FOR SUBLEASE

RESOURCE COMMERCIAL ADVISORS

Office / Medical Office Space

101 S. Washington Avenue · Park Ridge, IL 60068

Suite 122-A: ± 2,695 RSF • Suite 122-B: ± 1,438 RSF • Sublease Thru 12/31/28

PROPERTY OVERVIEW

SUITE 122-A

- ± 2,695 RSF
- Asking Rate: $24.50 PSF Gross
- Existing medical / dental build-out
- Available now

SUITE 122-B

- ± 1,438 RSF
- Asking Rate: $24.50 PSF Gross
- Existing medical / dental build-out
- Available now

PARK RIDGE MEDICAL PLAZA

13,925 SF Building

Single-story medical / dental office plaza

~80% Occupied

Strong, established medical & dental tenant mix

41 Parking Spaces

Surface lot, ~$1M in recent capital upgrades

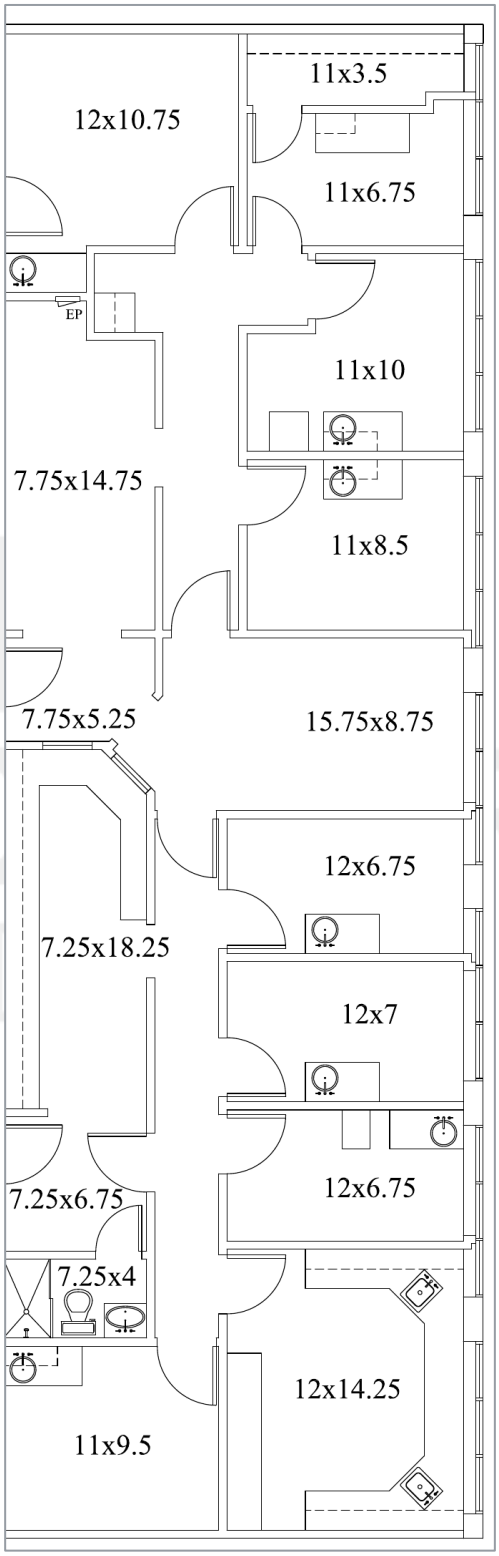
Trip McDonough (773) 255-4651 trip@resourcecommercial.net | Mark Brodson (773) 251-3666 mark@resourcecommercial.net

SUITE 122-A FLOOR PLAN

RESOURCE COMMERCIAL ADVISORS

101 S. Washington Avenue · Park Ridge, IL 60068

± 2,695 RSF · Available for Sublease



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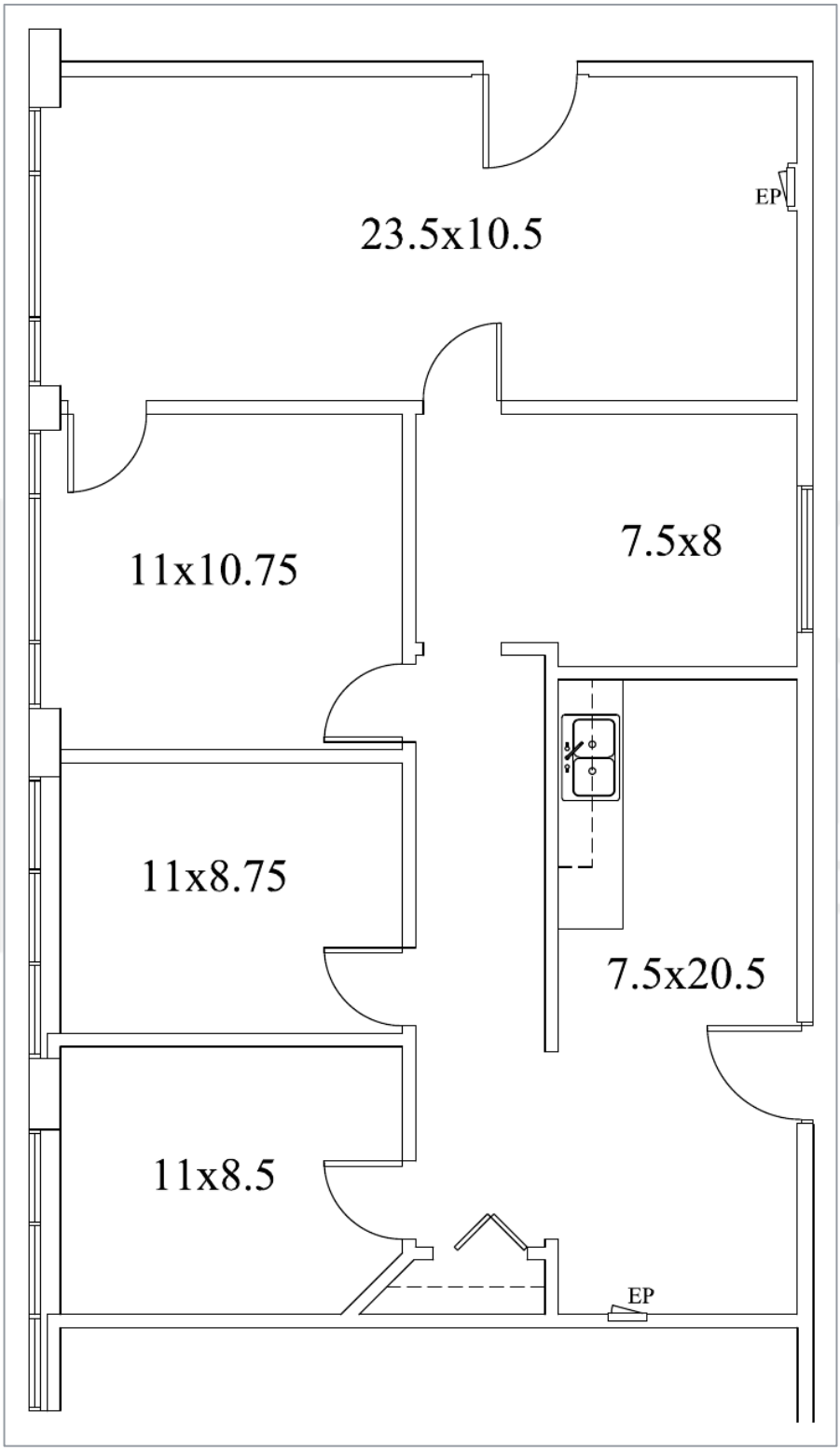
SUITE 122-B FLOOR PLAN

RESOURCE COMMERCIAL ADVISORS

101 S. Washington Avenue · Park Ridge, IL 60068

± 1,438 RSF · Available for Sublease



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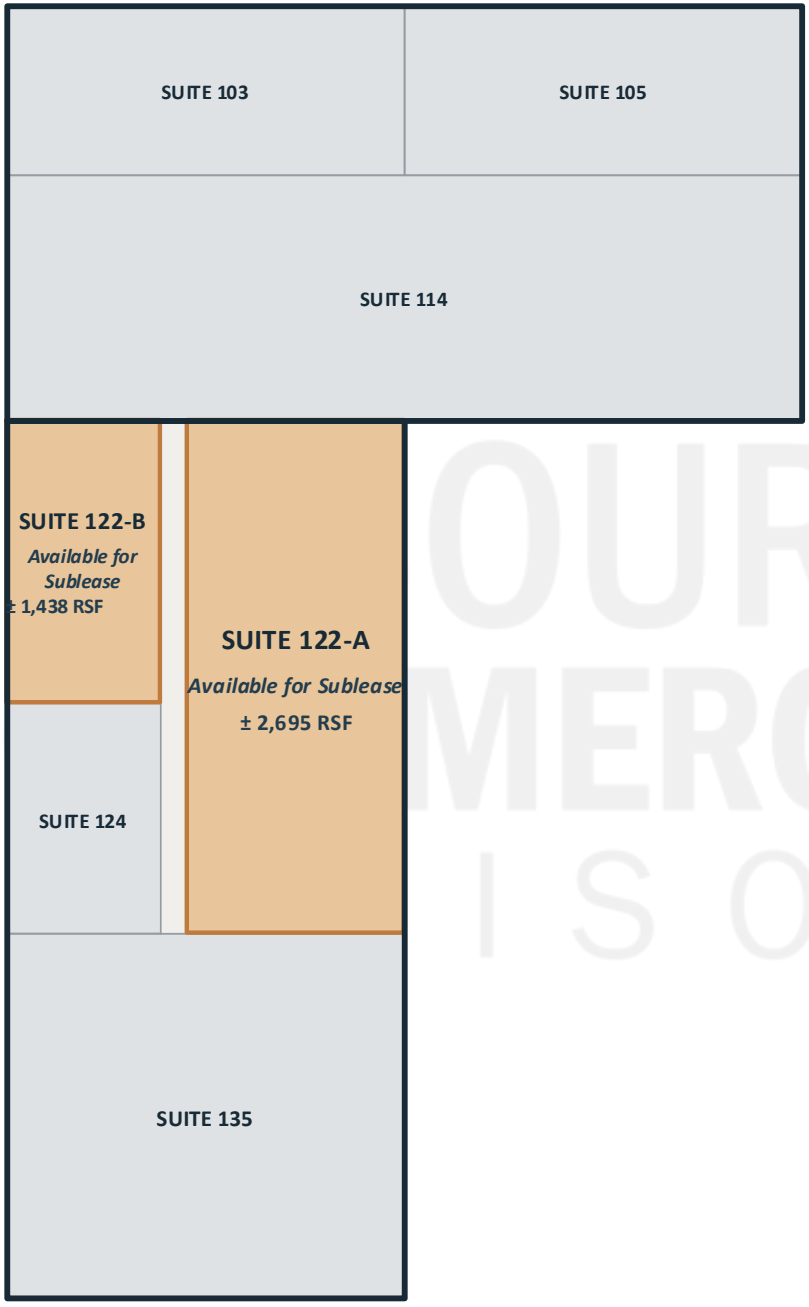
SITE PLAN

101 S. Washington Avenue · Park Ridge, IL

RESOURCE COMMERCIAL ADVISORS



N

Available for Sublease — Suite 122-A & Suite 122-B

Other Tenant Suite — Not Part of This Offering

Suite areas per building survey (Novamar Building Document, 21/12/28). Interior layouts of other tenant suites omitted for clarity.

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TENANT DIRECTORY

An Established Medical & Dental Community

PARK RIDGE MEDICAL PLAZA · 101 S. WASHINGTON AVENUE

1. **Park Ridge Pediatrics**
   Pediatric Medicine

2. **Hogan, Daniel E., D.M.D.**
   General Family Dentistry

3. **Complete Health Dentistry of Park Ridge**
   Mark Kuchta, D.D.S.

4. **Children's Dentistry in Park Ridge**
   Dentistry for Children & Adolescents

Suite information reflects current on-site tenant signage and is subject to change.

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LOCATION HIGHLIGHTS

RESOURCE COMMERCIAL ADVISORS

01 **The Heart of Uptown Park Ridge**

Just steps from Uptown's historic Pickwick Theatre, boutique shops and acclaimed restaurants along Northwest Highway.

02 **Metra at Your Doorstep**

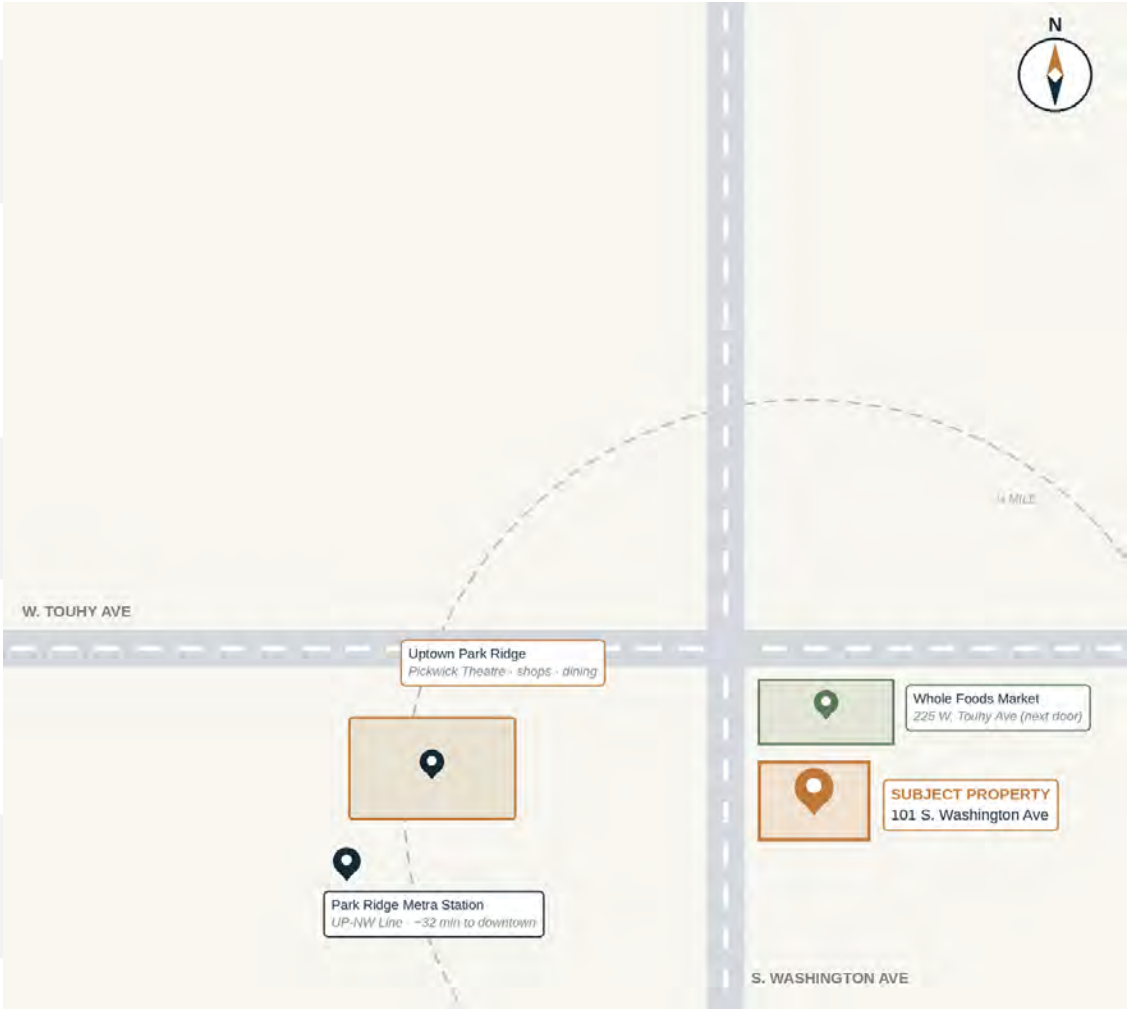
The Park Ridge Metra station (Union Pacific Northwest Line) is about a quarter-mile away, with a direct ~32-minute ride to downtown Chicago.

03 **Whole Foods Next Door**

Whole Foods Market sits immediately adjacent on Touhy Avenue — a built-in daily amenity for tenants, patients and staff.

04 **Minutes to O'Hare & Expressways**

Quick access to I-90/Kennedy, I-294/Tri-State and Northwest Highway (US-14); O'Hare International Airport is about 7 miles / 10-20 minutes away.



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Disclaimer

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