

6084

SOUTH ARCHER  
A V E N U E

  
HCA  
HCA CARES  
OUTPATIENT &  
PHYSICIAN CENTER  
HCA Care Outpatient Office  
6084

# FOR LEASE

## 6084 S. Archer Avenue

NelsonHill is pleased to present, 6084 S. Archer Avenue; a 16,000 SF, 2-story medical office building located on South Archer Avenue. The building contains 7 reception areas, 2 waiting rooms, 40 exam rooms/offices, 10 bathrooms and is ideal for a move-in ready medical tenant.

6084 S. Archer Avenue is easily accessible via S. Archer Avenue. It is also located less than 2-miles from the I-55 Stevenson Expressway and is less than 1-mile away from Chicago's Midway airport.

### HIGHLIGHTS

- Strong corner location
- Easily accessible via I-55 Expressway
- Close proximity to Midway Airport
- CTA 62 bus stop outside of building on Archer Avenue

### SPECIFICATIONS

BUILDING SIZE	± 16,000 SF
AVAILABLE SPACE	<b>FIRST FLOOR:</b> ± 8,000 SF
	<b>SECOND FLOOR:</b> ± 8,000 SF
	<b>TOTAL:</b> ± 16,000 SF
PARKING	± 8,800 SF PAVED PARKING
	35 SURFACE SPACES
ZONING	B3-1
2016 TAXES	\$28,322.99 (\$1.72 PSF)
LEASE RATE	\$16.50 PSF (NET)

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



**PROPERTY PHOTOS**



**FIRST FLOOR WAITING AREA**



**EXAMINATION ROOM**

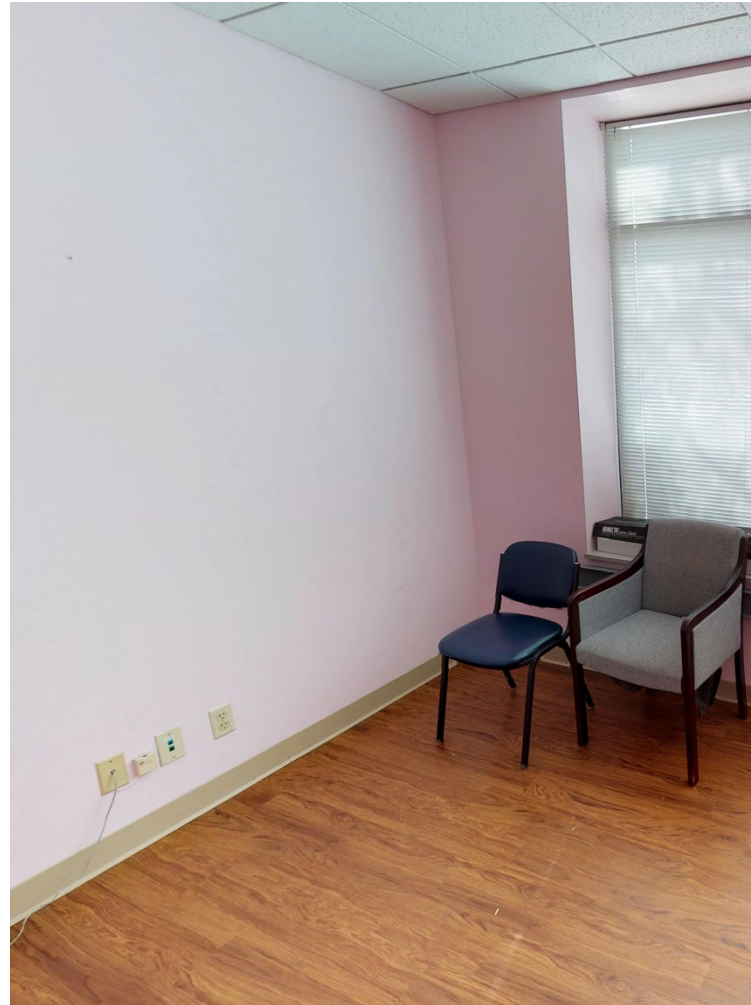
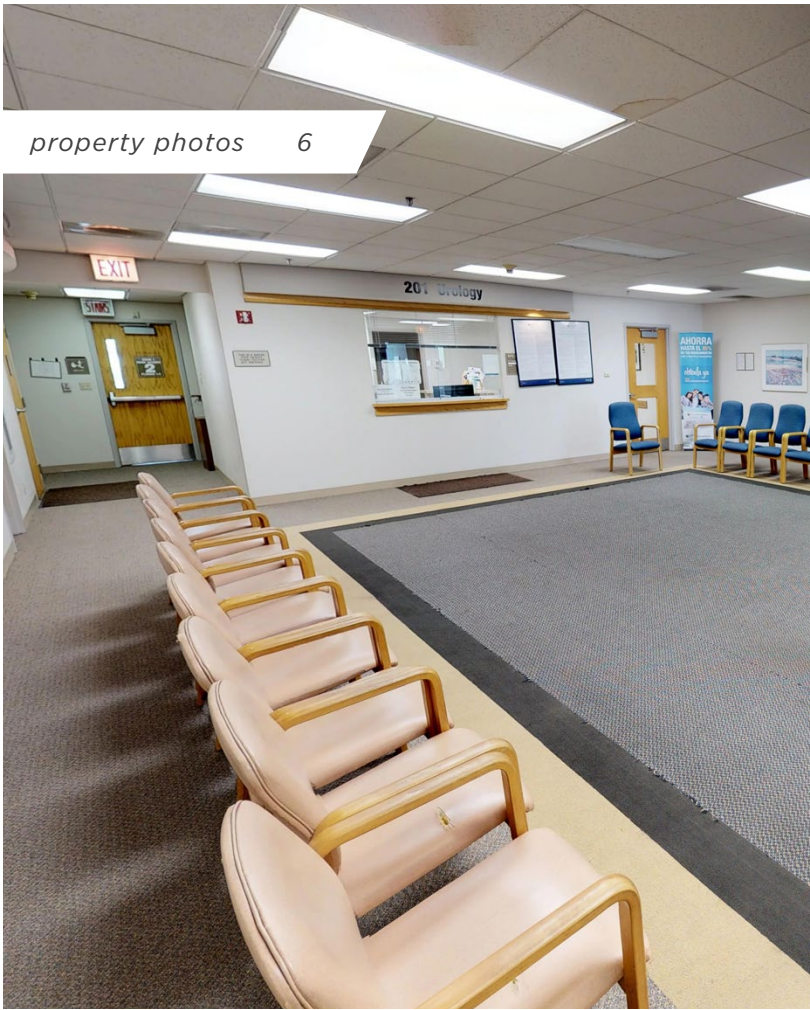


**RECEPTION AREA**



**BUILDING ENTRANCE**





**CONTACT**

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 **NelsonHill**  
 Creating Maximum Value in Real Estate

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