

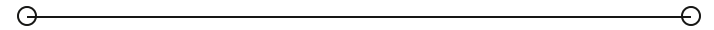


LEASE

6677 N Lincoln Avenue

6677 N. LINCOLN AVENUE

Lincolnwood, IL 60712



PRESENTED BY:

ADAM NAPP, CCIM

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6677
OFFICE BUILDING

PLEASE
30 MINUTE PARKING
IN THIS AREA ONLY

PARKING
HANDICAPPED
\$250 FINE

SVN
CHICAGO COMMERCIAL

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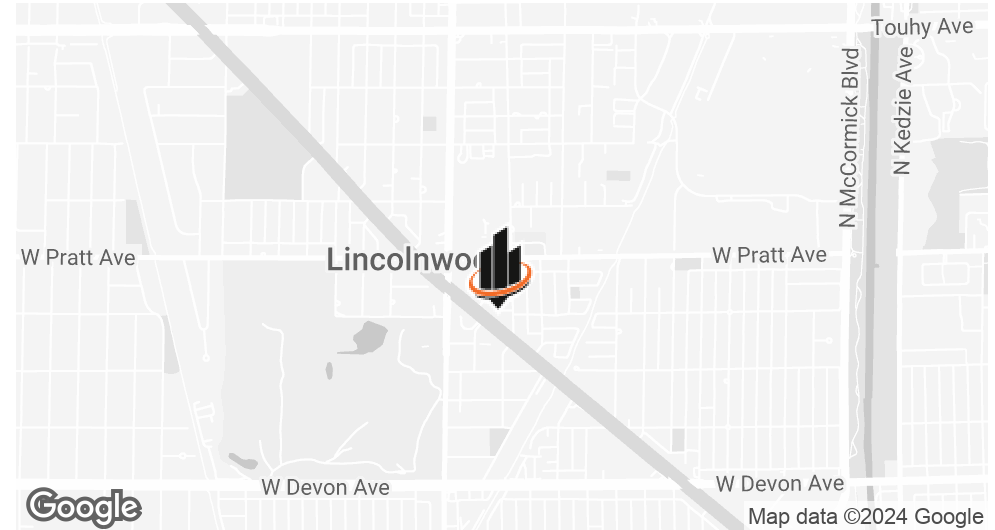
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|---|
| LEASE RATE: | \$15.75 - \$18.75/PSF MG |
| AVAILABLE SF: | 91 - 2,098 SF |
| ZONING: | B1 (Residential / Business Transition Area) |
| SUBMARKET: | Near North |

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer office suites at 6677 N. Lincoln Avenue in Lincolnwood, IL for lease. The spaces range in size from 91 SF to 2,098 SF. The subject building is a four-story Office building with an elevator that was constructed in 1968 and has been fully renovated several times since. 6677 N. Lincoln also has access to 120 surface parking stalls, providing ample parking for tenants. The property is located just east of Interstate 94 (Edens Expressway) in Lincolnwood, IL. It is part of a transit-oriented area complete with easy access to CTA and Metra transportation options. Situated on Lincoln Avenue, the main artery between Chicago and the Suburban North Shore, the property is less than 1 mile from District 1860. This large-scale mixed-use development will feature 300 luxury apartments and popular restaurant offerings from Francesca's Restaurant Group adding to several lunch and dinner options in the area. Please call the listing agent for further information.

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

| | |
|-------------------------|------------------------|
| STREET ADDRESS | 6677 N. Lincoln Avenue |
| CITY, STATE, ZIP | Lincolnwood, IL 60712 |
| COUNTY | Cook |
| SUB-MARKET | Near North |
| CROSS-STREETS | Lincoln & Prairie Rd |

PROPERTY HIGHLIGHTS

- Multiple suites available ranging from 91 SF - 2,098 SF
- Elevator building
- 120 dedicated off-street parking spots
- 28,336 SF, four-story office building
- Built in 1968 and well-maintained since
- Recent upgrades with lobby and hallway LED lighting, lobby security camera, and monitors, surface lot repair, sealing, and striping
- New HVAC chillers and electronics in 2019



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LEASE SPACES

AVAILABLE SPACES SUITE

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------------------------|-----------|----------------|----------------|-----------------------|--|
| 6677 N. Lincoln (Suite 236) | Available | 497 SF | Modified Gross | \$15.75 - 18.75 SF/yr | Perfect small office space that is divided in half, open area front and private office in the back. |
| 6677 N. Lincoln (Suite 300) | Available | 2,098 SF | Modified Gross | \$15.75 - 18.75 SF/yr | Former dental office with five (5) Ops, two (2) lab areas, two (2) private offices, reception area, and storage |
| 6677 N. Lincoln (Suite 333) | Available | 91 - 1,210 SF | Modified Gross | \$15.75 - 18.75 SF/yr | 1,210 SF space with five (5) private offices or each office could be rented individually including internet and shared kitchenette. |
| 6677 N. Lincoln (Suite 430 A-B) | Available | 665 - 1,806 SF | Modified Gross | \$15.75 - 18.75 SF/yr | Suite 430A - Approximately 1,141 SF with three (3) private offices and three (3) work stations. Drop ceiling and carpet squares. |
| | | | | | Suite 430B - Approximately 665 SF with one (1) large conference room and two (2) work stations. Drop ceiling and carpet squares. Both are currently combined and could be delivered that way or separately. |
| 6677 N. Lincoln (Suite 410) | Available | 704 - 2,022 SF | Modified Gross | \$15.75 - 18.75 SF/yr | Move-in ready office space with reception area, two open work areas, 4 private offices, production area, storage closet, kitchenette |
| 6677 N. Lincoln (Suite 330) | Available | 1,555 SF | Modified Gross | \$15.75 - 18.75 SF/yr | Reception area, small conference room, open work area with two work stations and production area, three large private offices, kitchen, one bathroom, IT/storage closet, corner space |
| 6677 N. Lincoln (LL2) | Available | 692 SF | Modified Gross | Withheld | Fully-built, lower-level, one room unit |

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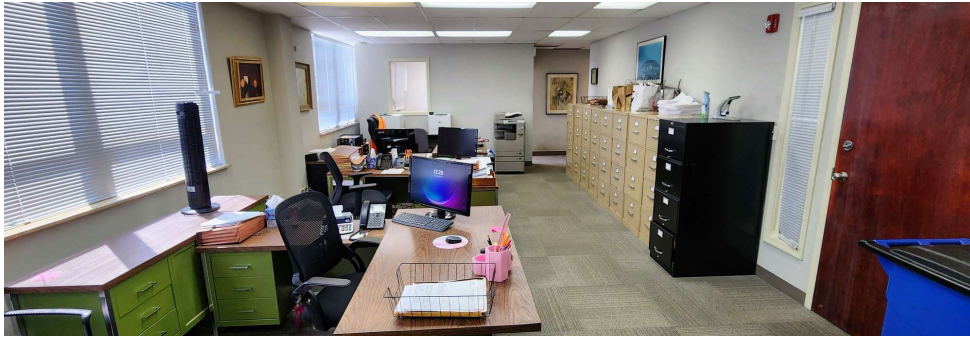
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INTERIOR PHOTOS SUITES - 300 AND 430



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INTERIOR PHOTOS - SUITES 410 AND 333



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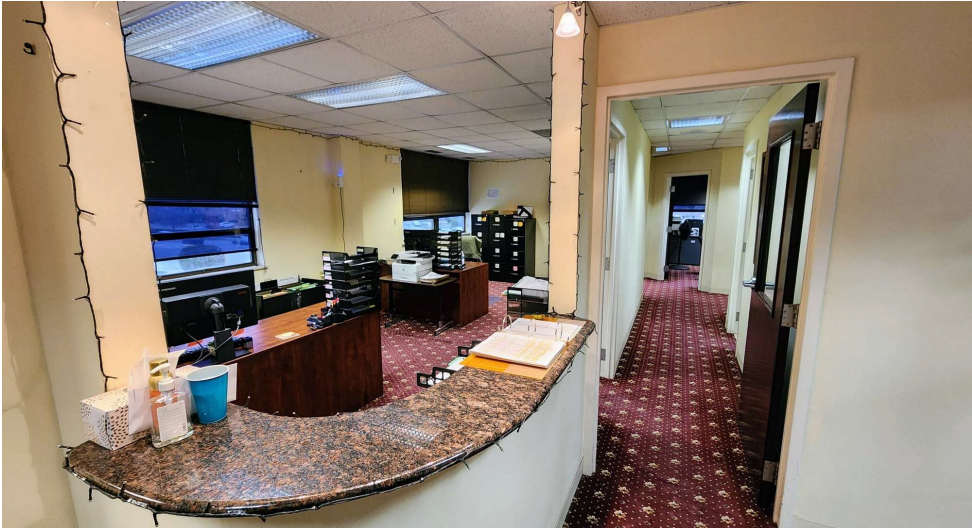
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INTERIOR PHOTOS - SUITE 330



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