



# FOR LEASE

## MEDICAL/OFFICE SPACE

- ✓ Ideally Located on the Rush Copley Hospital Campus
- ✓ Up to 15 Months Rent Abatement w/ Qualifying Lease
- ✓ All-Inclusive Full-Service (FS) Rental Rates
- ✓ On-Site Fitness Center with 6,000+ Members
- ✓ Recently Renovated & Move-In Ready Suites
- ✓ 500+ Parking Spaces
- ✓ Superior Visibility | 30k+ Vehicles per Day
- ✓ 24-Hour Controlled Access
- ✓ Directory Signage
- ✓ Favorable Medical Office Demographics

# HEALTHPLEX CENTER

1900 Ogden Avenue, Aurora, IL 60504

[www.HEALTHPLEXCENTER.com](http://www.HEALTHPLEXCENTER.com)



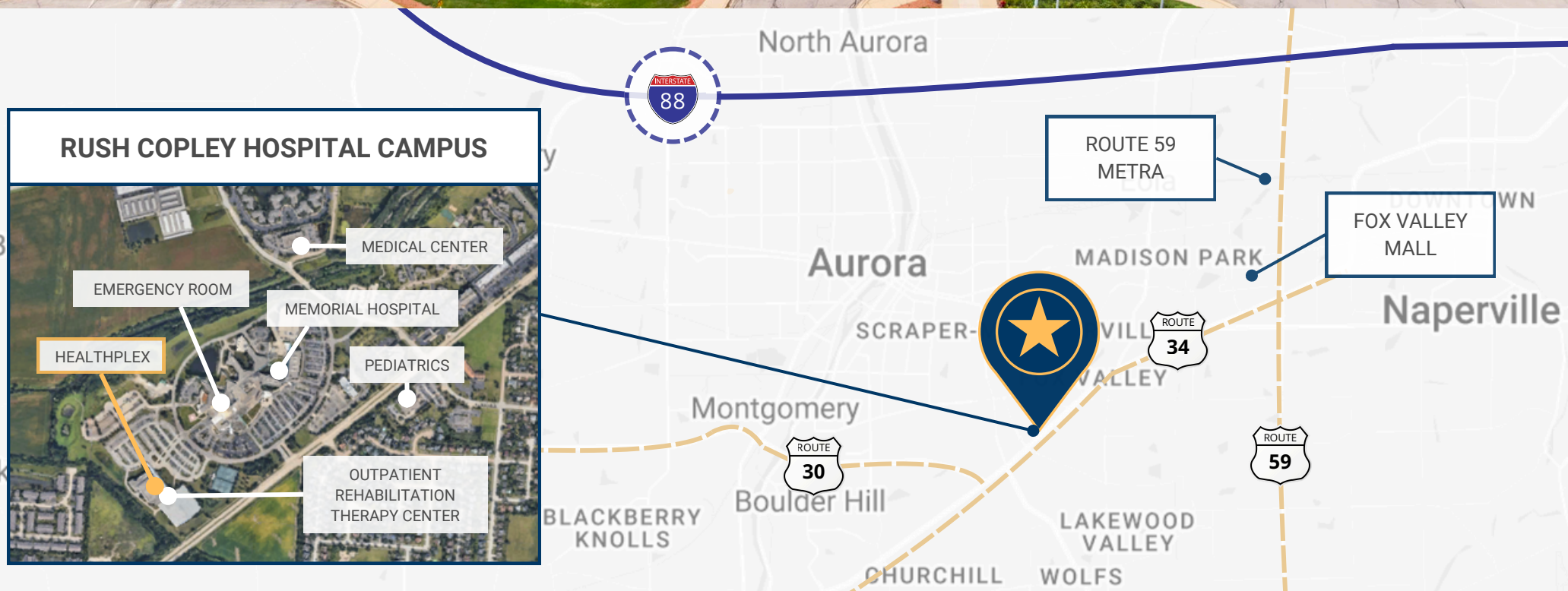
# HEALTHPLEX CENTER

**Healthplex Center** is a 35,000 square foot medical/office building ideally located on the Rush Copley Hospital Campus in Aurora, IL.

A 166,000 square foot fitness center, home to over 6,000 members and attracting hundreds of daily visitors, is directly connected to the lobby. The building offers ample parking with more than 500 parking spaces available for tenants and visitors.

The property is conveniently located near dining, shopping, lodging, and entertainment. With **over 30,000 vehicles per day** of passing traffic, Healthplex Center offers superior visibility, direct access to IL Route 34, and convenient access to several highways.

Information contained herein is subject to verification, modification and withdrawal without notice.



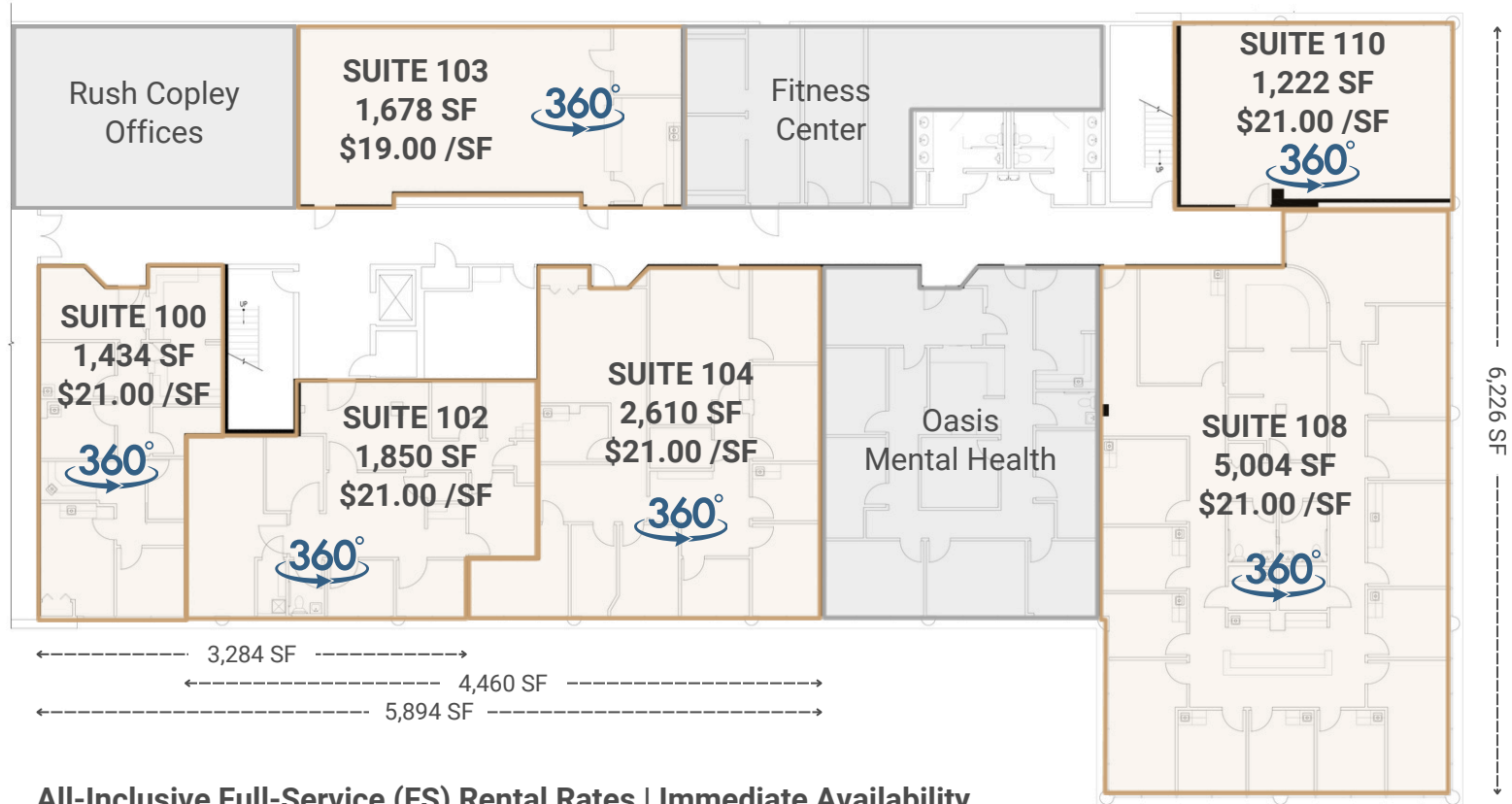






# GARDEN LEVEL | 1,222 – 6,226 SF

Healthplex Center | 1900 Ogden Avenue, Aurora, IL 60504



## All-Inclusive Full-Service (FS) Rental Rates | Immediate Availability

- ✓ 10-Year Lease: **15 months** rent abatement
- ✓ 7-Year Lease: **9 months** rent abatement
- ✓ 5-Year Lease: **5 months** rent abatement

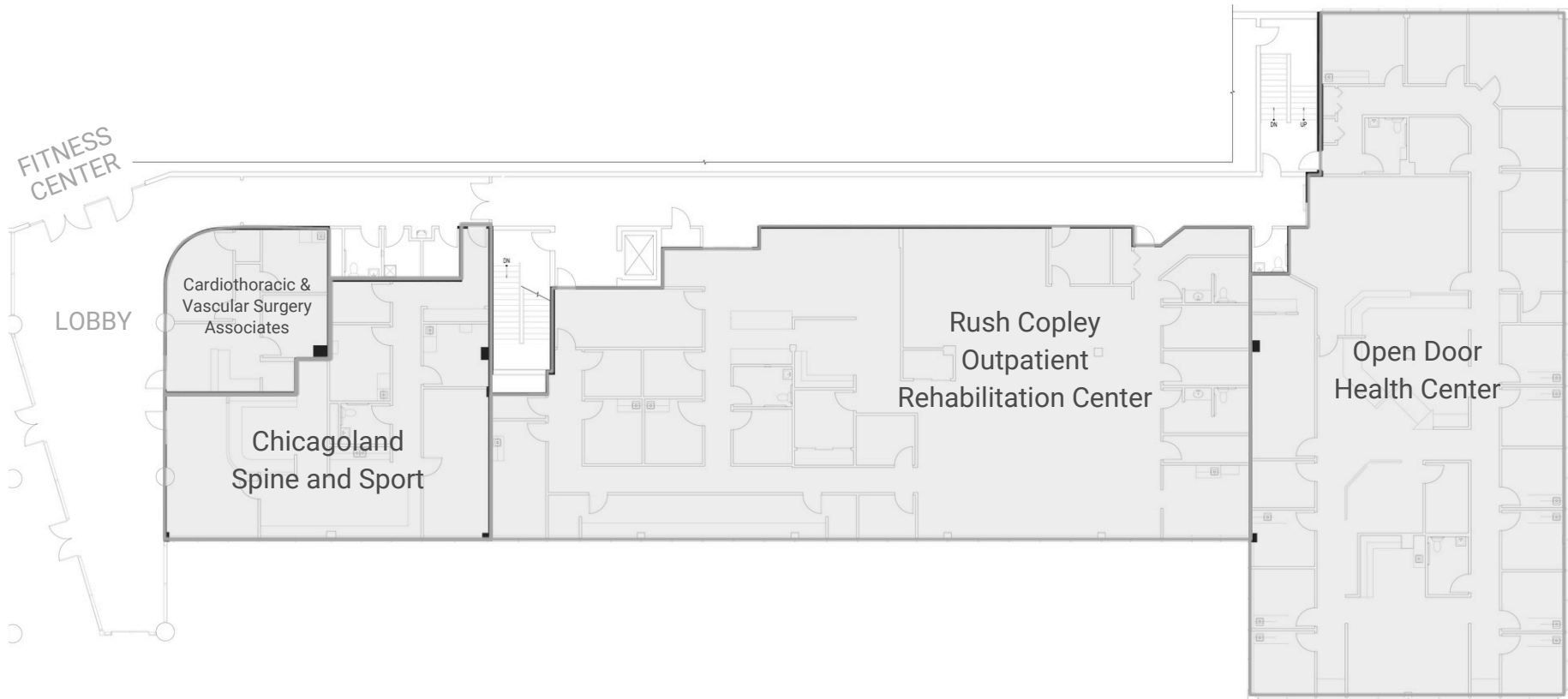


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# LOBBY LEVEL

Healthplex Center | 1900 Ogden Avenue, Aurora, IL 60504



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