



MOVE-IN READY

MEDICAL SPEC SUITES

No delays. No build-out. Just move in.



Modern Medical Suites. Ready for What's Next.

Lillibridge SPEC Suites are professionally managed, thoughtfully designed outpatient medical spaces that streamline occupancy and minimize downtime—helping healthcare providers open faster and focus on what matters most: **patient care.**

With modern finishes, functional layouts, and no need for construction or permitting delays, these turnkey suites offer a smart, efficient path to practice.





EXIT

SMOKE-FREE
CAMPUS

ELEVATORS

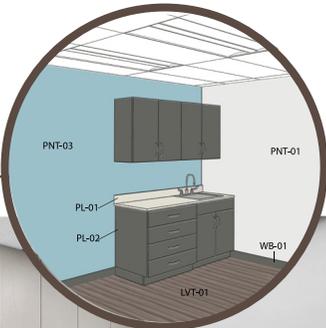
Spec Suite Directory - WEST

PAGE	BUILDING NAME	ADDRESS	CITY/STATE	SUITE	RSF	
12	Good Samaritan POB I	3825 Highland Ave.	Downers Grove, IL	2D	1,460	Available
14	755 Milwaukee MOB	755 S. Milwaukee Ave.	Libertyville, IL	292	2,118	Available
16	Des Plaines Surgical Center	8901 West Golf Rd.	Des Plaines, IL	303	1,925	Available
	Crystal Lake Medical Arts	362 Station Dr.	Crystal Lake, IL	230/235	3,058	Leased
18	South Suburban Hospital POB	17850 S. Kedzie Ave.	Hazel Crest, IL	2600	1,077	Available
20	Christ Medical POB	4400 West 95th St.	Oak Lawn, IL	304	1,588	Available
22	Potomac Medical Plaza	1550 S. Potomac St.	Aurora, CO	315	1,721	Available
24	Green Valley Ranch	4809 Argonne St.	Denver, CO	145	1,668	Available
	Dakota Ridge	13402 Coal Mine Ave.	Littleton, CO	225	1,058	Leased

Spec Suite Directory - EAST

PAGE	BUILDING NAME	ADDRESS	CITY/STATE	SUITE	RSF	
	Augusta POB IV	1303 D'Antignac St.	Augusta, GA	2700	962	Leased
28	Augusta POB II	818 Sebastian Way	Augusta, GA	305	2,665	Available
	Woodlawn Commons	1121 Johnson Ferry Rd.	Marrietta, GA	340	2,435	Leased
	Randolph MOB	3535 Randolph Rd.	Charlotte, NC	206R	2,923	Leased
	Randolph MOB	3535 Randolph Rd.	Charlotte, NC	209R	1,402	Leased
30	Peerless Crossing Medical Center	1060 Peerless Crossing NW	Cleveland, TN	102	5,164	Available
32	Mt. Pleasant MOB - Longpoint	570 Longpoint Rd.	Mount Pleasant, SC	140	2,808	Available
34	DePaul Professional Office Building	1160 Varnum St.	Washington, DC	216	2,351	Available
36	Providence MOB	1140 Varnum St.	Washington D.C.	101	1,002	Available
38	St. Mary's North MOB	5855 Bremo Rd.	Richmond, VA	703	3,449	Available
40	Memorial Regional MOB I	8220 Meadowbridge Rd.	Mechanicsville, VA	310	4,046	Available

SPEC SUITE STILLWATER FINISH PALETTE



SUITE FINISHES

-  LAMINATE COUNTERTOP
-  PLASTIC LAMINATE CABINETS
-  EXAM ROOM PAINT
-  HARDWARE / METAL FINISH

-  LUXURY VINYL TILE
-  RUBBER BASE

RESTROOM FINISHES

-  BATHROOM FLOOR TILE & WALL BASE
-  BATHROOM WALL TILE

STILLWATER COLOR PALETTE

PNT-01:
OVERALL PAINT

PNT-02:
ACCENT PAINT - OFFICE

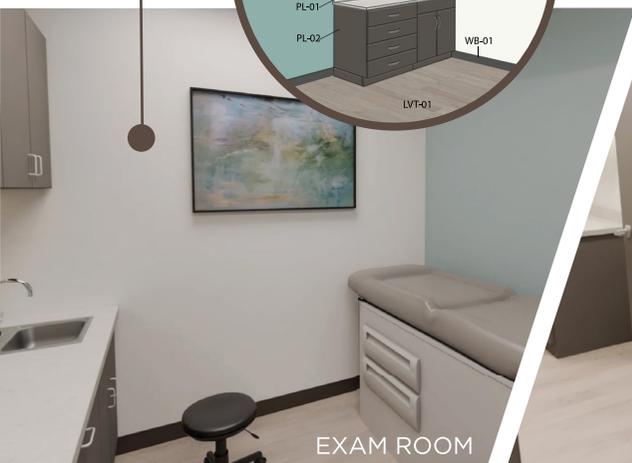
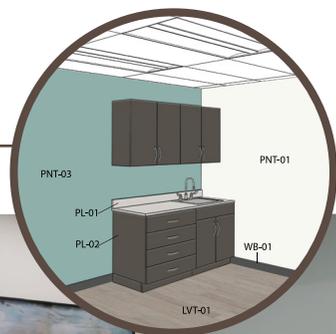
PNT-03:
ACCENT PAINT - PATIENT ROOM

PNT-04:
DOOR FRAME PAINT



Stillwater

SPEC SUITE SEAFOAM FINISH PALETTE



SUITE FINISHES



LAMINATE
COUNTERTOP



PLASTIC
LAMINATE
CABINETS



EXAM ROOM
PAINT



HARDWARE /
METAL FINISH



LUXURY
VINYL TILE



RUBBER
BASE

RESTROOM FINISHES



BATHROOM
FLOOR TILE &
WALL BASE



BATHROOM
WALL TILE

SEAFOAM COLOR PALETTE

PNT-01:
OVERALL PAINT

PNT-02:
ACCENT PAINT - OFFICE

PNT-03:
ACCENT PAINT - PATIENT ROOM

PNT-04:
DOOR FRAME PAINT

Seafoam





WEST REGION

COLORADO
ILLINOIS

Your Next Space Starts Here



Our move-in ready suites across Illinois and Colorado are thoughtfully built to help you open faster, serve patients sooner, and grow with confidence.

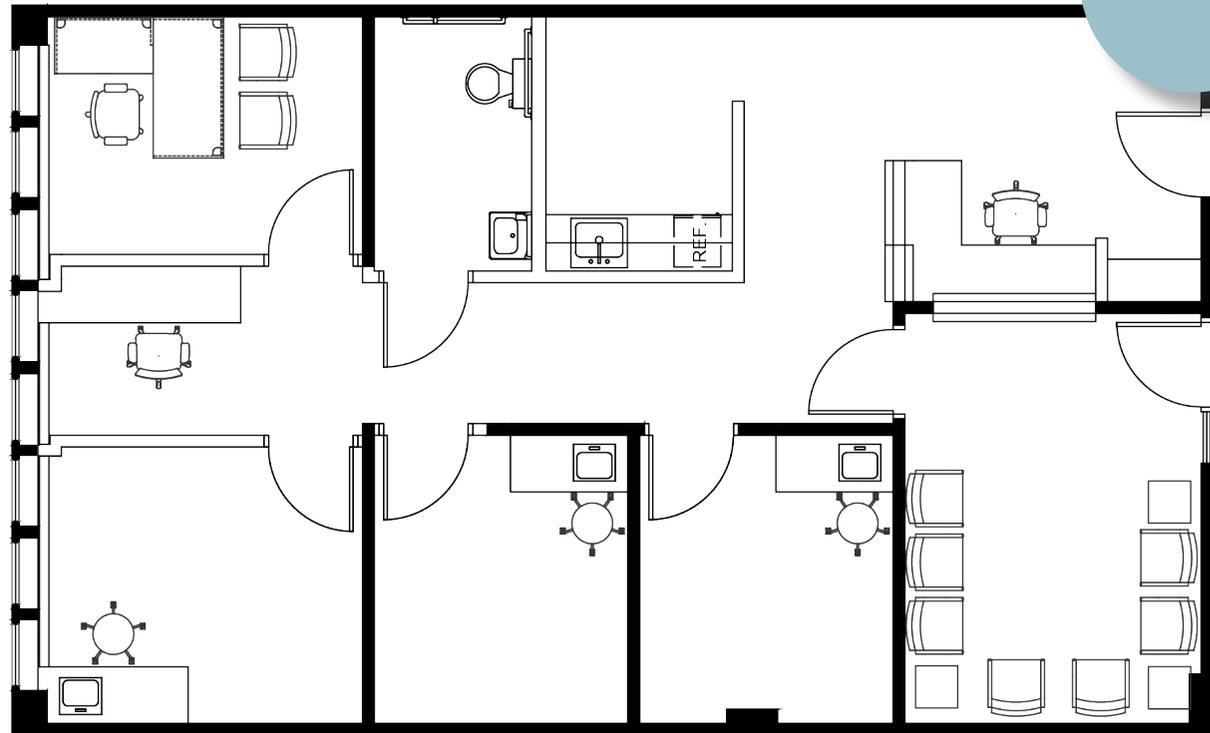




GOOD SAMARITAN POB I

3825 HIGHLAND AVENUE | DOWNERS GROVE, IL 60515

Suite 2D | 1,460 RSF



FOR INFORMATION, CONTACT:

BRIAN LAUCK, Regional Leasing Director
brian.lauck@lillibridge.com | 630.550.6566

CONNOR CHATLOS, Regional Leasing Associate
connor.chatlos@lillibridge.com | 513.255.1111



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755

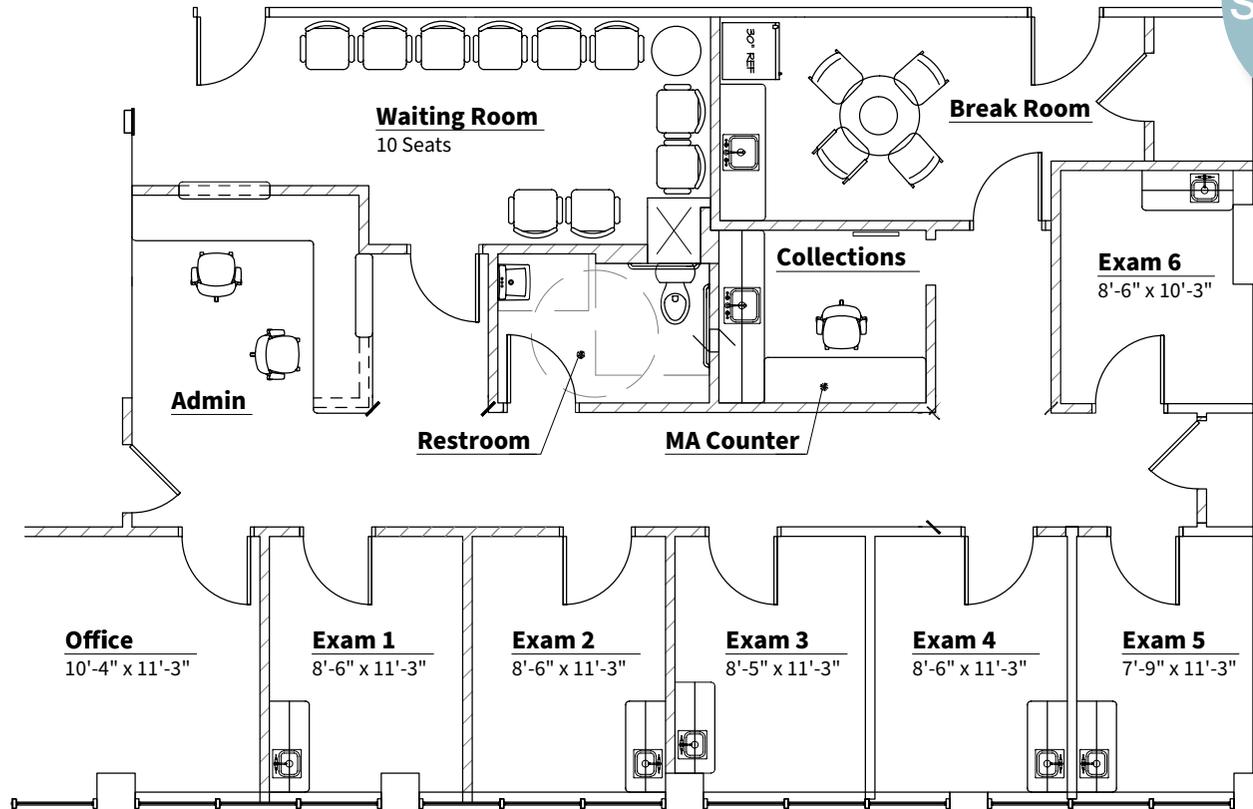
755 Building
ADDITIONAL PARKING
AVAILABLE IN
REAR OF BUILDING

755 S. MILWAUKEE

755 S MILWAUKEE AVENUE | LIBERTYVILLE, IL 60048

Suite 292 | 2,118 RSF

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brian.lauck@lillibridge.com | 630.550.6566

CONNOR CHATLOS, Regional Leasing Associate
connor.chatlos@lillibridge.com | 513.255.1111



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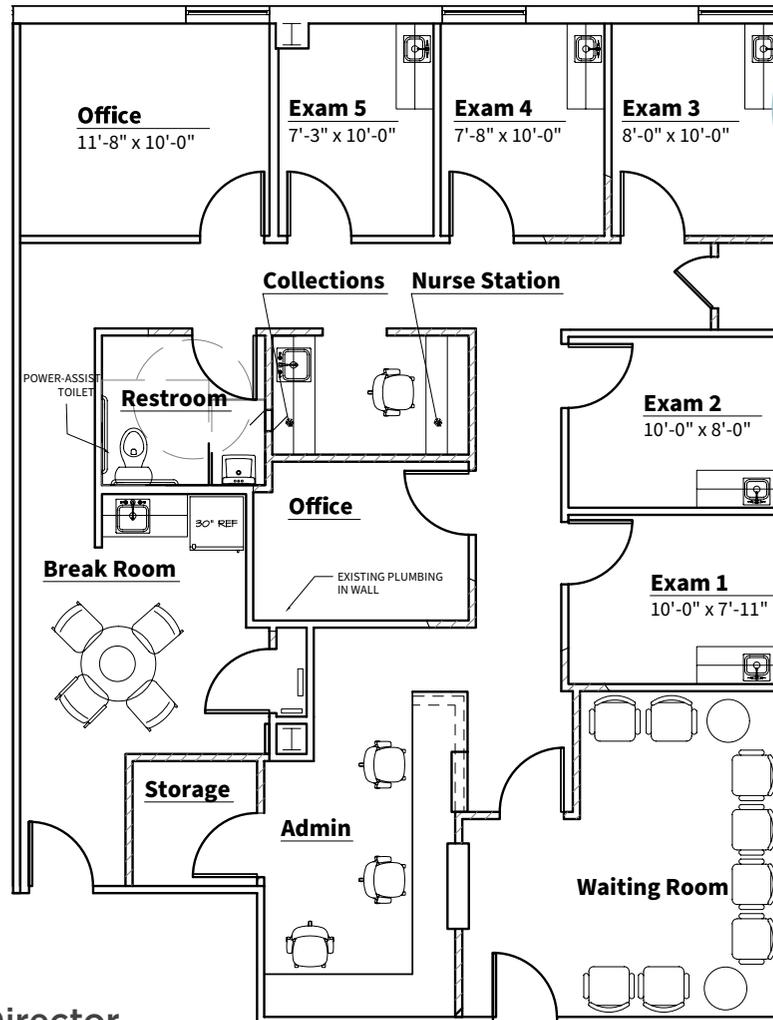


8901

DES PLAINES SURGICAL CENTER

8901 WEST GOLF ROAD | DES PLAINES, IL 60714

SUITE 303 | 1,925 RSF



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CONNOR CHATLOS, Regional Leasing Associate

connor.chatlos@lillibridge.com | 513.255.1111



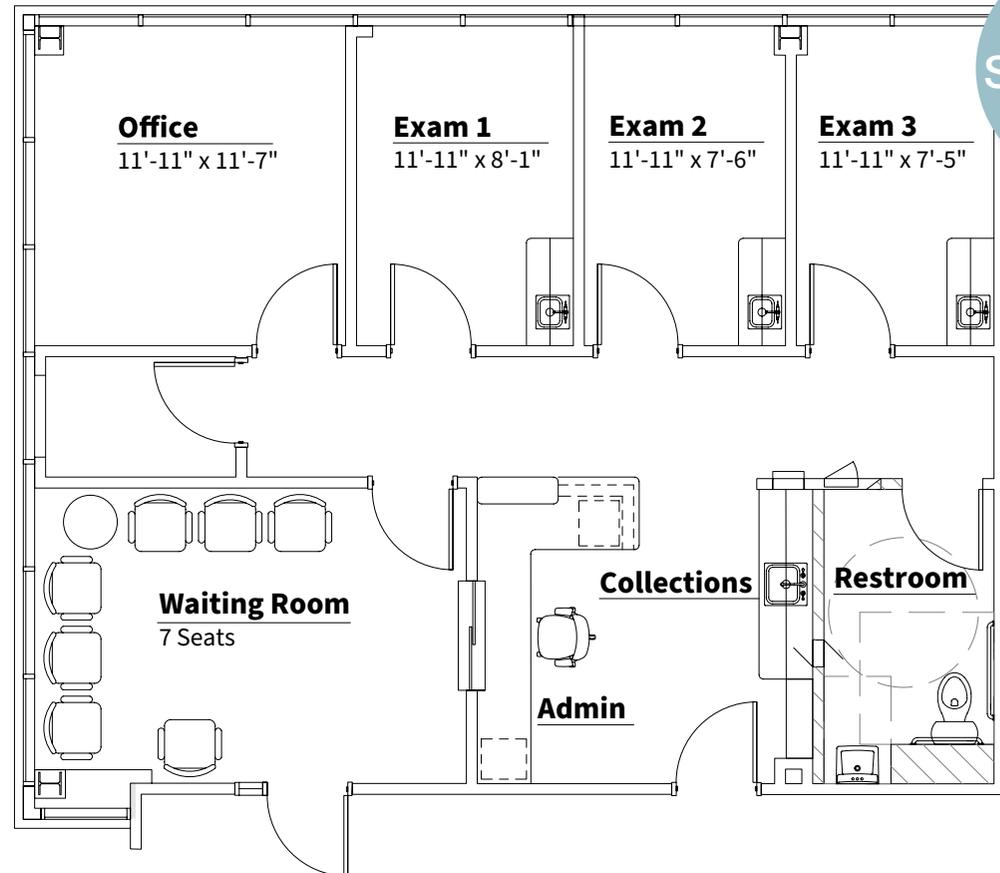
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SOUTH SUBURBAN POB

17850 S. KEDZIE AVENUE | HAZEL CREST, IL 6042

Suite 2600 | 1,077 RSF



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BRIAN LAUCK, Regional Leasing Director

brian.lauck@lillibridge.com | 630.550.6566

CONNOR CHATLOS, Regional Leasing Associate

connor.chatlos@lillibridge.com | 513.255.1111

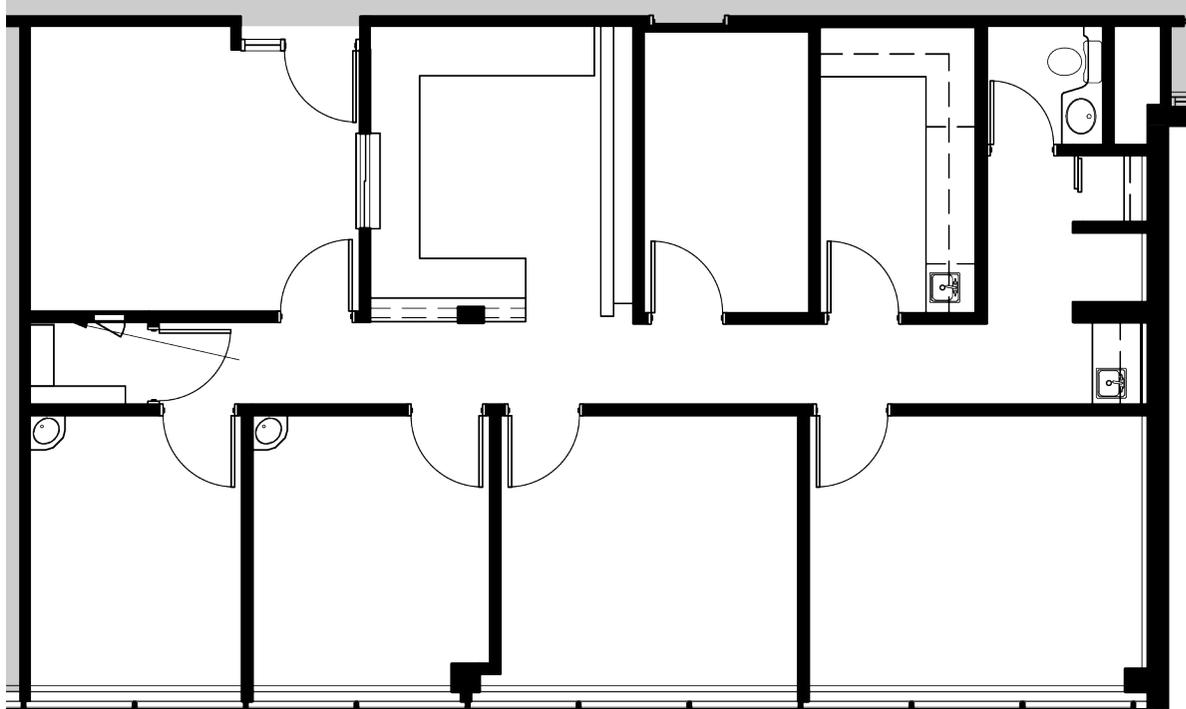


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CHRIST MEDICAL POB

4400 WEST 95TH STREET | OAK LAWN, IL 60453

SUITE 304 | 1,588 RSF



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BRIAN LAUCK, Regional Leasing Director
brian.lauck@lillibridge.com | 630.550.6566



COMING SOON!



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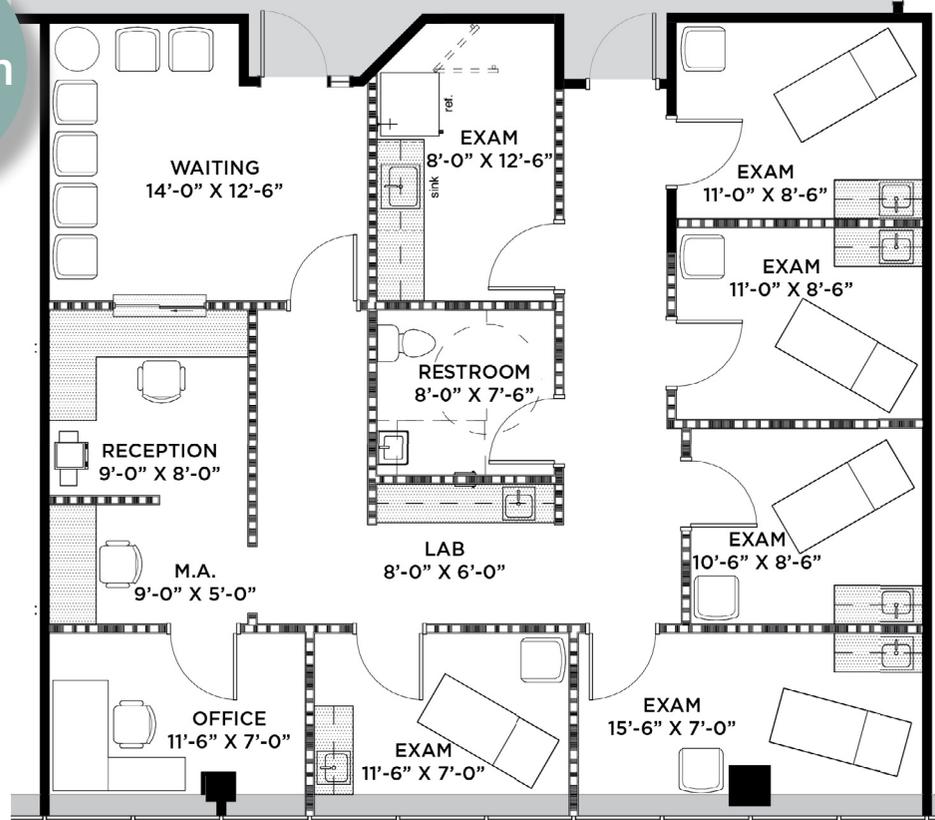
CONNOR CHATLOS, Regional Leasing Associate
connor.chatlos@lillibridge.com | 513.255.1111

POTOMAC MEDICAL PLAZA

1550 SOUTH POTOMAC STREET | AURORA, CO

SUITE 315 | 1,721 RSF

Seafoam



FOR INFORMATION, CONTACT:

JACK SCHUBER, Regional Leasing Director
jack.schuber@lillibridge.com | 720.357.1719



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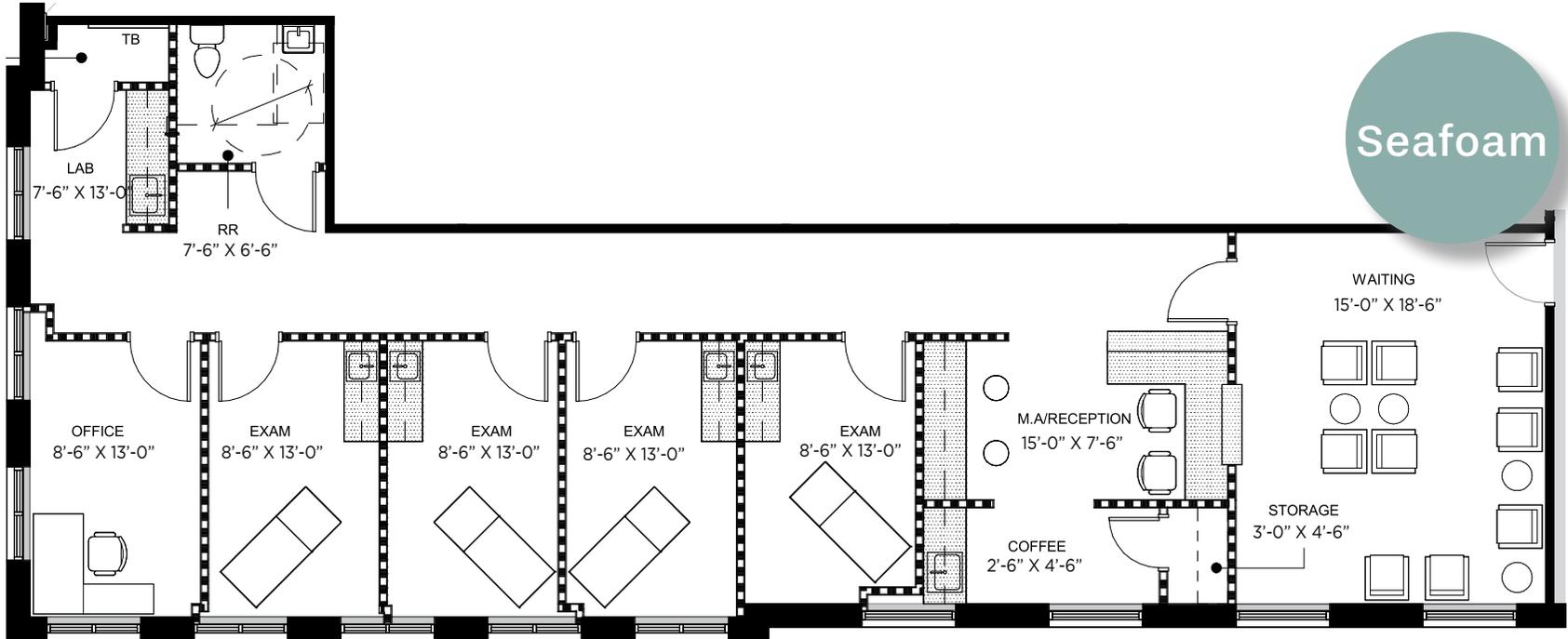


**GREEN VALLEY RANCH
MEDICAL OFFICE BUILDING**

GREEN VALLEY RANCH

4809 ARGONNE STREET | DENVER, CO 80249

SUITE 145 | 1,668 RSF



FOR INFORMATION, CONTACT:

JACK SCHUBER, Regional Leasing Director
jack.schuber@lillibridge.com | 720.357.1719



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information](#)



EAST REGION

GEORGIA

NORTH CAROLINA

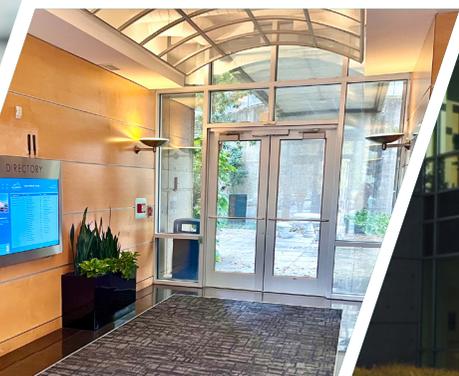
SOUTH CAROLINA

TENNESSEE

VIRGINIA

WASHINGTON, DC

Medical office space designed to enable efficient, patient-centered care.



Our move-in ready suites across Georgia, North Carolina, South Carolina, Washington, D.C., Tennessee, and Virginia offer modern spaces designed to help you open faster, connect with patients sooner, and grow your practice with ease.



COMING SOON!

Professional
Center 2
City Surgery Center
Wellness Center
The Imaging Center
Menorah Center
Parking Deck
Entrance

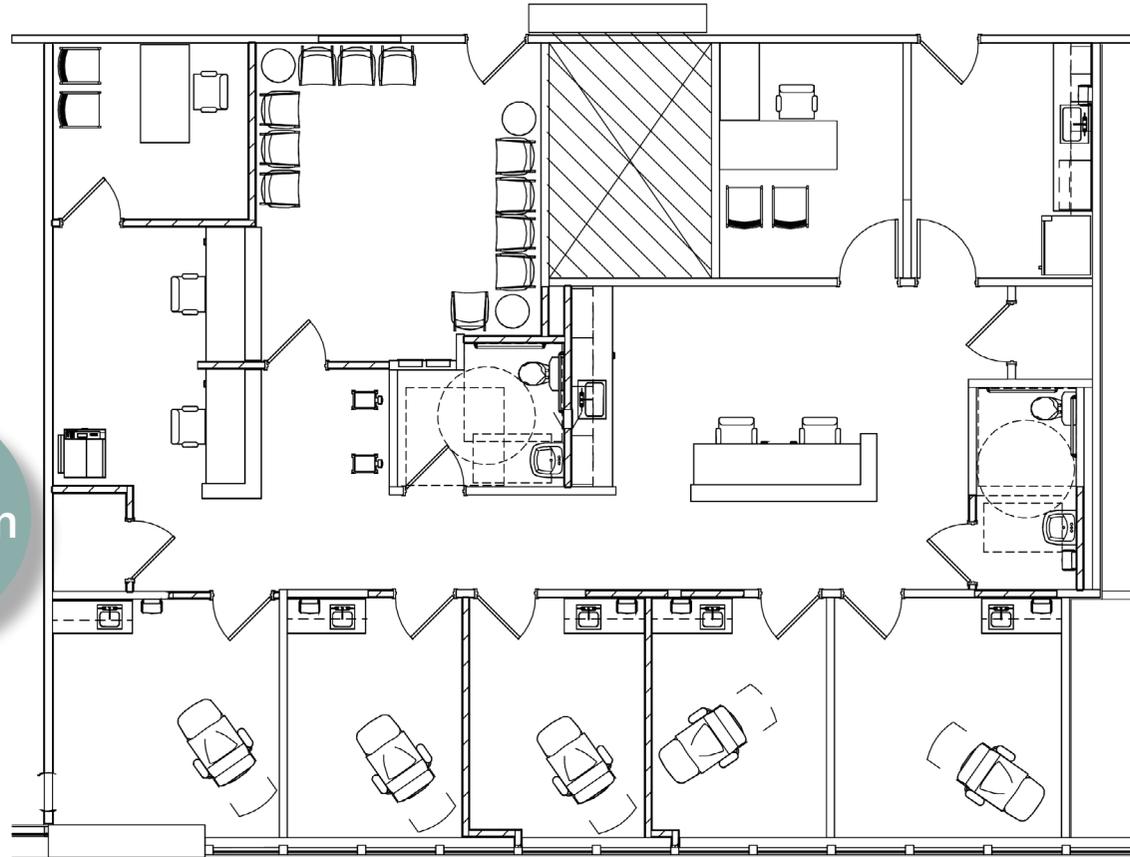


AUGUSTA POB II

818 SEBASTIAN WAY | AUGUSTA, GA 30901

SUITE 305 | 2,665 RSF

Seafoam



FOR INFORMATION, CONTACT:

CARLA CABRAL, REGIONAL LEASING DIRECTOR
carla.cabral@lillibridge.com | 917.653.0722



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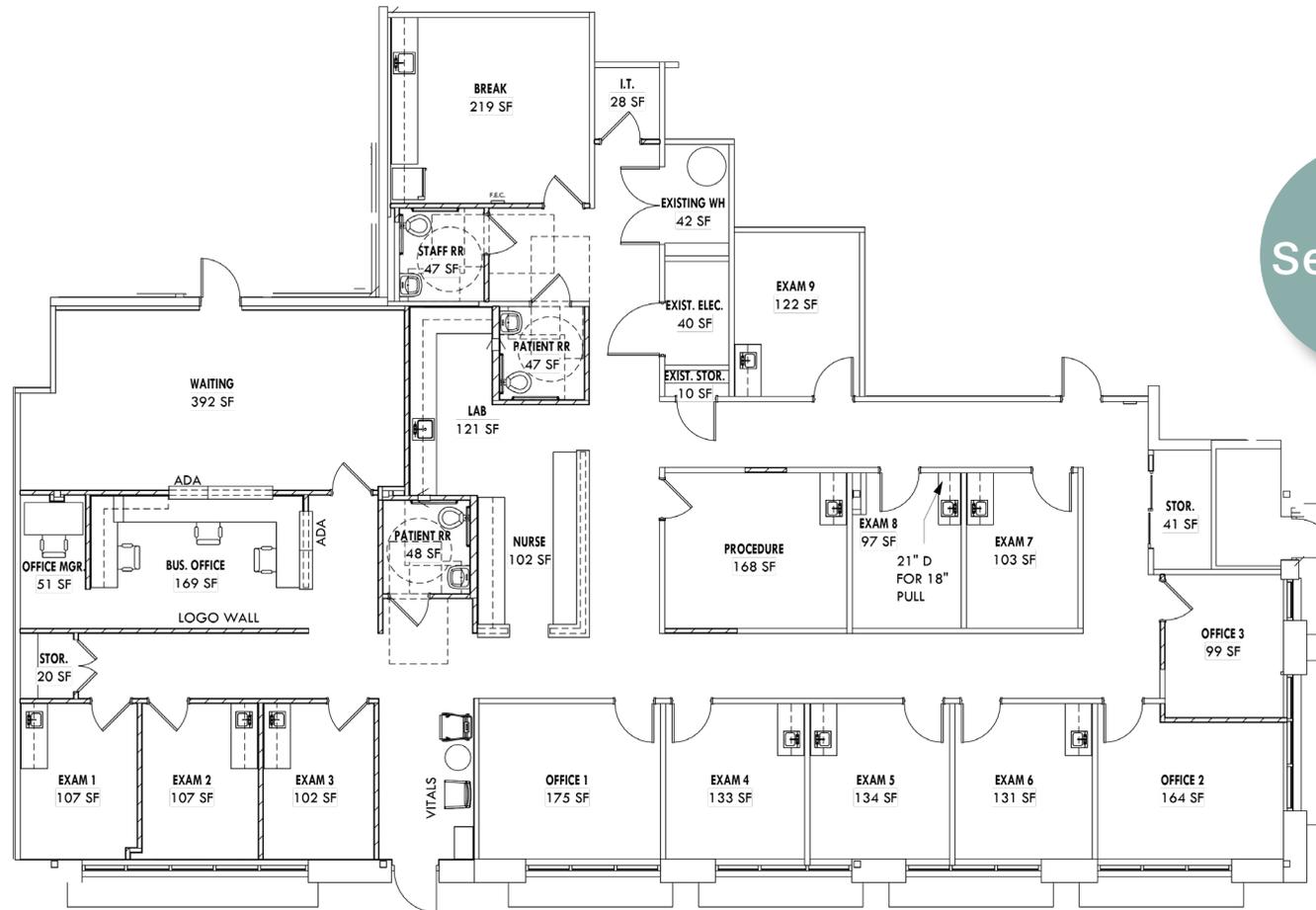


Peerless Medical Center

PEERLESS CROSSING MEDICAL CENTER

1060 PEERLESS CROSSING NW | CLEVELAND, TN 37312

Suite 102 | 5,164 RSF



FOR INFORMATION, CONTACT:

TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com | 804.836.4473



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570 LONG POINT

FDC



MOUNT PLEASANT MEDICAL OFFICE- LONGPOINT

570 LONGPOINT ROAD | MOUNT PLEASANT, SC 29464

Suite 140 | 2,808 RSF

Stillwater



FOR INFORMATION, CONTACT:

ERRECA WHITE, Regional Leasing Director
erreca.white@lillibridge.com | 706.373.2889



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DEPAUL PROFESSIONAL BUILDING

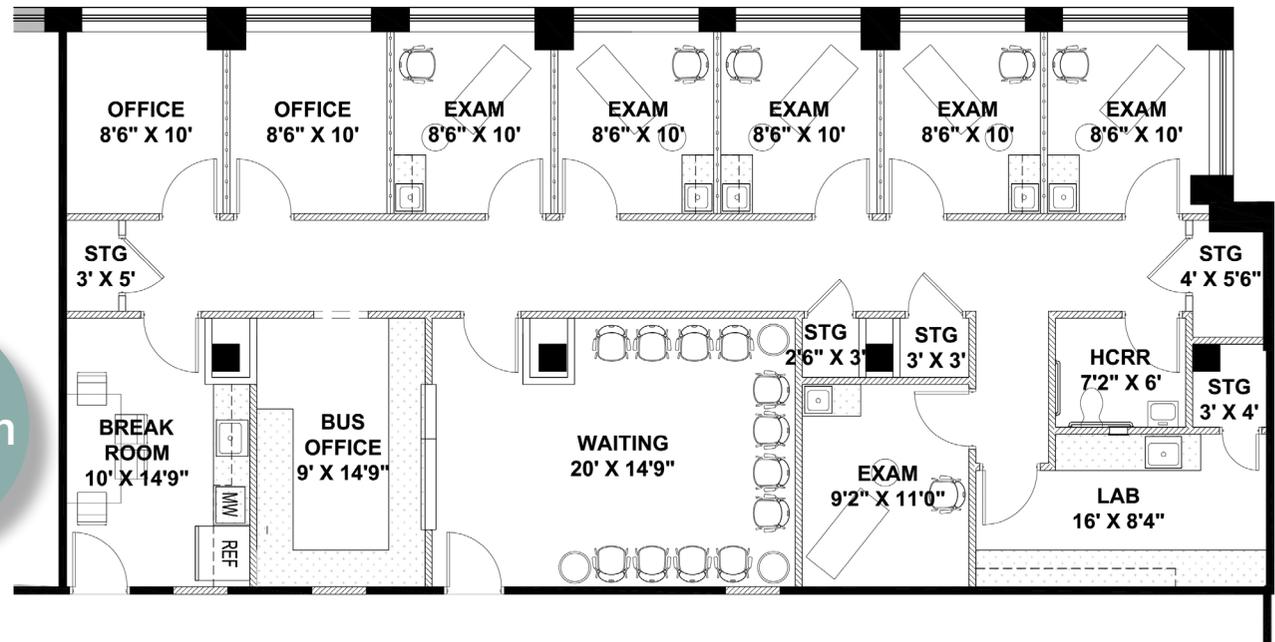
1150/1160 Varnum St

COMING SOON!

DEPAUL PROFESSIONAL OFFICE BUILDING

1160 VARNUM STREET | WASHINGTON, DC 20017

Suite 216 | 2,351 RSF



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FOR INFORMATION, CONTACT:

TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com | 804.836.4473



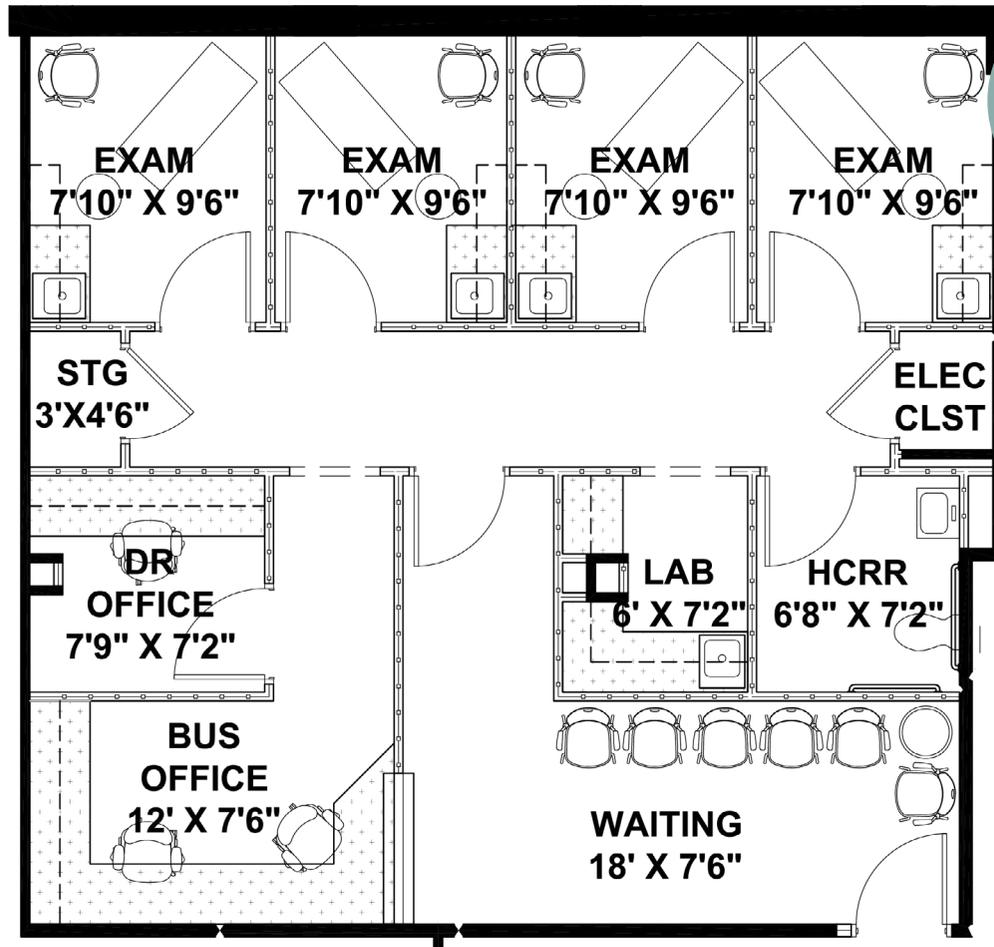
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Virtual Rendering



PROVIDENCE MEDICAL OFFICE BUILDING

1140 VARNUM STREET | WASHINGTON, DC 20017

Suite 101 | 1,002 RSF



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TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com | 804.836.4473

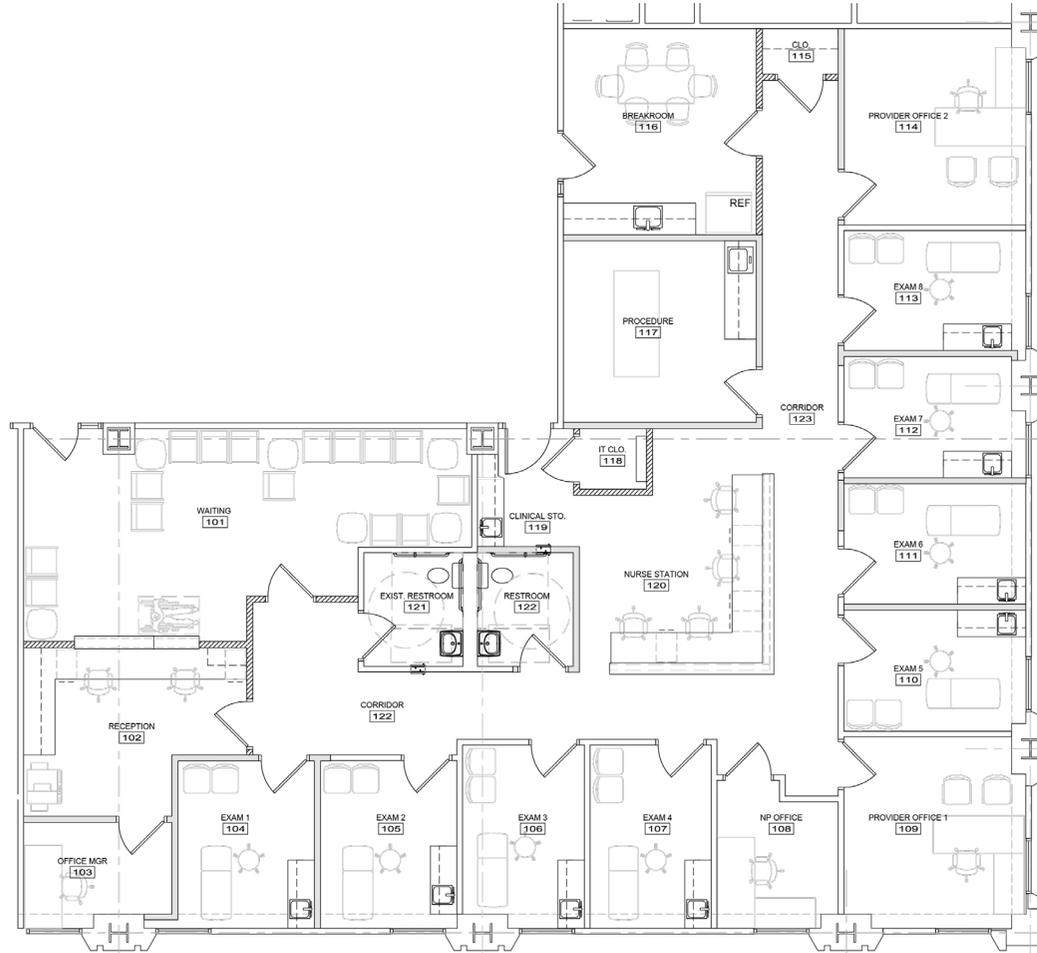


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ST. MARY'S NORTH MOB

5855 BREMO ROAD | RICHMOND, VA 23226

Suite 703 | 3,449 RSF



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FOR INFORMATION, CONTACT:

TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com | 804.836.4473

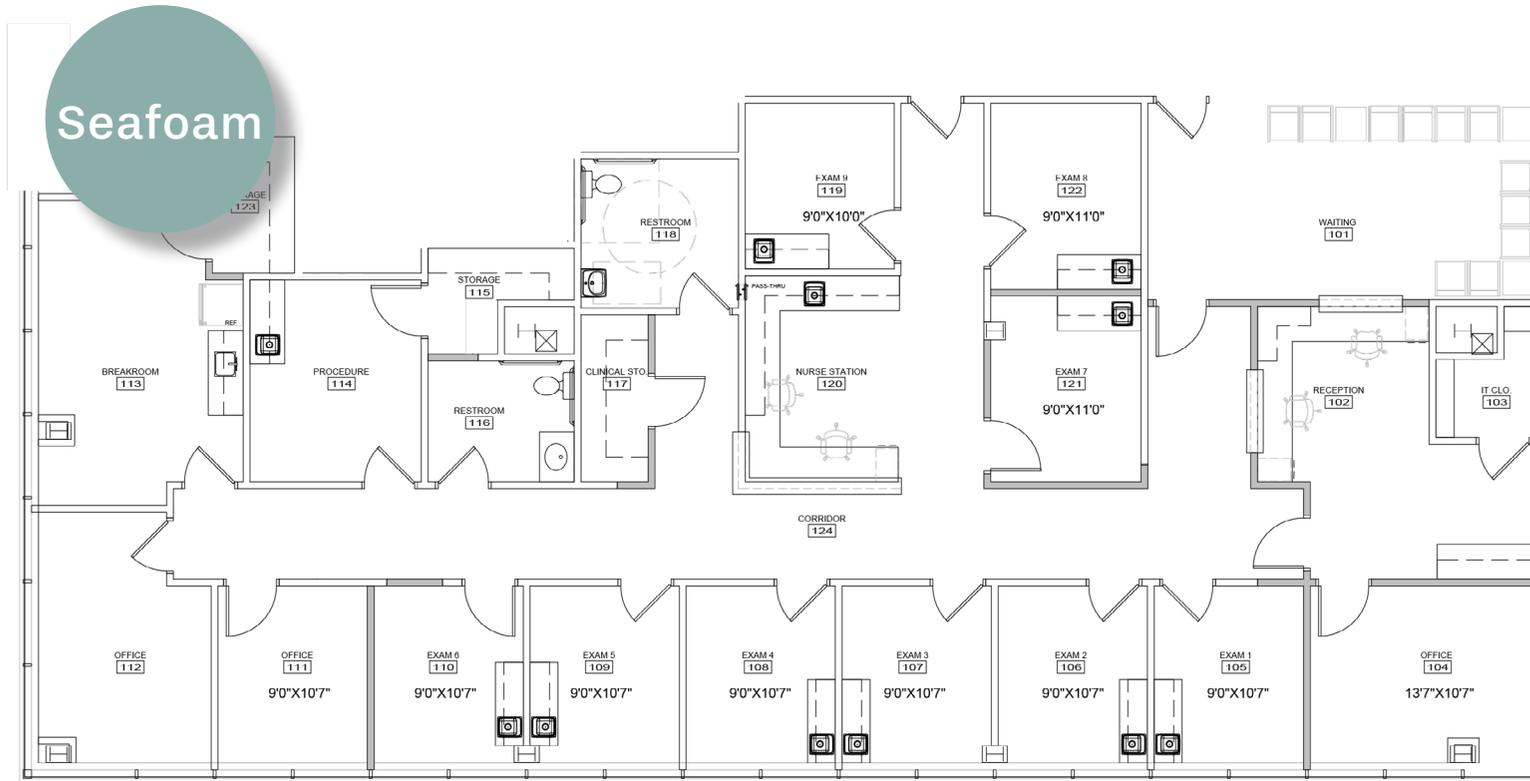


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MEMORIAL REGIONAL MEDICAL OFFICE BUILDING I

8220 MEADOWBRIDGE ROAD | MECHANICSVILLE, VA 23116

Suite 310 | 4,046 RSF



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FOR INFORMATION, CONTACT:

TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com | 804.836.4473



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Medical Office Building I

82 20

COMING SOON!



LEASING TEAM



At Lillibridge, our leasing team is here to support you at every stage of your journey. Whether you're opening a new location or growing your practice, we combine healthcare real estate expertise with a personalized, partnership-driven approach to help you find a space that fits your needs and goals. **Connect with the leasing expert for your region below.**



CARLA CABRAL, Regional Leasing Director
carla.cabral@lillibridge.com / 917.653.0722

Alabama / Florida / Georgia / Mississippi



BRIAN LAUCK, Regional Leasing Director
brian.lauck@lillibridge.com / 630.550.6566

Illinois / Ohio / Wisconsin



TYLER MILLER, Regional Leasing Director
tyler.miller@lillibridge.com / 804.559.8805

**Kentucky / Maryland / New Jersey /
New York / Pennsylvania / Tennessee /
Virginia / Washington, DC**



Jinny Saad, Regional Leasing Director
jinny.saad@lillibridge.com / 512.961.7336

Louisiana / Missouri / Texas



JACK SCHUBER, Regional Leasing Director
jack.schuber@lillibridge.com / 720.357.1719

Indiana / Colorado



ERRECA WHITE, Regional Leasing Director
erreca.white@lillibridge.com / 706.373.2889

Michigan / North Carolina / South Carolina



CONNOR CHATLOS, Regional Leasing Associate
connor.chatlos@lillibridge.com / 513.255.1111

**Illinois / Louisiana / Missouri / Ohio / Texas
/ Wisconsin**

Lillibridge Healthcare Services

A Trusted Partner for Leading Health Systems



Delivering Exceptional Places of Care

Lillibridge Healthcare Services, a wholly-owned subsidiary of Ventas, leads the way in healthcare real estate by delivering exceptional spaces where healthcare professionals thrive and patients feel cared for. Our mission is simple yet powerful: to create outstanding places of care that support optimal patient outcomes and provider success.



Our Commitment to Excellence

At Lillibridge, we are driven by a passion for quality and tenant satisfaction. We maintain state-of-the-art facilities and consistently exceed the expectations of healthcare providers and their patients. Our commitment has earned us numerous awards—including the prestigious Kingsley Elite 5 and recognition as an ENERGY STAR Partner of the Year for consecutive years.



360+

Outpatient
Medical
Properties

35

States
with
Properties

100+

Health
System
Partners

18 M+

Outpatient
Square
Footage

At Lillibridge, our partnership with Ventas— a leading REIT managing over 1,400 properties—provides unmatched stability, resources, and nationwide expertise. This collaboration empowers us to deliver exceptional healthcare environments that support optimal patient care.



Ventas' world-class portfolio consists of senior housing communities, outpatient medical buildings, state-of-the-art research centers and specialized places where people receive critical care.

Smart Space.
Seamless Occupancy.
Stronger Patient Access.



ADDITIONAL SPEC SUITES - ALL REGIONS

BUILDING NAME	ADDRESS	CITY/STATE	SUITE	RSF	CONTACT
Thunderbird Paseo Medical Plaza	5601 W. Eugie Avenue	Glendale, AZ	212	1,693	Lael Crompton- <i>PMB Real Estate Services</i>
Deer Valley Medical III	19646 N. 27th Avenue	Phoenix, AZ	402	2,113	Lael Crompton- <i>PMB Real Estate Services</i>
Chula Vista Center Medical Plaza	865 Third Avenue	Chula Vista, CA	100	4,384	Trey Task- <i>PMB Real Estate Services</i>
Verdugo Hills Professional	1808 Verdugo Blvd.	Glendale, CA	409	1,729	Trey Task- <i>PMB Real Estate Services</i>
Grossmont Medical Terrace	8860 Center Drive	La Mesa, CA	350	836	Trey Task- <i>PMB Real Estate Services</i>
St. Joseph Medical Tower	1010 W. La Vela Avenue	Orange, CA	475	1,318	Trey Task- <i>PMB Real Estate Services</i>
San Gabriel Valley Medical	207 S. Santa Anita Ave	San Gabriel, CA	P35	1,740	Trey Task- <i>PMB Real Estate Services</i>
Santa Clarita Medical Plaza	26357 McBean Parkway	Santa Clarita, CA	250	2,754	Dasche Foley- <i>PMB Real Estate Services</i>
Doctor Center	5671 Peachtree Dunwoody Rd	Atlanta, GA	630	2,618	Steve Hall- <i>Transwestern</i>
Doctor Center	5669 Peachtree Dunwoody Rd	Atlanta, GA	202	1,340	Steve Hall- <i>Transwestern</i>
Doctors Center	5669 Peachtree Dunwoody Rd	Atlanta, GA	I-375	2,679	Steve Hall- <i>Transwestern</i>
Doctors Center	5669 Peachtree Dunwoody Rd	Atlanta, GA	3-610	2,157	Steve Hall- <i>Transwestern</i>
Kennestone B MOB	711 Canton Road	Marrietta, GA	200	1,752	Justin Carswell- <i>McWhirter Realty Partners</i>
Avon MOB	5250 East US 36	Avon, IN	670	4,242	Charles Yeo- <i>Cornerstone</i>
Carmel II MOB	13400 N. Meridian Street	Carmel, IN	315	1,793	Mike Napariu- <i>REI Real Estate Services</i>
Dupont Road MOB	2512 East Dupont Road	Fort Wayne, IN	230	3,761	Diane Parent+SVN <i>Parke Group, LLC</i>
Harcourt POB	8402 N. Harcourt Road	Indianapolis, IN	620	2,432	Mike Napariu- <i>REI Real Estate Services</i>
Keystone Medical	46325 West 12 Mile Road	Novi, MI	175	2,777	Matthew Fenster- <i>ETKIN Real Estate/Solution</i>
St. Mary's Health Center MOB C	1035 Bellevue Avenue	Richmond Heights, MO	105	3,166	Joseph Lampe- <i>Cornerstone Commercial Realty, Inc.</i>
South Parkway MOB	3619 Park East Drive	Beachwood, OH	311	1,067	Richard Bialosky- <i>The King Group</i>
Anderson Medical Arts Building	8000 Five Mile Road	Cincinnati, OH	240	2,529	Darin Armbruster- <i>Newmark</i>
Providence MOB II	2601 Laurel Street	Columbia, SC	110	4,830	Macon Lovelace SIOR + <i>Trinity Partners</i>
Memorial Herman	2900 Richmond Avenue	Houston, TX	200	11,876	Chris Boyd- <i>Transwestern</i>
Memorial MOB	100 E 32nd Street	Vancouver, WA	206-B	4,787	Lael Crompton- <i>PMB Real Estate Services</i>

** [Click on the building name for more details.](#) [Click on contact name to email the leasing broker.](#)



LILLIBRIDGE HEALTHCARE SERVICES, INC.
300 North LaSalle Street, Suite 1600
Chicago, IL 60654

LILLIBRIDGE.COM