

SUITE 200 · 553 N. NORTH COURT · PALATINE, IL

Your dental office is already built.

Walls, plumbing, lab and reception desk are in place. Bring your equipment.

3,132
square feet, turnkey dental

6
treatment rooms, plumbing in place

$22
per SF / year, modified gross

2nd fl.
corner suite with natural light and elevator access

Doctor's office, X-ray room, lab, reception, waiting room, break room and storage, **all built and ready** in the Office Park of Palatine.

RYAN MOATS · 847-359-2121

WHAT'S ALREADY HERE

Every room a general dentistry practice needs.

This suite was built as a dental office. The rooms are framed, finished and plumbed, so your build-out is mostly moving in equipment.

6 **Treatment rooms**
Each built with a sink and dental plumbing in place. Every room sits on an exterior wall with windows.

1
Doctor's private office
Enclosed office next to the clinical rooms

1
X-ray room
Dedicated, enclosed imaging room

1
Lab
Built-in counters and sinks

1
Reception desk
Built-in front desk plus a scheduling and payment counter

1
Waiting room
Open waiting area at the suite entry

1
Vacuum / compressor room
Separate room for dental utility equipment

3
Restrooms
Private restroom in the suite, plus renovated men's and women's restrooms just outside the door

1
Break room + kitchenette
Staff space with sink

2
Accounting office + storage
Back-office and supply space

Already done

- ✓ Walls, doors and room layout
- ✓ Plumbing to every treatment room
- ✓ Lab with counters and sinks
- ✓ Built-in reception desk
- ✓ X-ray and compressor rooms

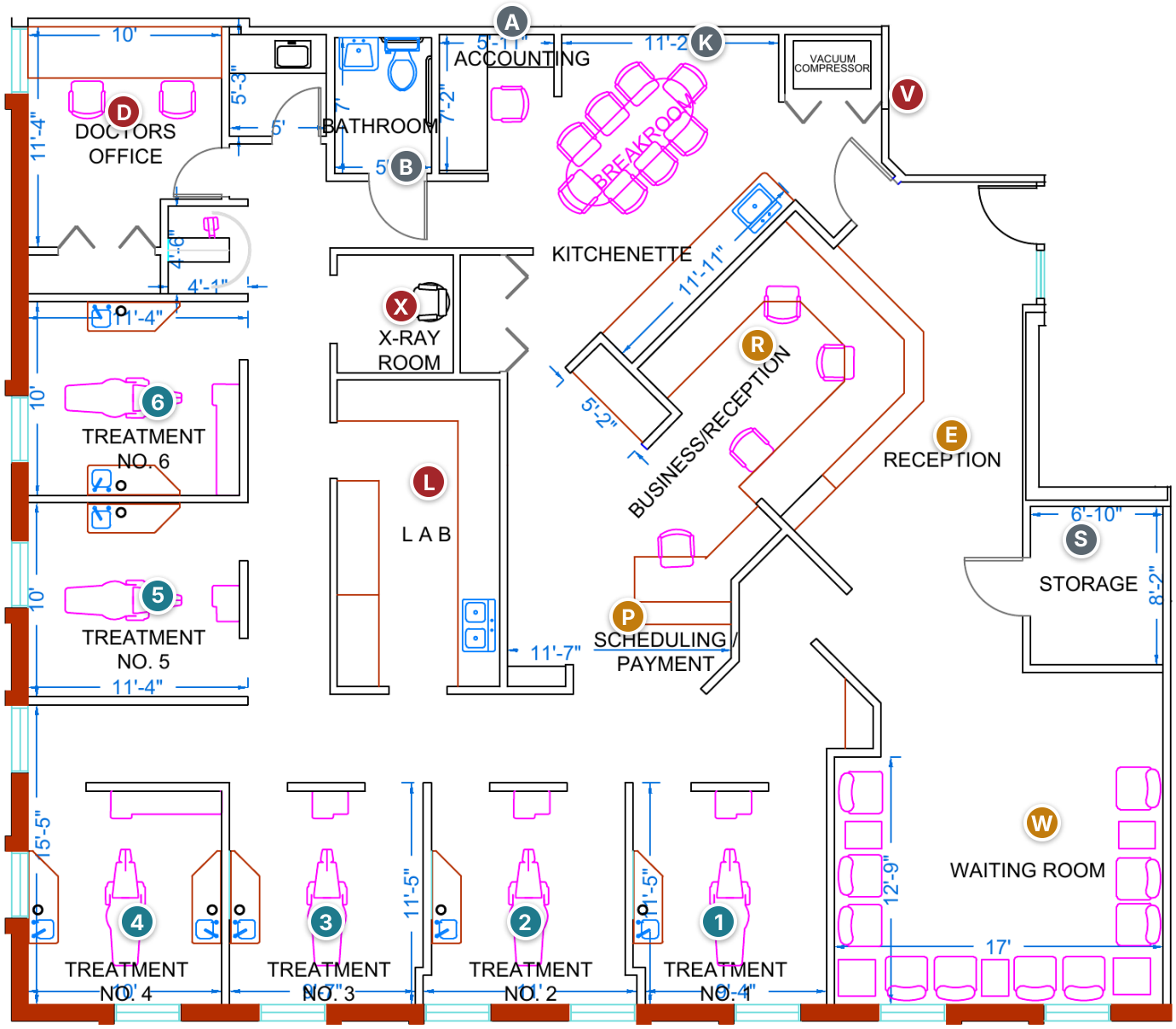
You bring

- Dental chairs and delivery units
- Imaging and sterilization equipment
- Computers, phones and furniture
- Your team and your patients

STEP 1	STEP 2	STEP 3	STEP 4
Tour the suite	Sign your lease	Install your equipment	See patients

FLOOR PLAN · 3,132 RENTABLE SF

See the whole office at a glance.



TREATMENT

- 1 Treatment 1
- 2 Treatment 2
- 3 Treatment 3
- 4 Treatment 4
- 5 Treatment 5
- 6 Treatment 6

CLINICAL

- D Doctor's office
- X X-ray room
- L Lab
- V Vacuum / compressor

FRONT OFFICE

- R Reception desk
- P Scheduling / payment
- W Waiting room
- E Entry

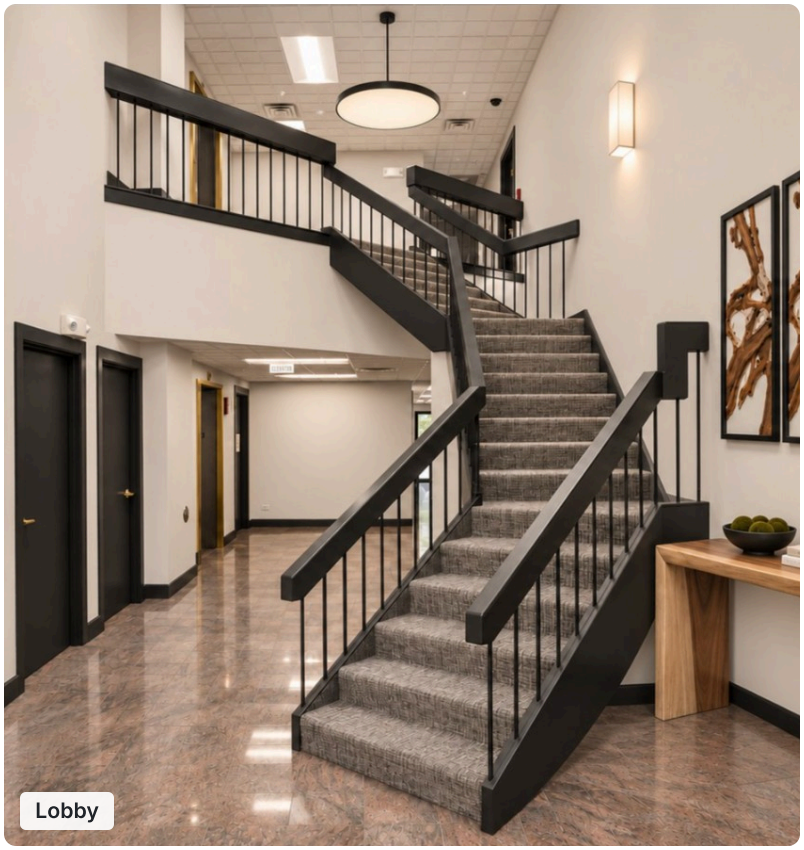
STAFF & SUPPORT

- B Private restroom
- K Break room + kitchenette
- A Accounting office
- S Storage

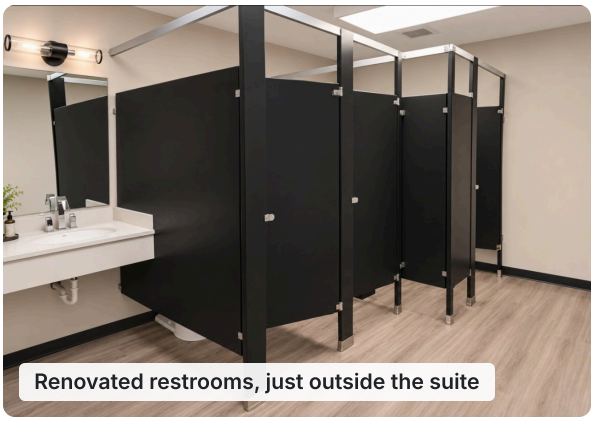
How patients move through the office: Entry → Waiting room → Check-in at reception → Treatment room → Check-out at scheduling / payment

THE BUILDING

A well-kept building in an established medical campus.


Lobby


553 N. North Court


Renovated restrooms, just outside the suite

- Part of the Office Park of Palatine, a campus of medical and professional offices
- Elevator access; second-floor corner suite with natural light
- 68 on-site parking spaces for patients and staff
- On-site property management and 24/7 secure tenant access
- Tenant-controlled heating and cooling
- Renovated men's and women's restrooms just outside the suite; lobby and elevator refresh underway
- In-house build-outs: we can adjust the layout, including adding a seventh operatory

ASKING RATE

$22 /SF/yr

Modified gross. About $5,740 per month in base rent at the asking rate; utilities and other lease charges are additional.

SCHEDULE A TOUR

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This brochure is for general information only and is not an offer to lease. Square footages and room sizes are approximate and should be independently verified. The monthly amount is a base-rent estimate at the asking rate and is not a quote. Rates, availability and configuration may change without notice. Prospective tenants should confirm suitability for their intended use, including zoning, code and licensing requirements, with their own advisors. Only a fully signed lease binds the owner.