

For LEASE \$23 psf MG

## Premier Office & Medical Building

### Prime Office Space Under Market Rent

### Located in the Heart of Beverly: 9415 S. Western Avenue

#### Amenities:

- Located Within 2 Blocks of Evergreen Shopping Plaza, and ½ Mile from Little Company of Mary Hospital
- 250 – 2,100 Sq. Ft.
- Janitorial and HVAC Service Included
- Adjacent to Evergreen Park
- Easy Access to I-57 – 2.4 Miles Away and 3 Miles to I-94
- Large Parking Lot
- VPD of 57,200 from S. Western Ave
- Pace Bus #48, #349, #381, and #395 accessible
- Nearby Metra's Rock Island District Beverly Hills Station (0.8 miles)
- Population of 92,789 in a 2 mile radius
- Median Household Income of \$75,264 in a 1 mile radius



4747 W. Peterson Ave.,  
Chicago, IL 60646  
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### 9415 S. Western Ave, Chicago, IL, 60643

**Features Include:** 9415 South Western Avenue in Chicago is a professional office and medical building located at 95th and Western Avenue in the Beverly community adjacent to Evergreen Park. The southwest corner of the intersection is home of the 28 acre Evergreen Plaza redevelopment. The indoor mall was converted by Lormax Stern Development Corporation into a retail center anchored by Whole Foods, Burlington, DSW, TJ Maxx, Planet Fitness, Ulta Beauty, Petco and many restaurants including Applebee's, Starbucks, MOD Pizza and other specialty groups. The northwest corner of the intersection is another large retail complex anchored by Sam's Club, Walmart, Meijer, Menard's, Michael's and Ross. The property is also just two blocks from Little Company of Mary Hospital in Evergreen Park.

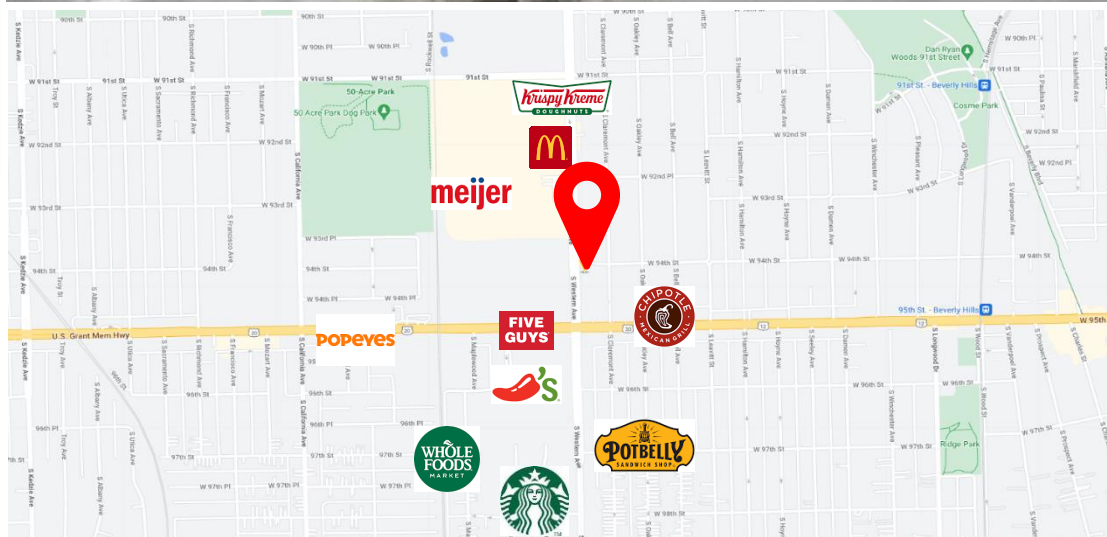
Please call to arrange a private viewing: 773-736-4100 [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

# Space Available For Office & Medical Professionals



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250 – 2,100 Sq. Ft of Office Space



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**Additional Information:** The property is located in Evergreen and is home to 45,000 square feet of office and medical space. Evergreen is known for the 50-acre Evergreen Park, and the 257-acre Dan Ryan Woods, both serving as an attraction to the surrounding communities. The office building is in proximity to prominent retailers located on the southwest and northwest corners of Western and 95<sup>th</sup>, such as Potbelly's, Walmart, Sam's Club, Applebee's, Menard's, and Meijer's.

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