LOCATED ON THE ST. JOSEPH HOSPITAL CAMPUS



Medical Office

Investment & Owner-User Opportunity

87 N. Airlite Street | Elgin, IL

VIEW PROPERTY

REQUEST ACCESS

DEAL ROOM & OFFERING MEMORANDUM

SUBURBAN
REAL ESTATE SERVICES

87 N. Airlite Street | Elgin, IL

THE OPPORTUNITY

87 N. Airlite Street offers a unique opportunity to acquire a **49,149-square-foot** medical office building on the **St. Joseph Hospital campus** in Elgin, Illinois. The property benefits from its direct proximity to St. Joseph Hospital and the **steady activity generated by the surrounding healthcare campus**. Well suited for both investors and medical owner-users, it is positioned within an **established medical district** surrounded by complementary healthcare uses.

The building offers **ample shared parking with St. Joseph Hospital** and provides convenient access for physicians, employees, patients, and visitors. Its hospital-campus setting creates an **attractive environment** for physician groups, specialty practices, and healthcare organizations seeking a strategic medical location.

The property offers excellent accessibility and connectivity throughout Elgin and the western suburbs, with I-90 less than four miles away, Pace bus service at the hospital campus, and the Elgin Metra station less than three miles from the property. Its combination of medical-campus positioning, strong accessibility, parking, and owner-user flexibility makes 87 N. Airlite Street a **compelling healthcare real estate opportunity**.



HOSPITAL CAMPUS



MEDICAL DISTRICT



AMPLE PARKING



INTERSTATE ACCESS

87 N. Airlite Street | Elgin, IL

THE PROPERTY

PROPERTY OVERVIEW

Location:	87 N. Airlite Street, Elgin, IL
Lot Size:	17,852$^{+/-}$ sf (Ground Lease)
Parking:	Shared parking with hospital and other Medical Office Buildings
Tenancy:	Multi
# of Tenants:	5 (6 suites)

OFFERING SUMMARY

Asking Sale Price:	STO
Asking Sale Price /sf:	STO

49,149
BUILDING SF

28,307
AVAILABLE SF

42%
OCCUPANCY
(as of 11/01/2026)

SURROUNDING HEALTHCARE ECOSYSTEM



AREA AMENITIES & ACCESS



EXCLUSIVELY OFFERED BY:



Nick Weis, CCIM, CIPS
Managing Broker
O: 630-487-2120
M: 630-330-3538
nweis@suburbanrealestate.com



Bryan Barus, CCIM, CPM
Designated Managing Broker
O: 630-487-2111
M: 630-254-7600
bbarus@suburbanrealestate.com

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REAL ESTATE SERVICES

1717 N. Naper Blvd
Suite 305
Naperville, IL 60563
www.suburbanrealestate.com

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