

NEW CONSTRUCTION OFFICE SPACE FOR LEASE NEARBY I-94 ENTRANCE ±2,000 SF GROUND LEVEL



Ground level space available for lease in two-story, new construction building in Northfield. The Warner Institute, a highly esteemed Plastic Surgery center, occupies the second floor. The space includes 2 ADA bathrooms. The property is located in affluent North Shore, with average household income of \$183,501 within a 3 mile radius.

The building fronts I-94, providing tremendous visibility and prominent signage opportunity. Onsite parking available, as well as free and unrestricted parking around the building.

LEASE RATE:	\$30 PSF
LEASE TYPE:	Modified Gross
SIZE:	±2,000 SF
YEAR BUILT:	2022
CO-TENANT:	Warner Institute
TRAFFIC COUNT:	112,400 Vehicles per Day along I-94



CRAIG WOLF

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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

LOCATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,622	70,429	226,570
Households	1,815	26,038	84,303
Avg Household Size	2.5	2.7	2.6
Median Home Value	\$719,665	\$749,484	\$557,905
Median Age	48.2	45.9	45.6
Average HH Income	\$177,101	\$183,501	\$156,892

*Source—Costar 2023 Estimates



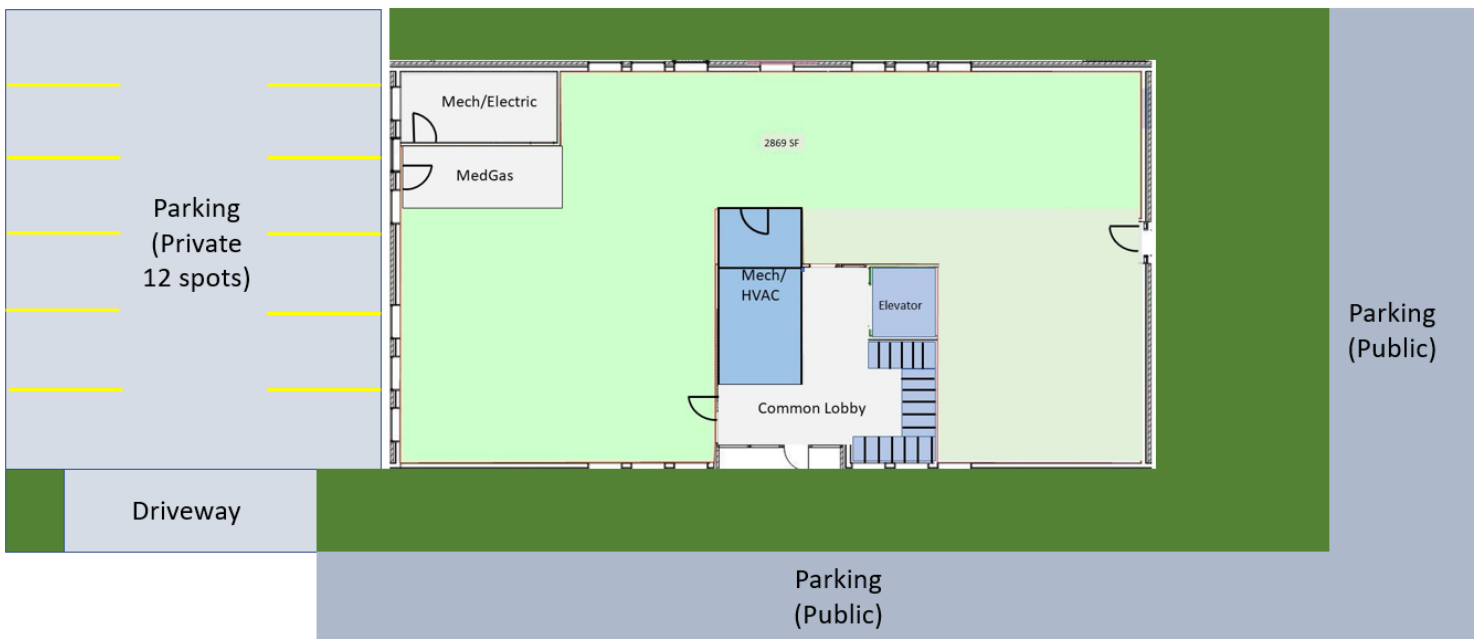
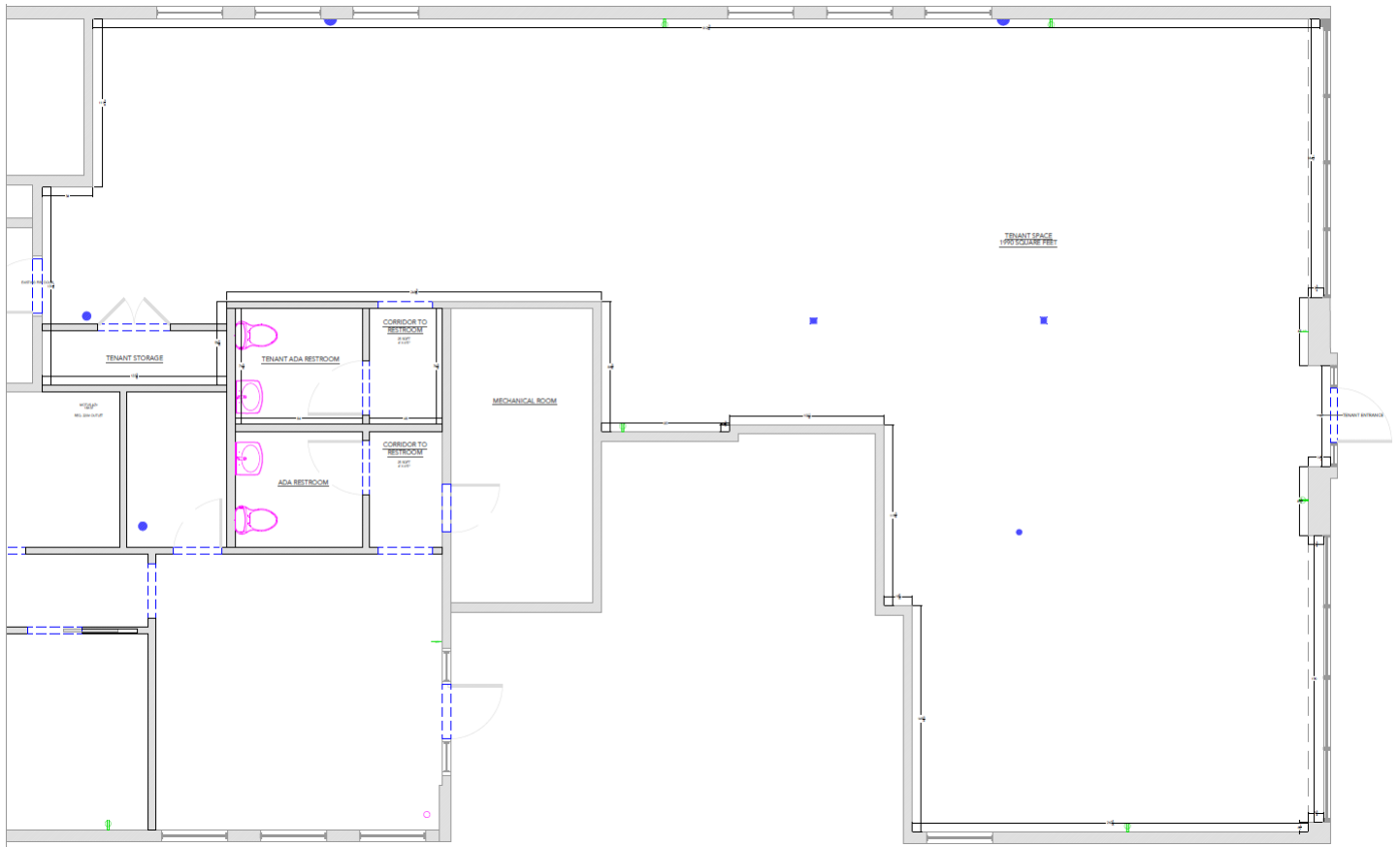
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FLOOR PLAN



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PHOTOS



Entryway



Parking Lot



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