

SALE

KENSINGTON CORPORATE CENTER

1660 Feehanville Dr Mount Prospect, IL 60056



PROPERTY DESCRIPTION

Kensington Corporate Center is a partially leased medical-office asset with strong healthcare fundamentals. The property is currently 72% occupied, totaling 63,145 square feet, anchored by six medical tenants occupying 49,389 SF and one non-medical tenant occupying 13,746 SF.

Strategically positioned to serve three major nearby hospital systems—Advocate, Endeavor, and Ascension Holy Family—the building is well suited to support continued demand for outpatient and ancillary medical services. Medical tenants account for 56% of total occupancy, providing enhanced income stability, as healthcare users typically demonstrate longer lease terms and higher renewal rates compared to traditional office tenants.

The current tenancy mix offers investors a balance of stable medical income with near-term upside through lease-up, making Kensington Corporate Center an attractive opportunity in a resilient healthcare-oriented submarket.

OFFERING SUMMARY

Sale Price:	\$6,435,617
Lot Size:	8.87 Acres
Building Size:	87,369 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	136	743	3,735
Total Population	377	2,106	10,187
Average HH Income	\$162,081	\$163,060	\$152,944

Lisa Perry-Gagliano
(773) 818-1888



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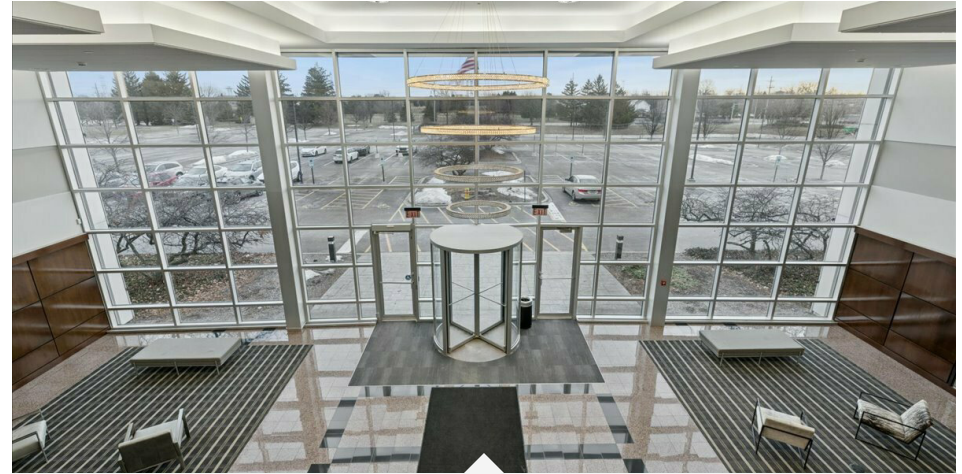
Building Name	Kensington Corporate Center
Property Type	Office
Property Subtype	Office Building
APN	03352000600000
Building Size	87,369 SF
Lot Size	8.87 Acres
Building Class	B
Year Built	1989
Number of Floors	4
Average Floor Size	23,527 SF
Parking Spaces	485 5.63 per 1,000 SF ratio
Number of Buildings	1

LOCATION

- * Prominently located at Wolf Rd and Feehanville Dr.
- * Just minutes away from Willow & I 294 full exchange
- * Close proximity to O'hare airport
- * High density parking
- * Pace Bus transportation serving business park
- * Campus environment with walking trails and outdoor seating
- * Close to restaurants and retail
- * Close proximity to Advocate, Endeavor and Ascension Holy Family

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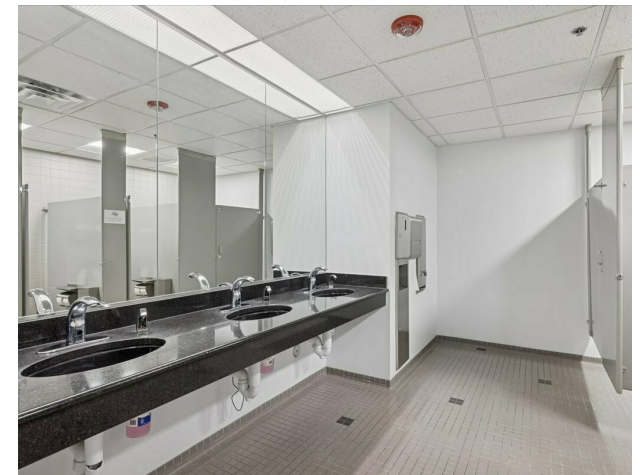
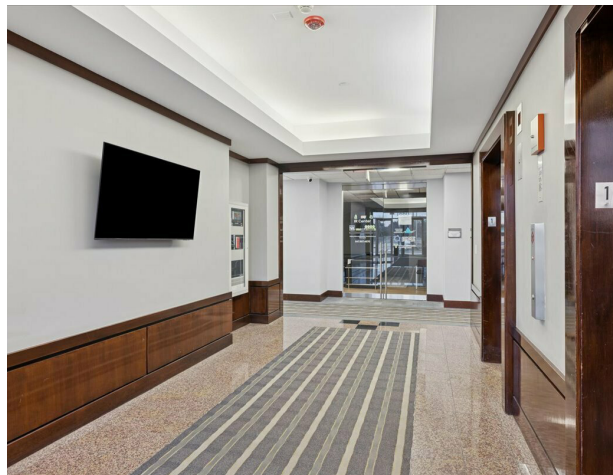


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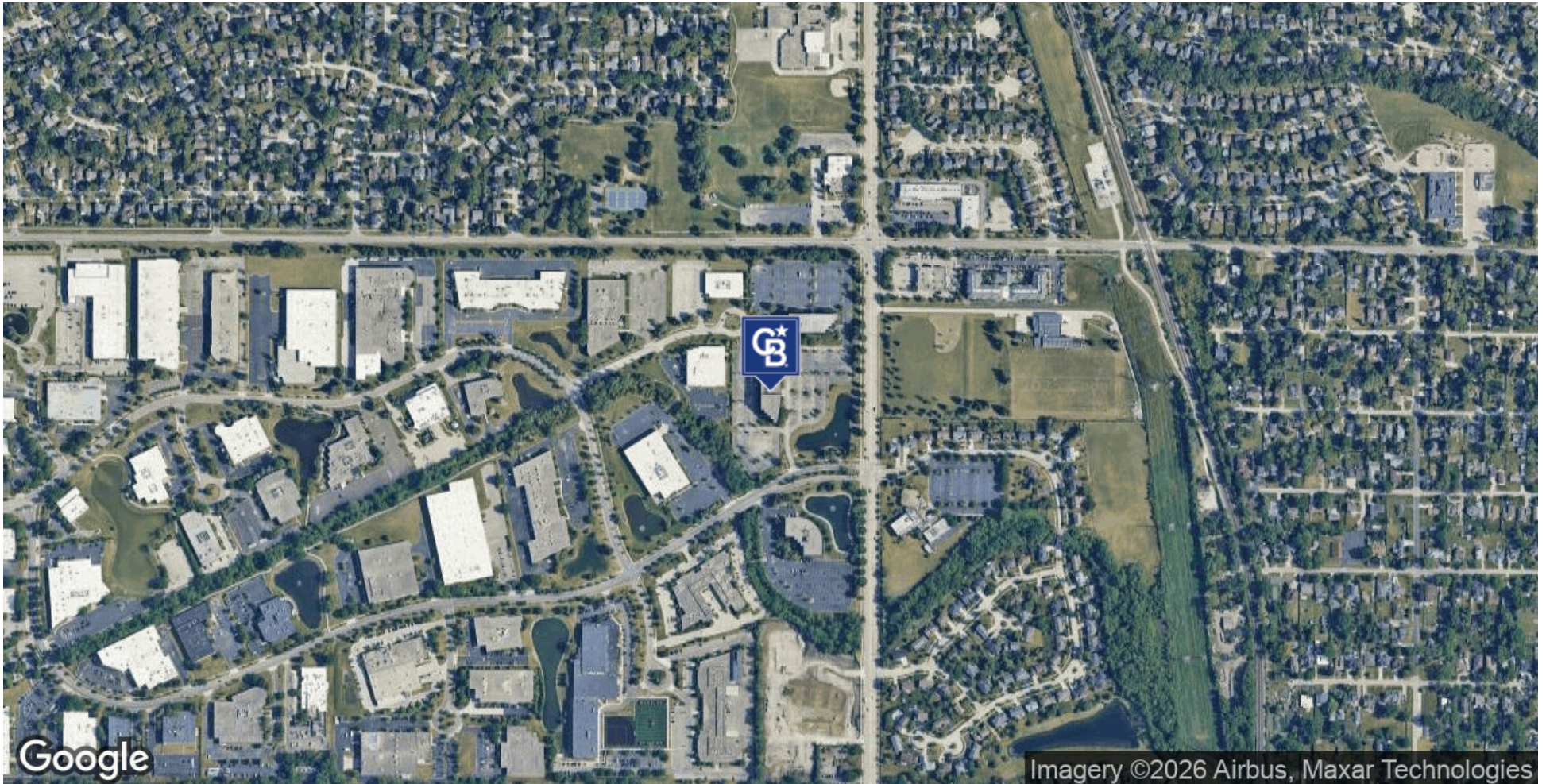
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