

# FOX VALLEY CENTRE *for* HEALTH

## PROPERTY DESCRIPTION

For the first time ever, our Class “A” medical office building located at 3310 W. Main Street in St. Charles has professional space to lease. The building is under new ownership and now known as the Fox Valley Centre for Health.



## HIGHLIGHTS INCLUDE:

- Like new - Built in 2009
- 45,381 rentable square feet
- Excellent location on Main Street (Route 64) just West of Randall Road
- Two miles from Delnor Hospital
- One mile from Valley Surgery Center
- Space available from 1,600 square feet to 12,000 square feet
- 100% medical tenants in the building creating a campus like feel
- Abundant parking at 5.5:1,000 square feet
- Rents 35-40% less than the Delnor campus
- Turn-key build-out offered

**630-444-0444 • [www.odcre.com](http://www.odcre.com)**

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## CURRENT TENANTS

Advocate/Dreyer Pediatrics and Obstetrics & Gynecology • Chicago IVF  
Optique Eye-care • Fox Valley Family Dentistry • St. Charles Counseling

## OPPORTUNITIES

Allergy • ENT • Dermatology • Gastroenterology • Physical Therapy • Urgent Care  
Urology • Chiropractic • Sports Medicine • Orthopedics Endodontics • Oral Surgery

FIRST FLOOR

FLOOR PLAN



# FOX VALLEY CENTRE *for* HEALTH

## PROPERTY IMPROVEMENTS



- New interior and exterior signage
- Amenities such as coffee kiosk and sitting areas
- Modern furniture, decor and accessories
- Neutral, calm color palette
- Soft lighting, new paint and carpet



### LOBBY FURNITURE PLAN

