

# Join Northwestern Medicine at

1600 N Randall Road, Elgin, IL



- ▶▶ 100,000 SF Class A Medical Office
- ▶▶ 1,659 RSF to 20,339 RSF for Lease

Owned & Managed By



# STATE-OF-THE-ART MEDICAL BUILDING IN PRIME LOCATION

## ▶▶ LOCATION

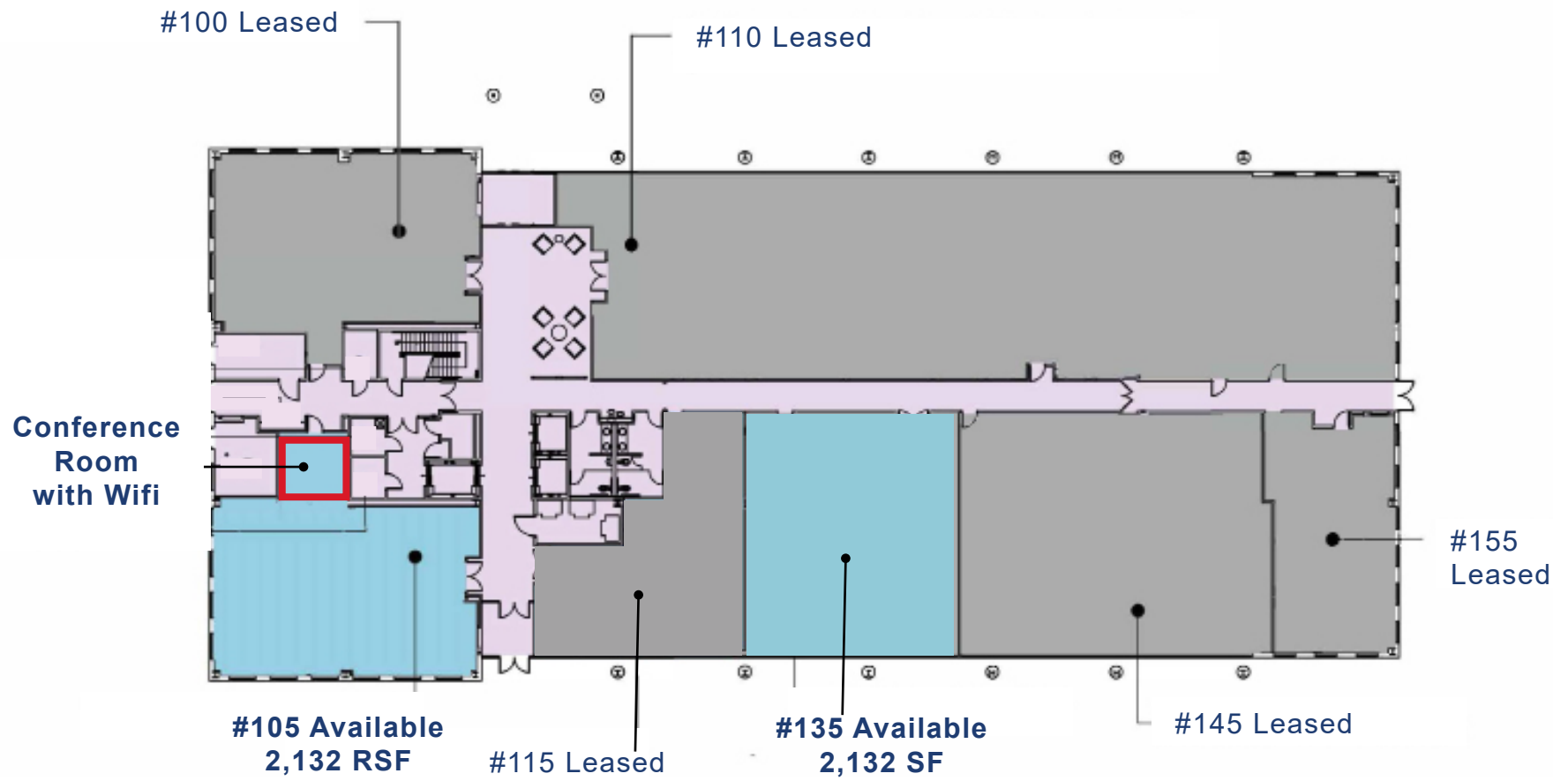
- ▶▶ Ideally located at the signalized intersection of Randall and Alft Road
- ▶▶ Quick access to I-90 interchange
- ▶▶ Located directly across the street from Advocate Sherman Hospital

## ▶▶ BUILDING FEATURES

- ▶▶ Owned and managed by RX Health & Science Trust
- ▶▶ Move-in ready medical suites
- ▶▶ Custom designed suites offered with generous tenant improvement allowance
- ▶▶ Contiguous floor plates up to 20,399 RSF
- ▶▶ Monument signage opportunities available on Randall and Alft Road
- ▶▶ Tenant conference room available free of charge

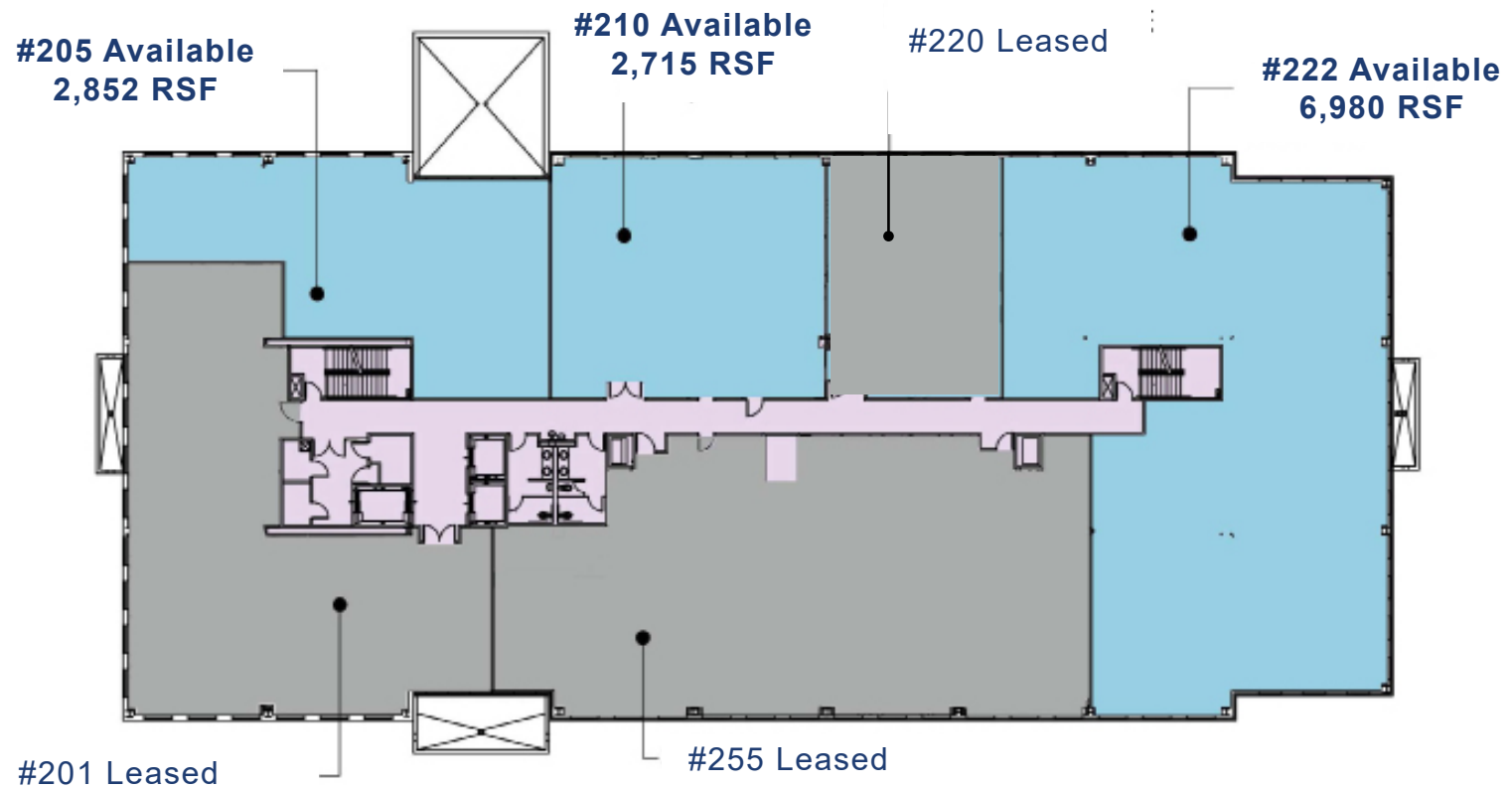
# 1ST FLOOR AVAILABLE SUITES

OPTIONS: 1,659 RSF & 2,132 RSF



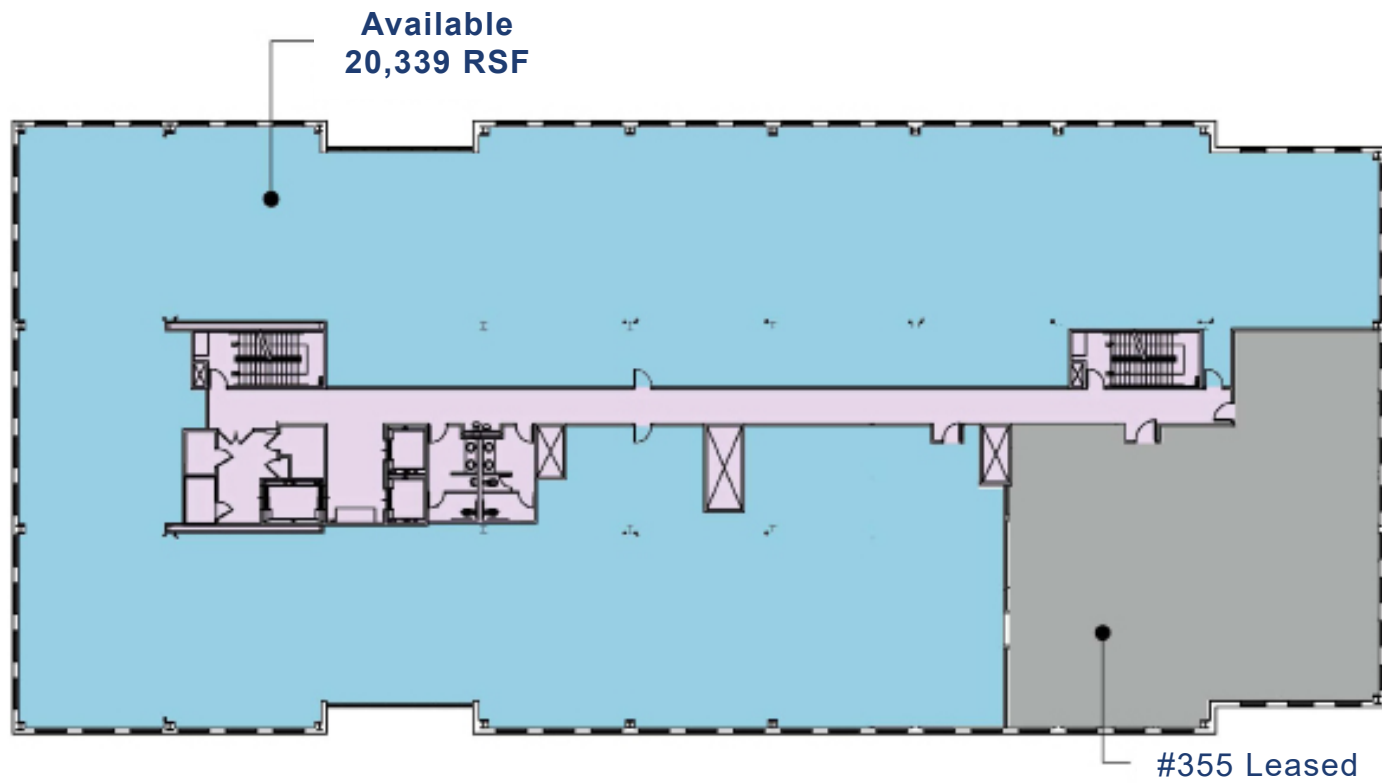
## 2ND FLOOR AVAILABLE SUITES

OPTIONS: 2,715 RSF; 2,852 RSF; & 6,980 RSF



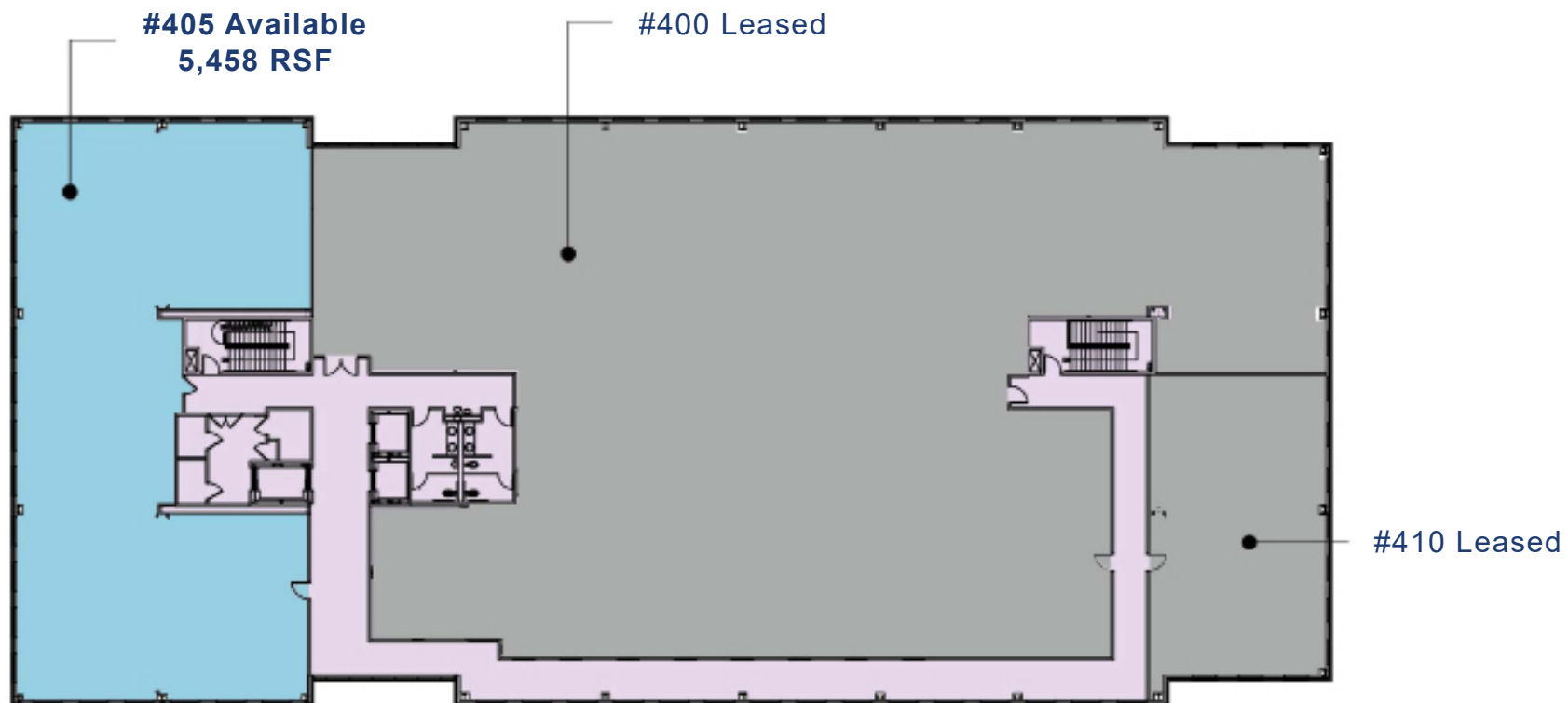
# 3RD FLOOR AVAILABLE SUITE

OPTION: 20,339 RSF



# 4TH FLOOR AVAILABLE SUITE

## OPTION: 5,458 RSF



# BUILDING LOBBY



# 1600 N RANDALL ROAD MEDICAL PAVILION ACROSS FROM ADVOCATE SHERMAN HOSPITAL

## ▶▶ LOCATION PROFILE

Elgin is located in the northern part of Illinois in Cook and Kane counties and is approximately 35 miles northwest of Chicago, along the Fox River. The 2020 Census reported Elgin as the 7th largest city in Illinois, populated with over 100,000 people.

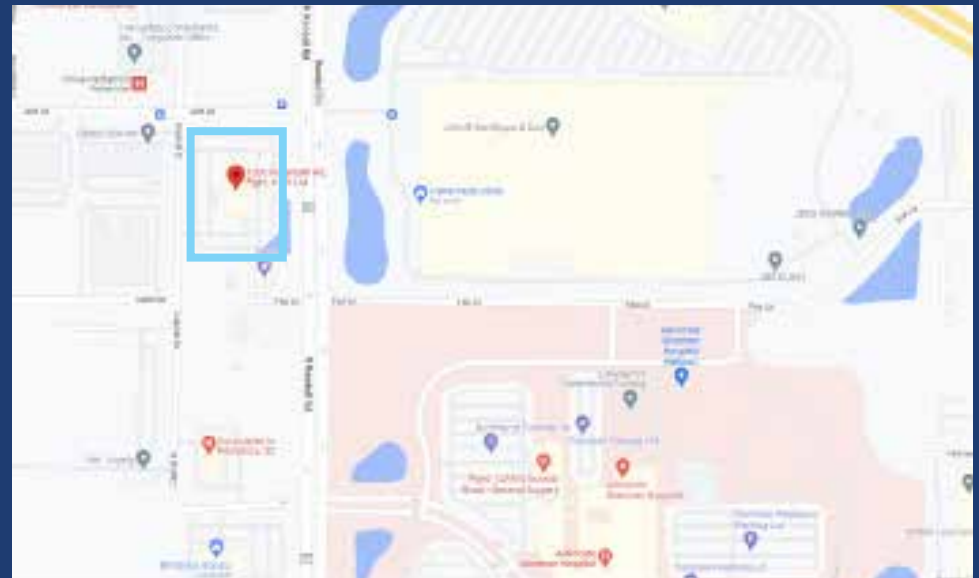
## ▶▶ ADVOCATE SHERMAN HOSPITAL

Advocate Sherman Hospital, located across the street from 1600 N Randall Road Medical Pavilion, is ranked “High Performance”. This facility performs more cardiac procedures than any other hospital in Kane, McHenry, DuPage, Lake and Will counties. This hospital houses 255 beds and is one of the most premier regional hospitals in the country, specializing in heart surgeries.

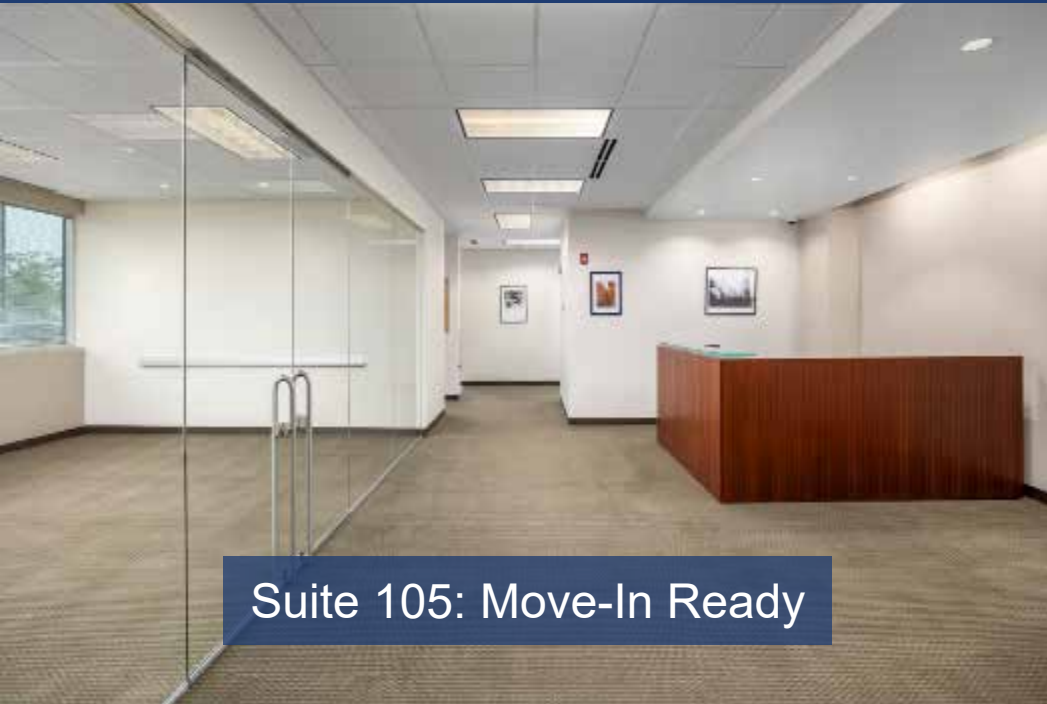
\*Distance from 1600 N Randall

## ▶▶ TOP HOSPITALS IN MARKET\*

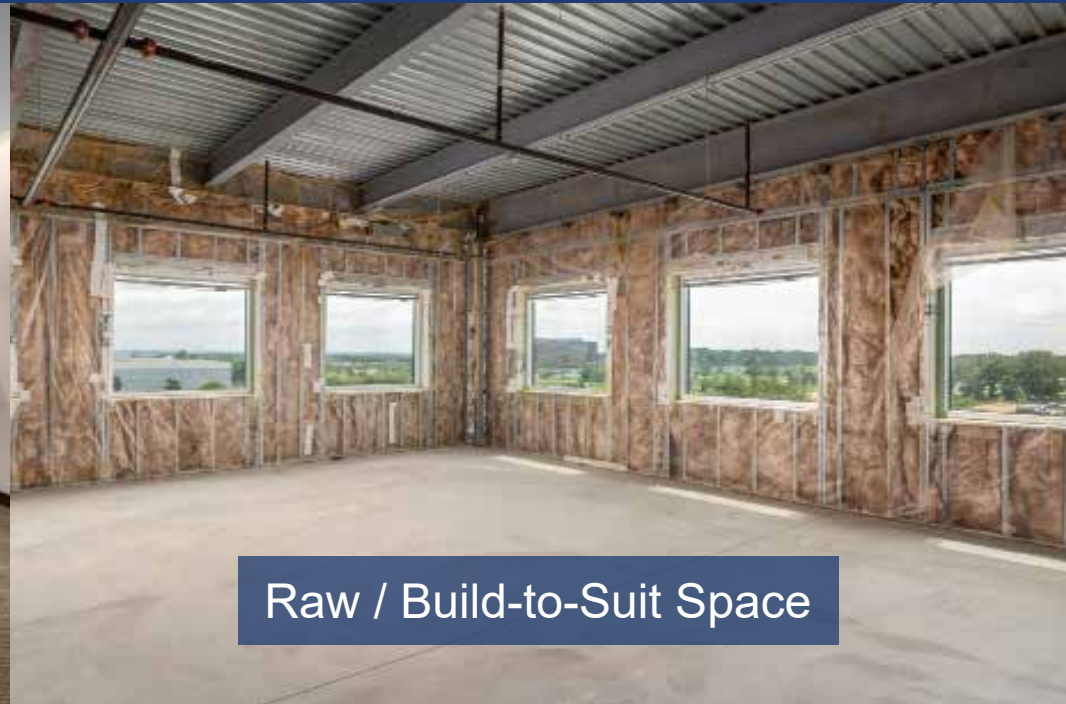
- ▶▶ Advocate Sherman Hospital (0.4 miles)
- ▶▶ AMITA Health St. Joseph Hospital (2.6 miles)
- ▶▶ AMITA Health St. Alexius (10 miles)



# MOVE-IN READY & BUILT-TO-SUIT SUITES



Suite 105: Move-In Ready



Raw / Build-to-Suit Space



Suite 210: Move-In Ready



Suite 210: Exam Room

# BUILDING PHOTOS & WEST ENTRANCE PATIENT DROP-OFF



Conference Room



Suite 115



West Entrance Patient Drop-Off

**CROSSROADS**  
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