	3.3	3.1
AVERAGE HH INCOME	\$99,642	\$103,504	\$103,706
AVERAGE HOUSE VALUE	\$275,913	\$335,114	\$321,389

\* Demographic data derived from 2010 US Census

for more information contact:

**Kevin J. O'Donnell**

Managing Broker

t: 630.444.0444

e: kevin@odcre.com

**Meredith L. Klug**

Broker

t: 630.444.0444

e: meredith@odcre.com