



JAMESON.

OFFERING  
MEMORANDUM

**3633 W. LAKE AVENUE**

**GLENVIEW, IL**

**BRENT BURDEN, CCIM**

SENIOR VICE PRESIDENT

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312.929.1597





PROPERTY  
INFORMATION

# EXECUTIVE SUMMARY

Glenlake Medical Professional Offices is a property located in the affluent North Shore suburbs of Glenview and Chicago. Glenview boasts a high average household income of approximately \$172,500, with homes valued at around \$500,000 and a population growth rate of 6.5% in the last decade. Built in 1980, the property sits on a beautifully landscaped 4.71-acre site with a nearby pond, creating a park-like environment. Constructed using steel, brick, and masonry, the building features automatic glass door entrances, a spacious and well-furnished lobby, waiting areas, two well-maintained passenger elevators, and fully equipped lunch/break and meeting rooms.

**SALES PRICE:** ..... AVAILABLE AT REQUEST

**PIN NUMBER:** ..... 04-28-300-029-0000

**NET BUILDING SF:** ..... 83,985 SF

**TOTAL LAND AREA:** ..... 4.71 ACRES

:





# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 83,985 SF    ZONING: ..... B-2

STORIES: ..... 4    YEAR BUILT: ..... 1980

TYPICAL FLOOR: ..... 20,996 SF    OWNER OCCUPIED: ..... No

CLASS: ..... B    CONSTRUCTION: ..... Masonry

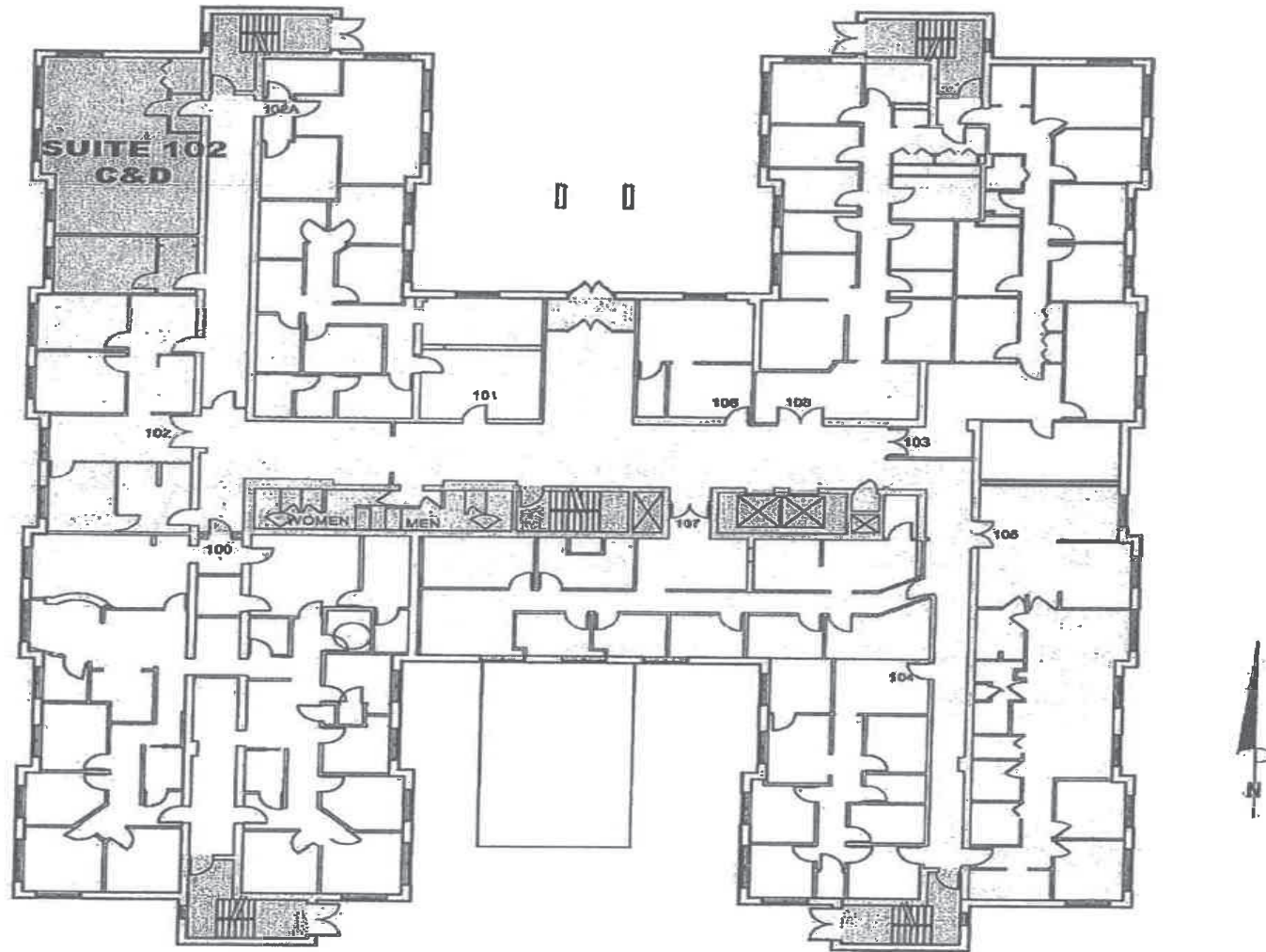
ELEVATORS: ..... 2    TENANCY: ..... MULTI

PARKING: ..... 300 SPACES    TAXES: ..... \$483,210 (2023)



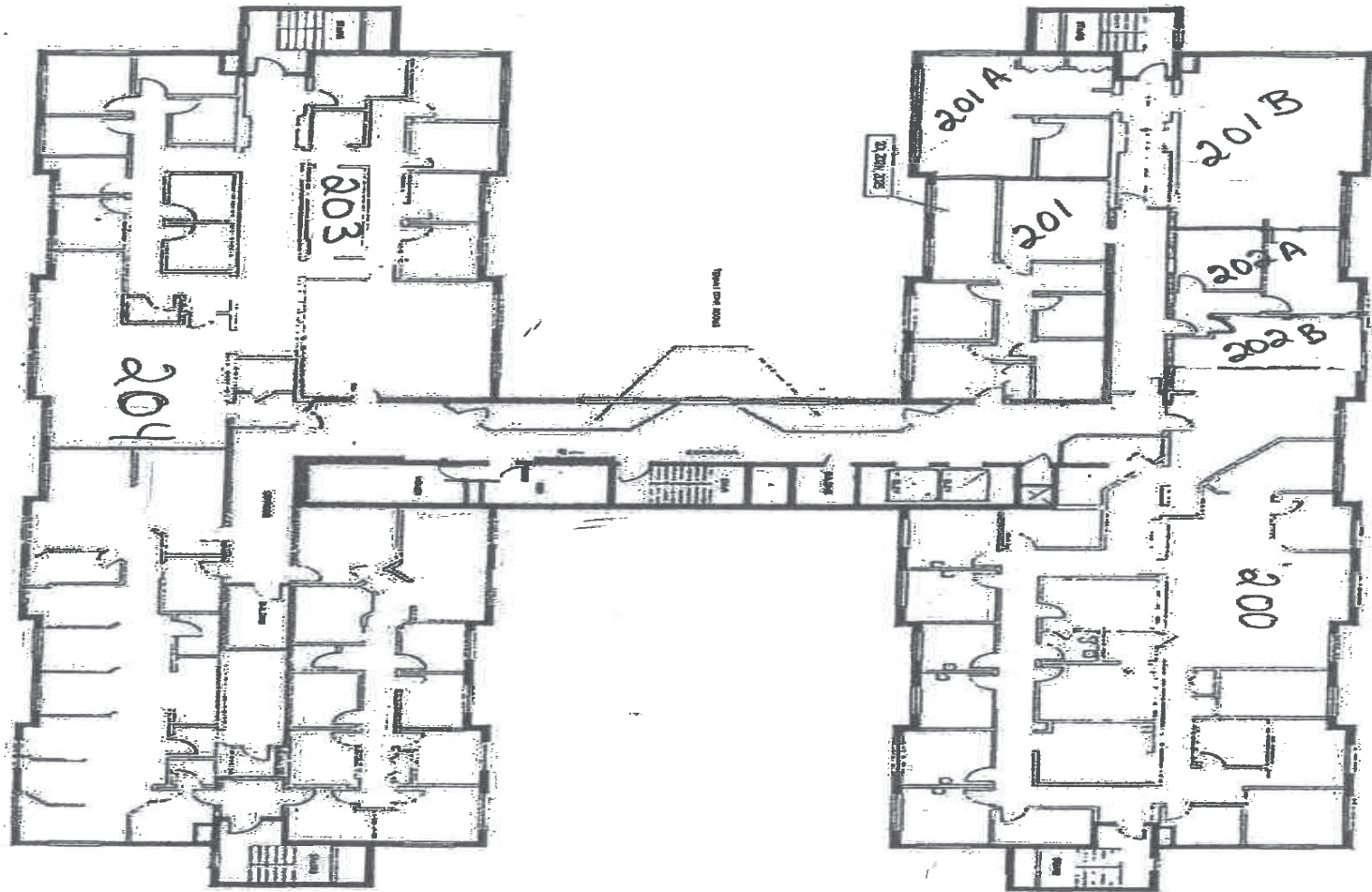


# PROPERTY FLOOR PLAN - FIRST FLOOR



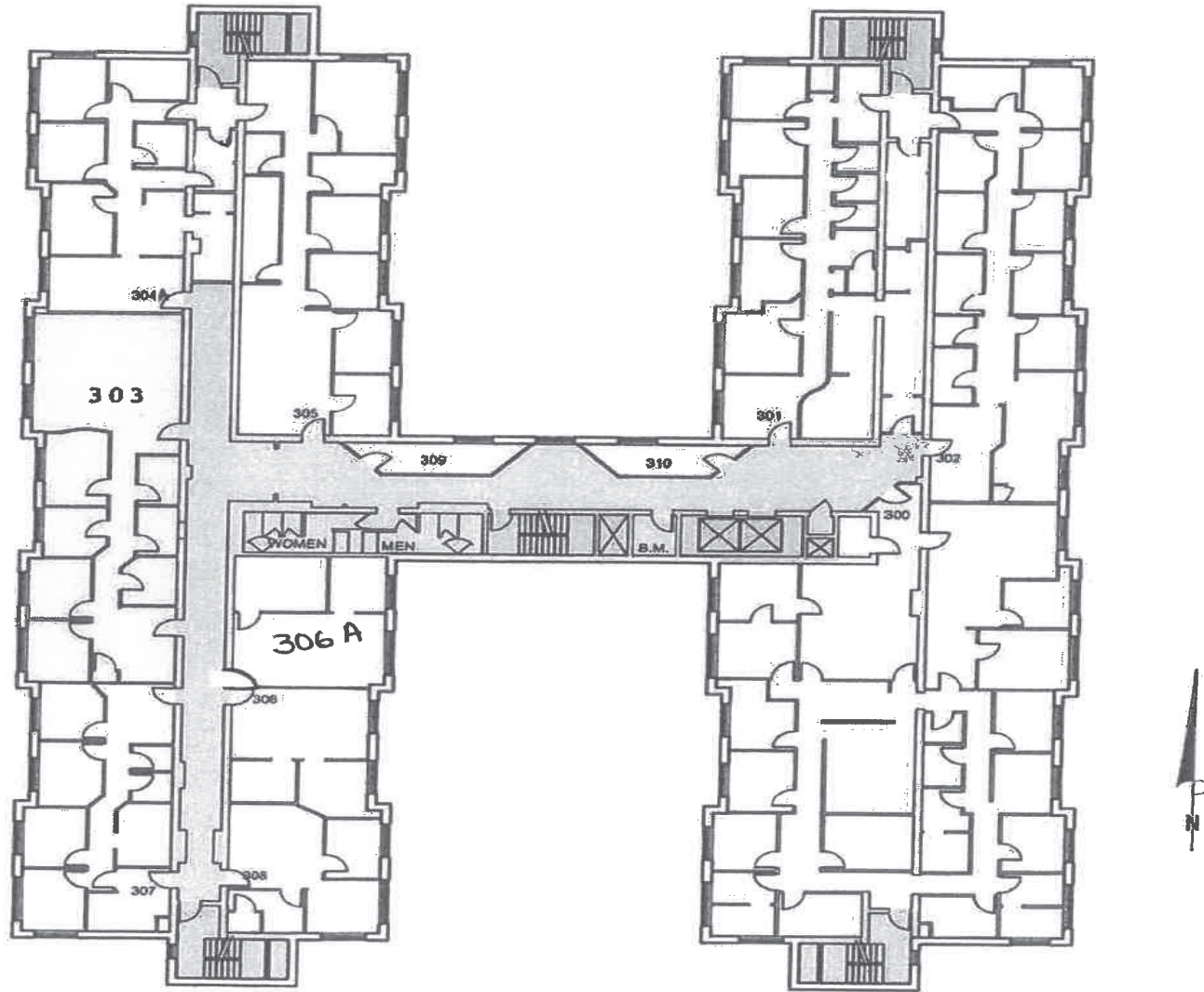


# PROPERTY FLOOR PLAN - SECOND FLOOR



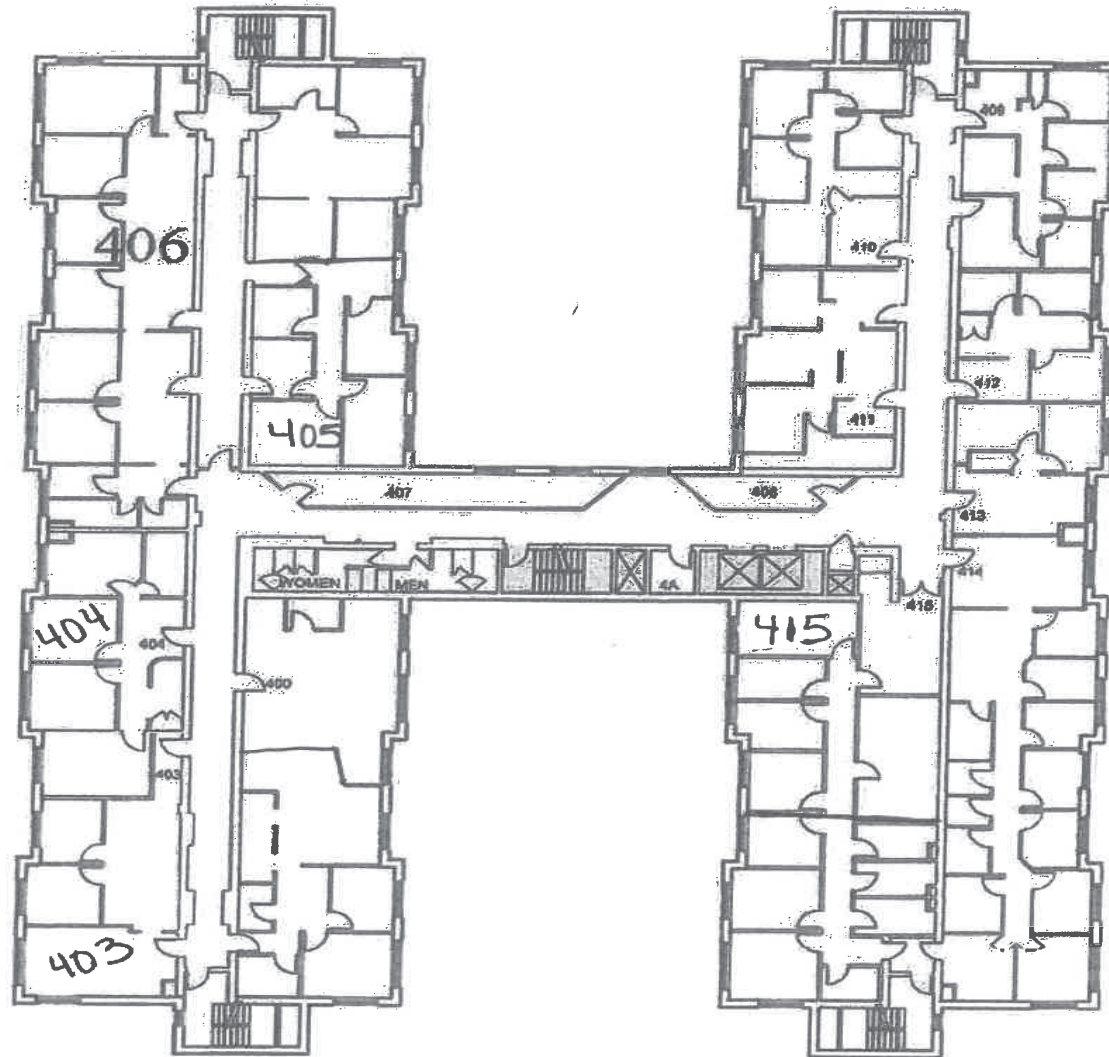


# PROPERTY FLOOR PLAN - THIRD FLOOR





# PROPERTY FLOOR PLAN - FOURTH FLOOR



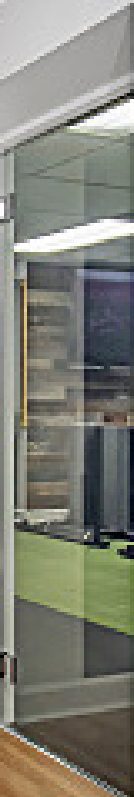
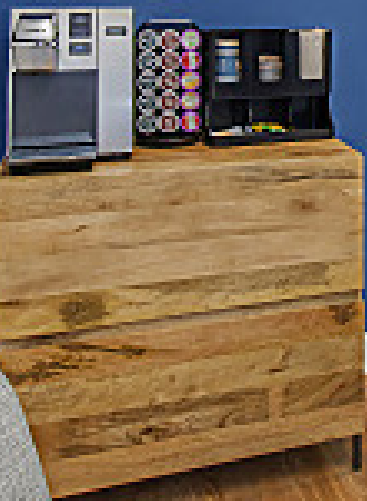


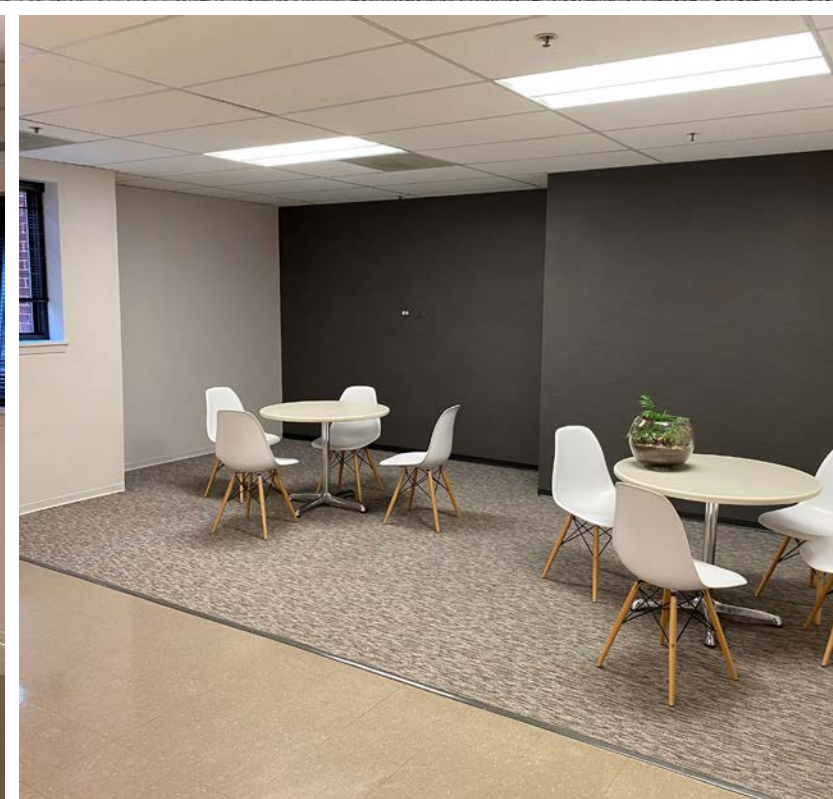
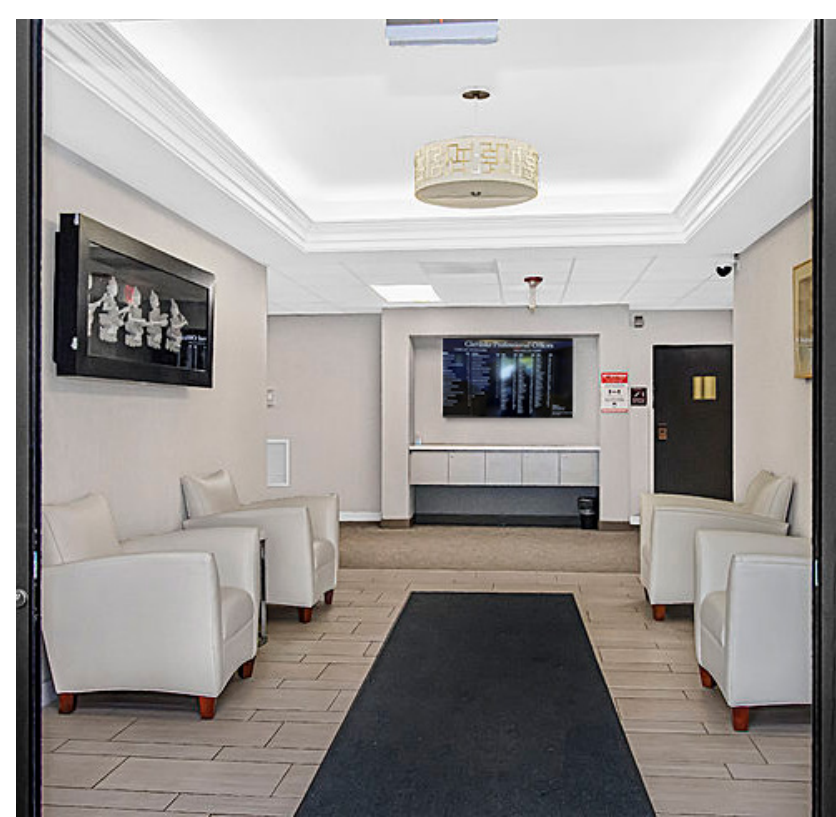






ALEX HAN  
PHYSICAL THERAPY









LOCATION  
INFORMATION



# LOCATION OVERVIEW

ZIP: ..... 60026

SUB-MARKET: ..... NEAR NORTH

SUB-MARKET CLUSTER: ..... NORTH

LOCATION TYPE: ..... SUBURBAN

MARKET: ..... CHICAGO

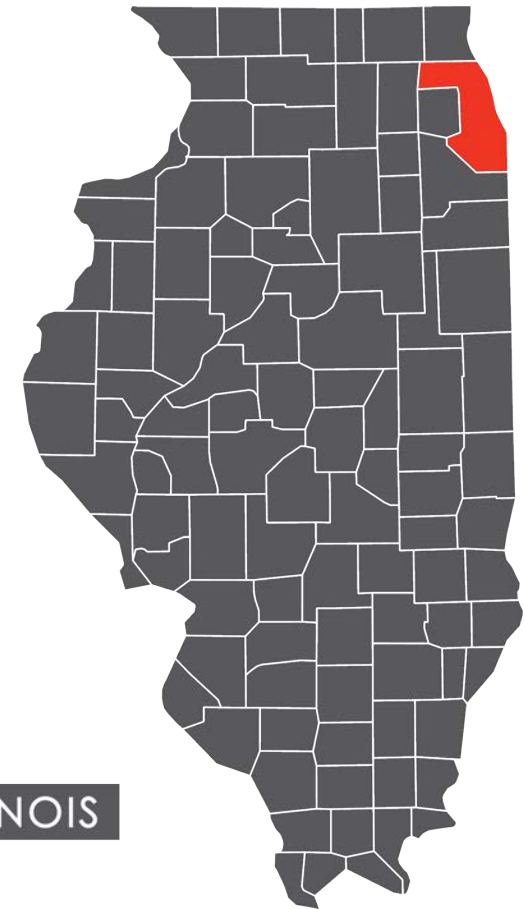
COUNTY: ..... COOK

STATE: ..... ILLINOIS

CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

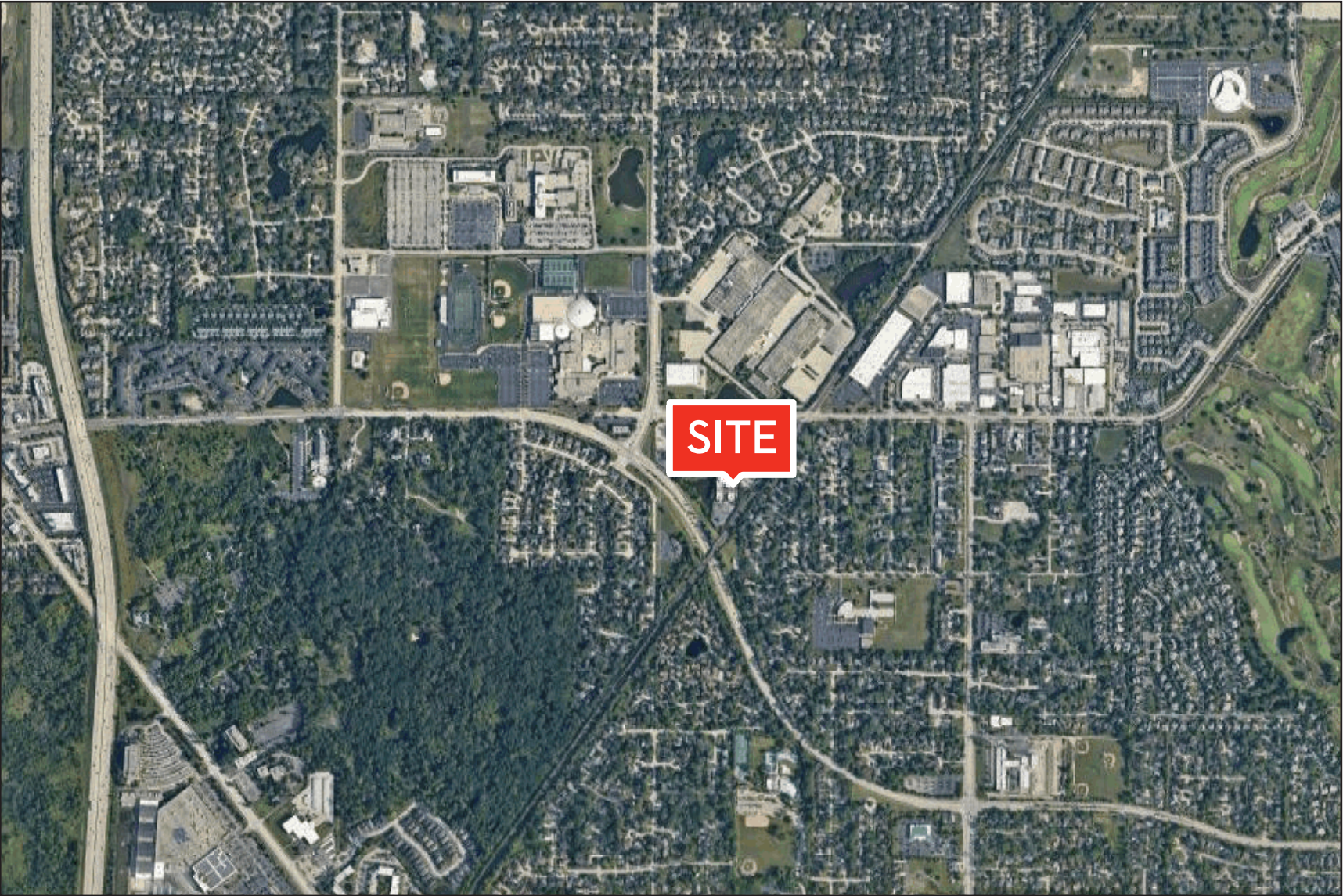
DMA: ..... CHICAGO, IL-IN

COUNTRY: ..... UNITED STATES





# AERIAL MAP



# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

**Glenview Station Commuter Rail**  
*(Milwaukee District North Line)*

## DRIVE

7 min

## DISTANCE

3.1 mi

**North Glenview Station Commuter Rail**  
*(Milwaukee District North Line)*

8 min

3.2 mi

## AIRPORT

**Chicago O'Hare International Airport**

## DRIVE

21 min

## DISTANCE

11.6 mi

**Chicago Midway International Airport**

42 min

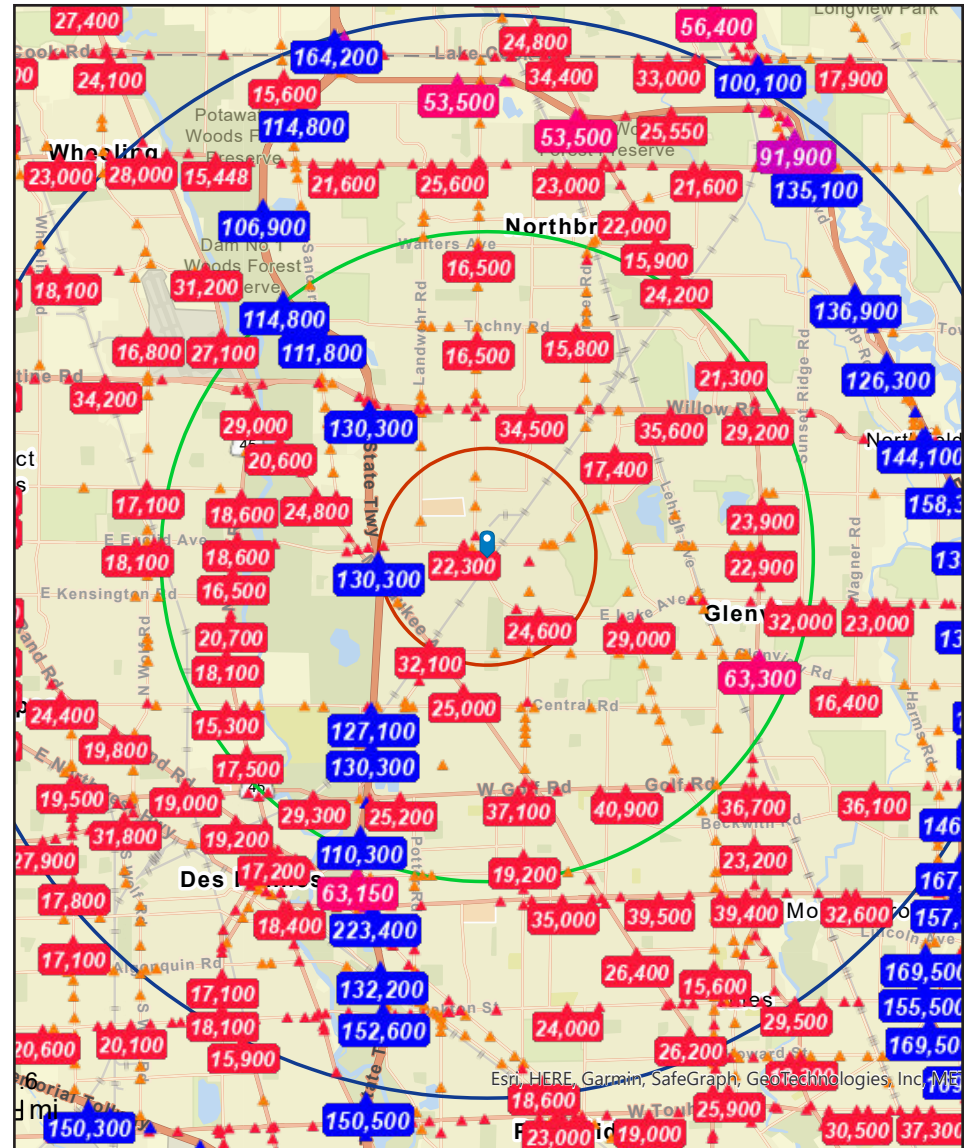
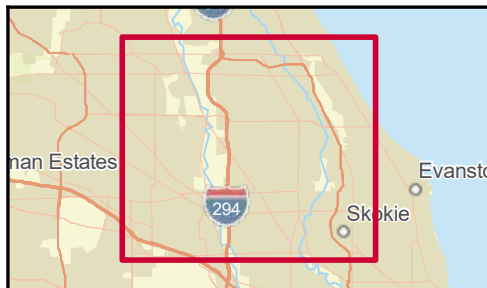
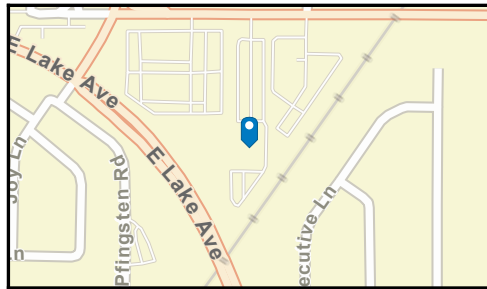
23.2 mi



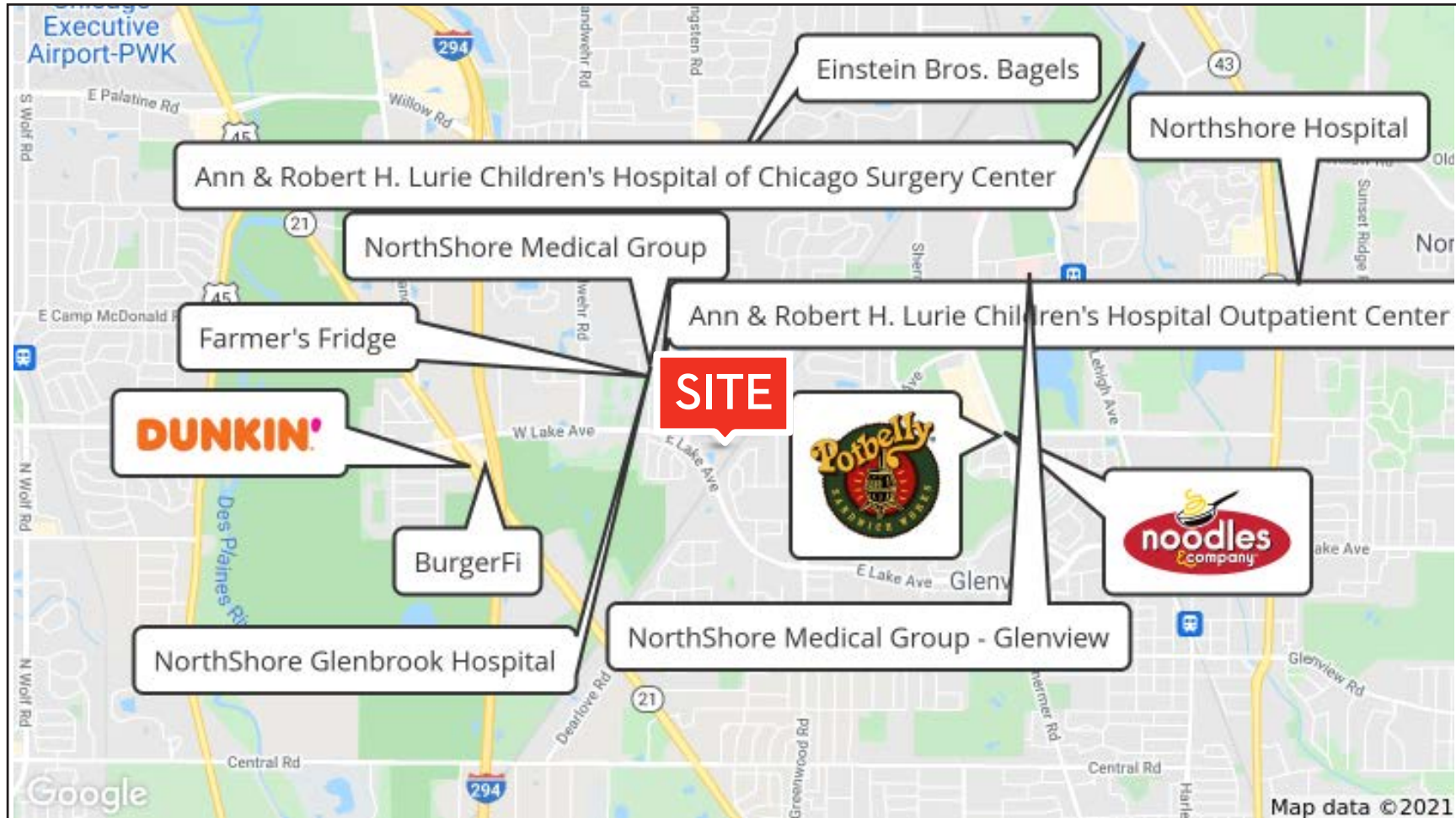
# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



# POINTS OF INTEREST







MARKET  
INFORMATION

# MARKET OVERVIEW

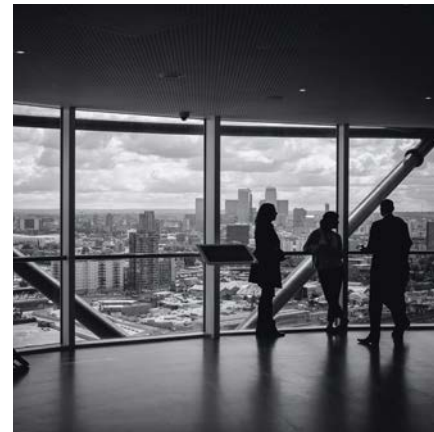
## GLENVIEW, IL

Glenlake Medical Professional Center is located at 3633 W Lake Ave in the affluent suburb of Glenview, Cook County, Illinois and in center of Chicago's highly affluent North Shore Suburbs and North Suburban Office Market, Cook County is part of the 6 county Chicago, Naperville, Arlington Heights, Metropolitan Division with Chicago as its principal city and the Chicago-Naperville-Elgin Metropolitan Statistical area is the third largest most diversified in the USA.

The charming suburb of Glenview boasts a medium household income of \$123,690, and an estimated medium home value of \$574,460. Glenview's population growth rate of 6.5% since the last census and above the state's average.

The Near North Submarket in Chicago contains roughly a total of 15.8 million SF of Office Space, no supply side pressure on vacancies from new construction, and a vacancy rate of approximately 11%.

With the coronavirus pandemic and its adverse effects on office use, demand and vacancies seeming behind us it the prospects for the 4th quarter of 2021 and 2022 are showing signs of improvement.





# TENANT PROFILE

## GLENLAKE MEDICAL PROFESSIONAL OFFICES

Glenlake MPO is currently 68% occupied and with over 65% of its 29 tenants are medical professional tenants and maintains an existing tenant retention rate in the mid 90% range.

Glenview enjoys some of the highest Lease Rates outside of downtown Chicago and at Glenlake MPO the current Tenant Lease Rates range from \$23.5 to \$30 Gross (modified) with new Tenant Leases averaging \$27.5 for 5-10 year Leases.

New Tenant prospects and activity continues to be moderate, but steady, with a recent increase as we enter the spring and summer months and with the lowering of the State COVID guidelines.



# DEMOGRAPHIC INSIGHTS

## DEMOGRAPHIC SUMMARY

3633 W Lake Ave, Glenview, Illinois, 60026

Ring of 1 mile

### KEY FACTS

9,848

Population



3,523

Households

47.5

Median Age

\$87,598

Median Disposable Income

### EDUCATION

4%

No High School Diploma



13%

High School Graduate



17%

Some College



66%

Bachelor's/Grad/Prof Degree

### INCOME



\$114,919

Median Household Income



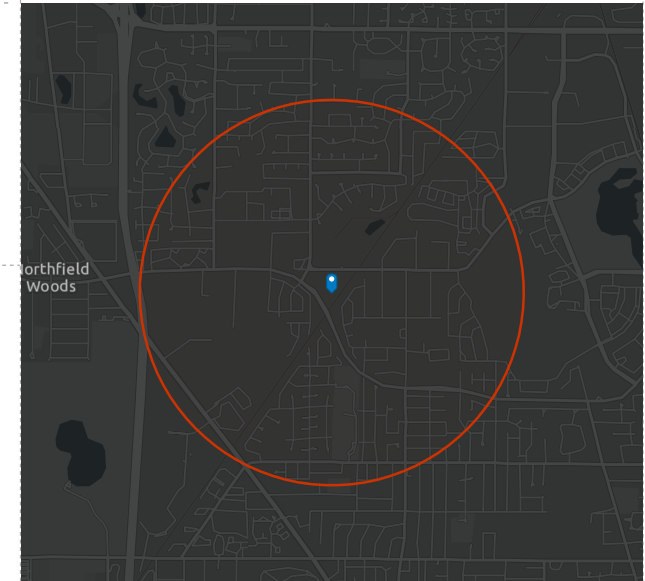
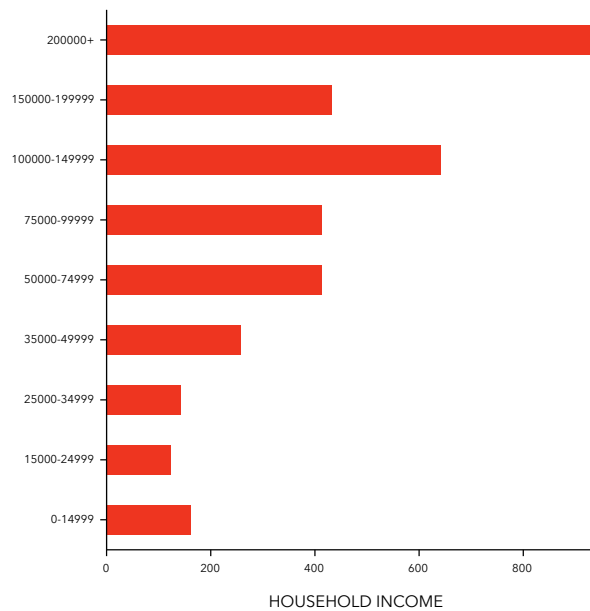
\$62,343

Per Capita Income



\$658,368

Median Net Worth



### EMPLOYMENT

84.7%

White Collar

7.0%

Blue Collar

8.3%

Services

5.0%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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ADDITIONAL  
INFORMATION



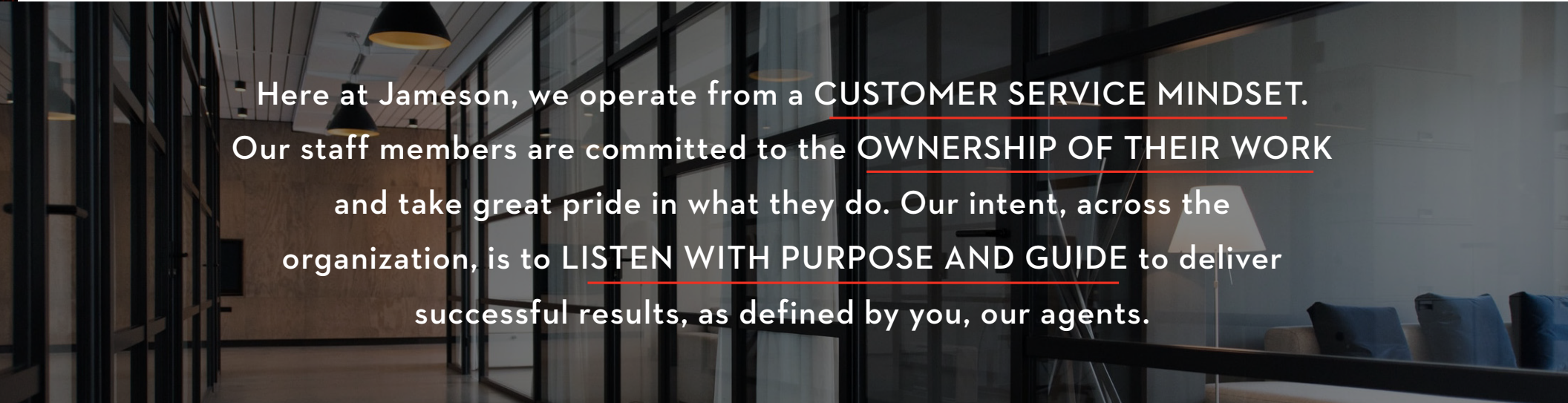
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.



# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.

# ABOUT YOUR AGENT



**BBURDEN@JAMESON.COM**  
**312.929.1597**

## ■ BRENT BURDEN, CCIM

Brent is a licensed real estate broker in Illinois, and has represented both Tenants & Landlords in leasing, as well as investors in acquisitions, and owners in dispositions of over 1.5 million square feet of commercial space. Specializing in Leasing and Investment Sales, Brent has successfully negotiated leases for numerous law, marketing, media, and financial services firms, as well as Not-For-Profit Tenants. Brent has extensive experience in acquisitions and dispositions of commercial property, and has represented both investors and sellers of office, retail, multi-family, and warehouse properties.

Brent's professional history includes:

- Master of Business Administration- Loyola University of Chicago
- Bachelor of Science- Finance- Colorado State University
- Certified Commercial Investment Manager (CCIM)- Designated 2012. CCIM Designees are recognized as leading experts in commercial real estate investment, and undergo a rigorous educational program, and are required to submit qualification portfolio of experience in order to receive the designation.





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**JAMESON COMMERCIAL REAL ESTATE**

425 W. NORTH AVENUE | CHICAGO, IL

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