

Spring Creek Medical Campus Moves Forward in New Lenox

Office Park Specializing in Medical Suites Planned for New I-355 Interchange



Top: Rendering of first phase of Spring Creek Medical Campus, a 60,000 square foot, 3 story medical office building with shared imaging center. Bottom: overall area development plan shows Spring Creek Medical Campus relationship with other area developments including Interstate 355 interchange, new Silver Cross Hospital and retail developments.

Construction start of Spring Creek Medical Campus is on target for late 2009 with a 60,000 square foot medical office building planned for the first phase.

Spring Creek is located at the new Interstate 355 interchange at US Route 6 in New Lenox. The development is directly adjacent to the new \$450 million Silver Cross Hospital, which received a Certificate of Need from the State of Illinois Health Facilities Board in 2008 and is currently under construction with a planned 2010 first phase completion.

Spring Creek is a 70 acre mixed-use development which, in addition the medical campus, includes 240 hotel rooms, over 100,000 square feet in retail shopping, and several restaurants. The master developer is MCZ Development of Chicago and the developer of the medical campus is a joint-venture between ABW Development of Orland Park, Illinois and Perry Group, Ltd. Arete3 Design Group of Tinley Park, Illinois is the project architect and land planner.

The first phase medical office building will feature an Imaging Facility which will include High Field MRI, High Field Open MRI, CT, Ultrasound, Digital X-Ray and Diacom. A 40,000 square foot second phase medical office annex with access to the shared imaging facility is also planned.

The development is currently in the entitlement process for the Village of New Lenox and construction is expected to start in late 2009 with mid-2010 delivery of office suites. Although financing for commercial developments is much more stringent today, the project has financing commitments.

The expansion of Interstate 355 into New Lenox in 2008 has led to a flurry of commercial development activity. Besides the new Silver Cross Hospital, approximately 1 million square feet of future retail developments are planned at the interchange.

New Lenox remains one of the fastest growing communities in the country with projections of population expected to reach 102,000 within a decade. Voters in New Lenox approved Home Rule status for the municipality in November 2008 which allows the Village to assist in off-site infrastructure development within a special service area which includes the Spring Creek development.