



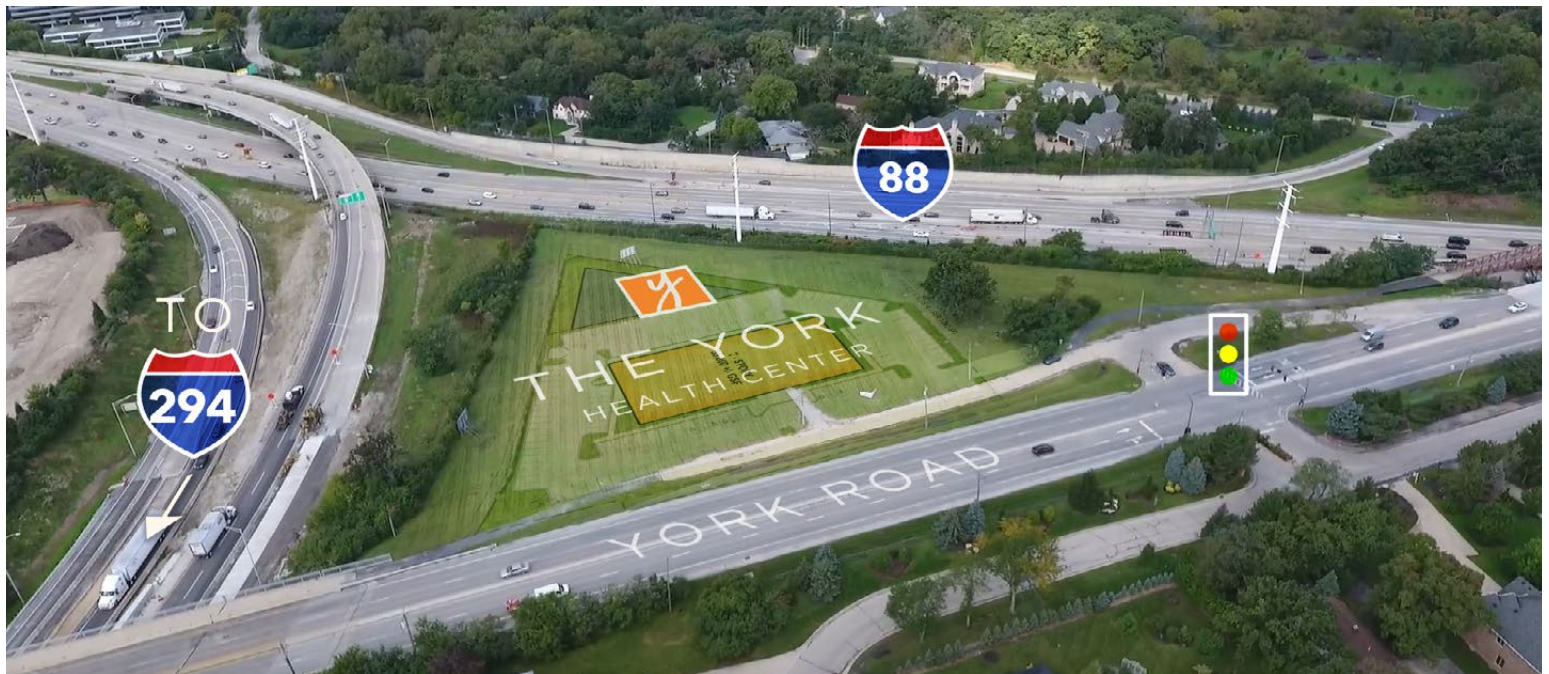
THE YORK

HEALTH CENTER

An Irgens Development



Up to 35,000 Square Feet Available
Class A Medical Development with 4.5:1,000 Parking
at the Junction of I-88 and York Road in Oak Brook



WHERE IT ALL COMES TOGETHER

The York Health Center at 1800 York in Oak Brook is a new build-to-suit development opportunity perfectly situated in the medical district of Oak Brook at the intersection of York Road and I-88. The center of commerce in the Chicago suburbs, Oak Brook is home to some of the region's top retailers, restaurants, hotels and corporate office users. Interstate proximity

offers both an excellent corporate branding platform and great access to the highly-affluent western suburbs. With customized floor plans and site configurations available, the site offers a generous 4.5:1,000 parking ratio (158 surface parking stalls) and limitless options to curate the optimal delivery of healthcare services.

FLEXIBILITY

Up to 35,000 SF available

SIGNAGE

200 SF of on-building
signage

CUSTOMIZATION

Configure siteplan, amenities
and infrastructure to suit

VISIBILITY

Over 176,000 vehicles pass the site daily

PARKING

4.5 per 1,000 SF, 158 surface stalls

BRANDING

Naming rights available for sponsor
Monument signage - 100 SF per face





A WELCOMING ENVIRONMENT

The York Health Center offers the unique opportunity to engineer an experience for tenants and guests that is mindful of best practices for comfort, health and safety. Irgens is an experienced developer of medical office buildings and employs the latest design and construction practices to ensure your new office layout and features contribute to the peace of mind of everyone who walks through its doors.



Second Floor

First Floor

Signalized
Intersection

PARKING

158 surface stalls

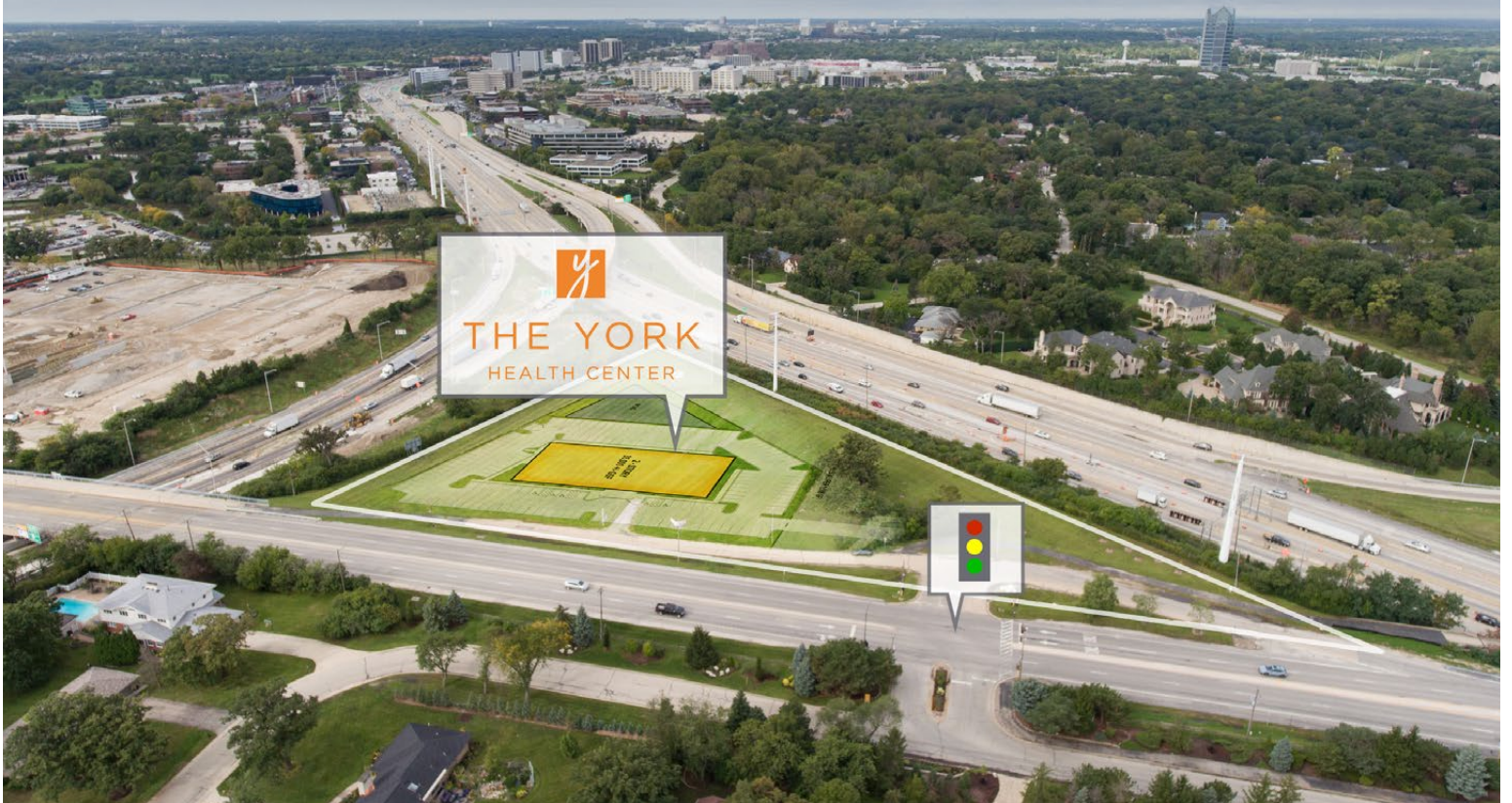
I-88 Tollway

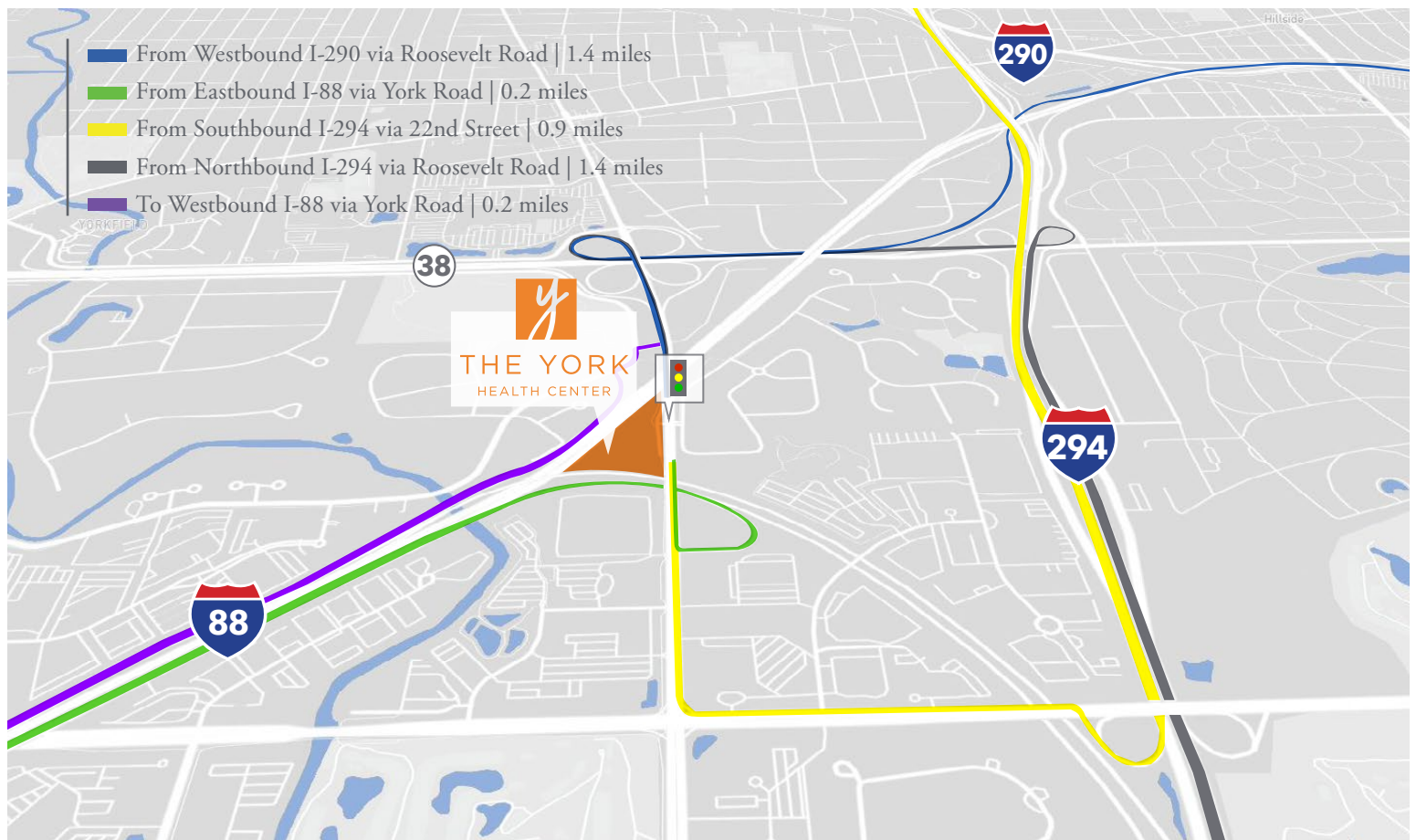
TWO-STORY
MEDICAL OFFICE
BUILDING
± 35,000 SF

Tri-State Tollway

York Road

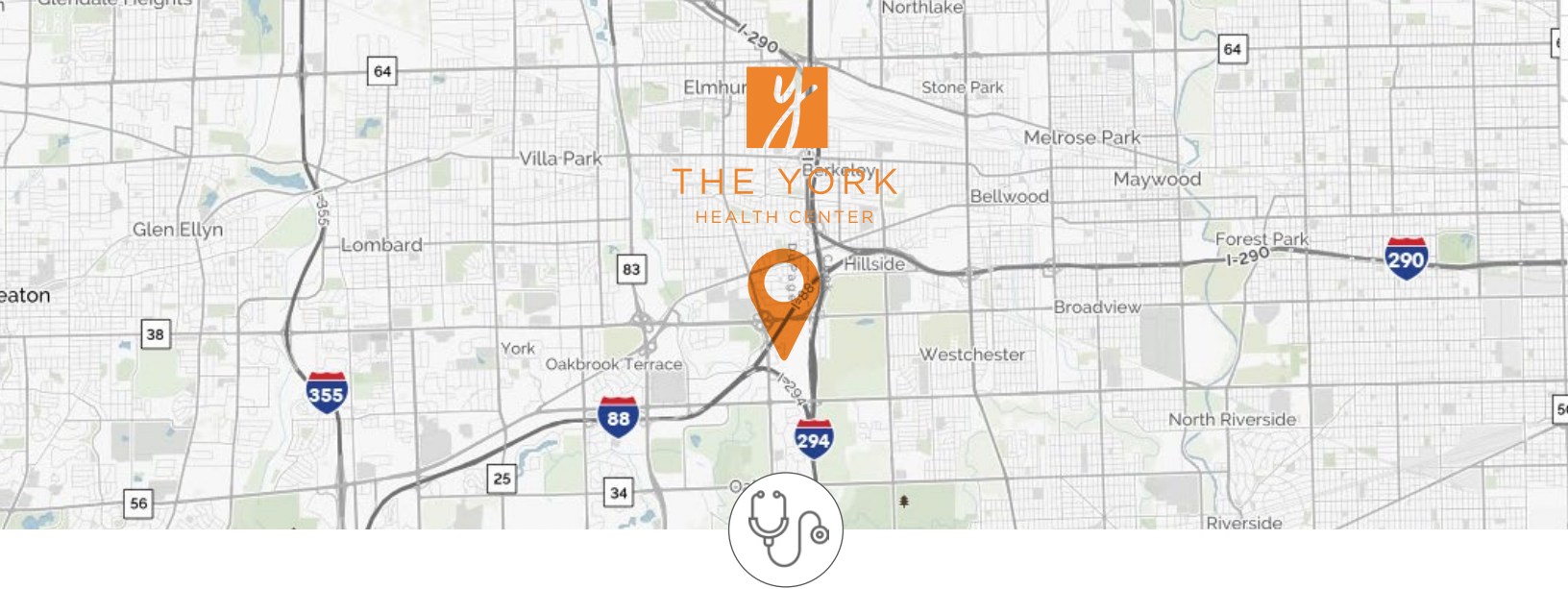

THE YORK
HEALTH CENTER





ACCESS TO AND FROM EVERYWHERE





HEALTHCARE DEMOGRAPHICS

PAYER MIX

58% Commercial; 30% Medicare
(3-mile radius)

AVERAGE HH INCOME

\$135,432 (3-mile radius)

AVERAGE AGE

43.5 (3-mile radius)

POPULATION

321,763 (5-mile radius)



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