



DELUXE OFFICES IN BOUTIQUE OFFICE BUILDING

FOR LEASE

JAMESON.

430 PARK AVENUE
HIGHLAND PARK, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

EXECUTIVE SUMMARY



SPACE AVAILABLE

OFFICE SPACE: 1,769 - 4,155 RSF

BUILDING SIZE

26,800 SF

ZONING

B-5

BUILT/RENOVATED

1920 / 2012

FOR LEASE

\$25-\$28/SF MODIFIED GROSS

PROPERTY DESCRIPTION

The offices at 430 Park Avenue are ideally situated in downtown Highland Park close to the Metra, shops, restaurants and a short walk to Lake Michigan. This boutique office building offers a mix of high quality second generation office spaces providing a mix of private offices and open floor plans to suit many uses. Ownership is willing to provide build-outs for qualified long term tenants.

TRANSPORTATION HIGHLIGHTS

Highland Park Station Commuter Rail (Union Pacific North Line) - *0.4 mile*

Highwood Station Commuter Rail (Union Pacific North Line) - *1.7 miles*

Chicago O'Hare International Airport - *20.9 miles*

Chicago Midway International Airport - *32.2 miles*

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SUITE 2C - FLOORPLAN & DETAILS

430 PARK AVENUE

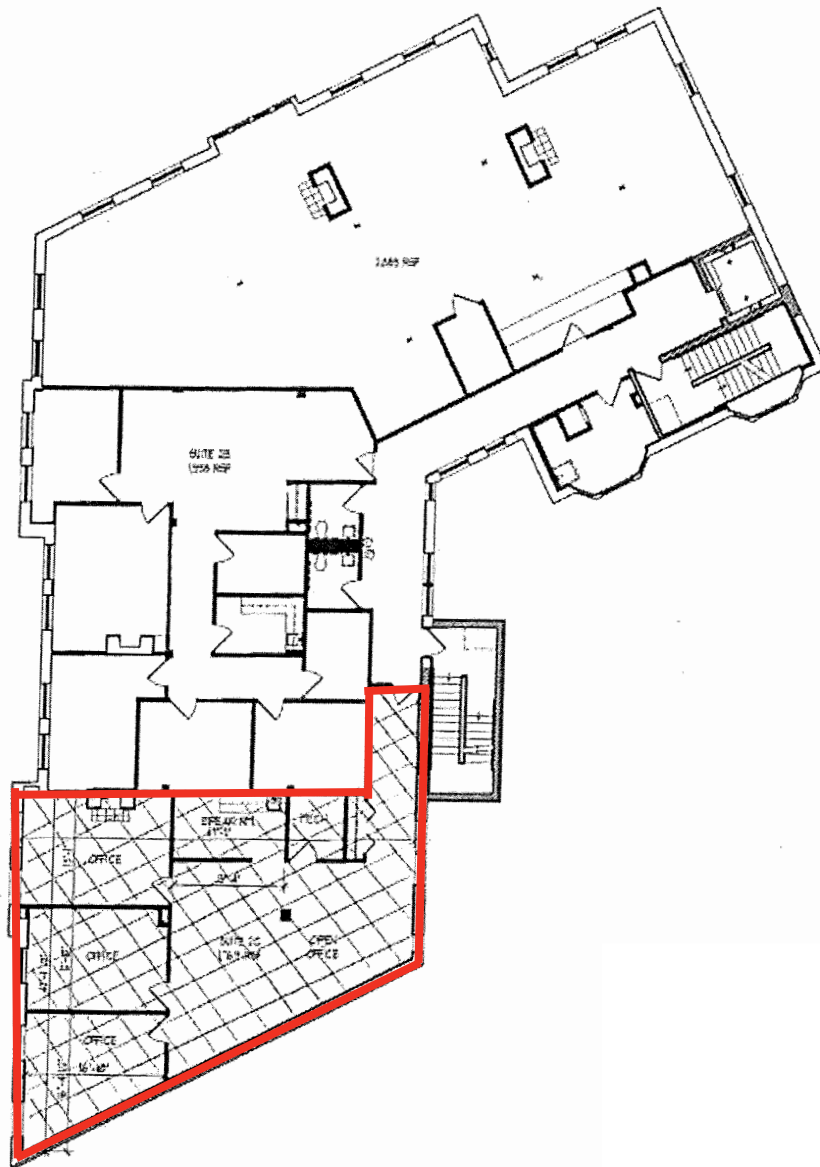
HIGHLAND PARK, IL

SUITE 2C SIZE: 1,769 SF

LAYOUT: MOSTLY OPEN PLAN

BUILDOUT: PARTIAL BUILD-OUT

LEASE RATE: \$28.00/SF MODIFIED GROSS



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SUITE 3A - FLOORPLAN & DETAILS

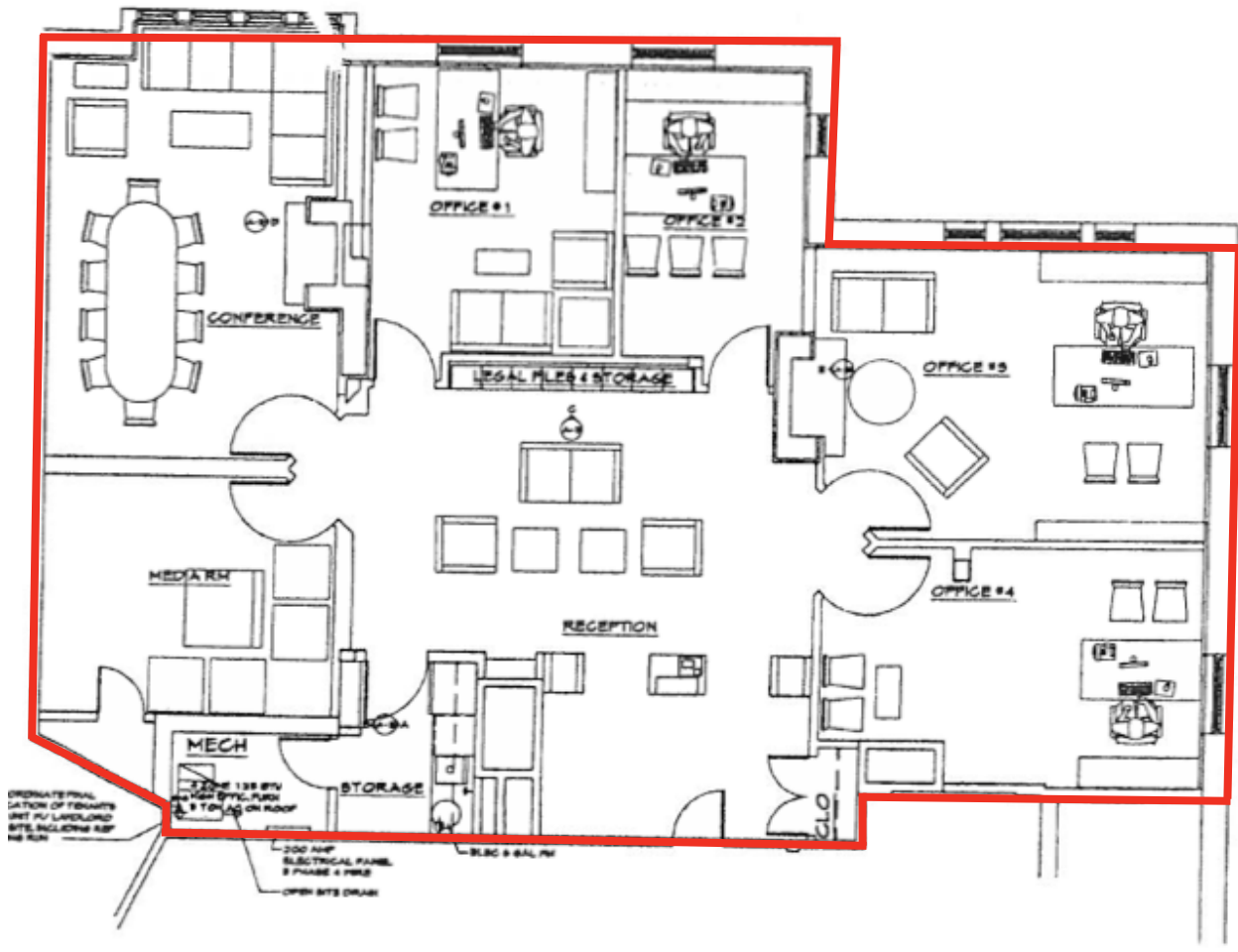
430 PARK AVENUE
HIGHLAND PARK, IL

SUITE 3A SIZE: 2,324 SF

LAYOUT: MOSTLY OPEN PLAN

BUILDOUT: FULL BUILD-OUT + RENOVATION

LEASE RATE: \$28.00/SF MODIFIED GROSS



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SUITE 3B - FLOORPLAN & DETAILS

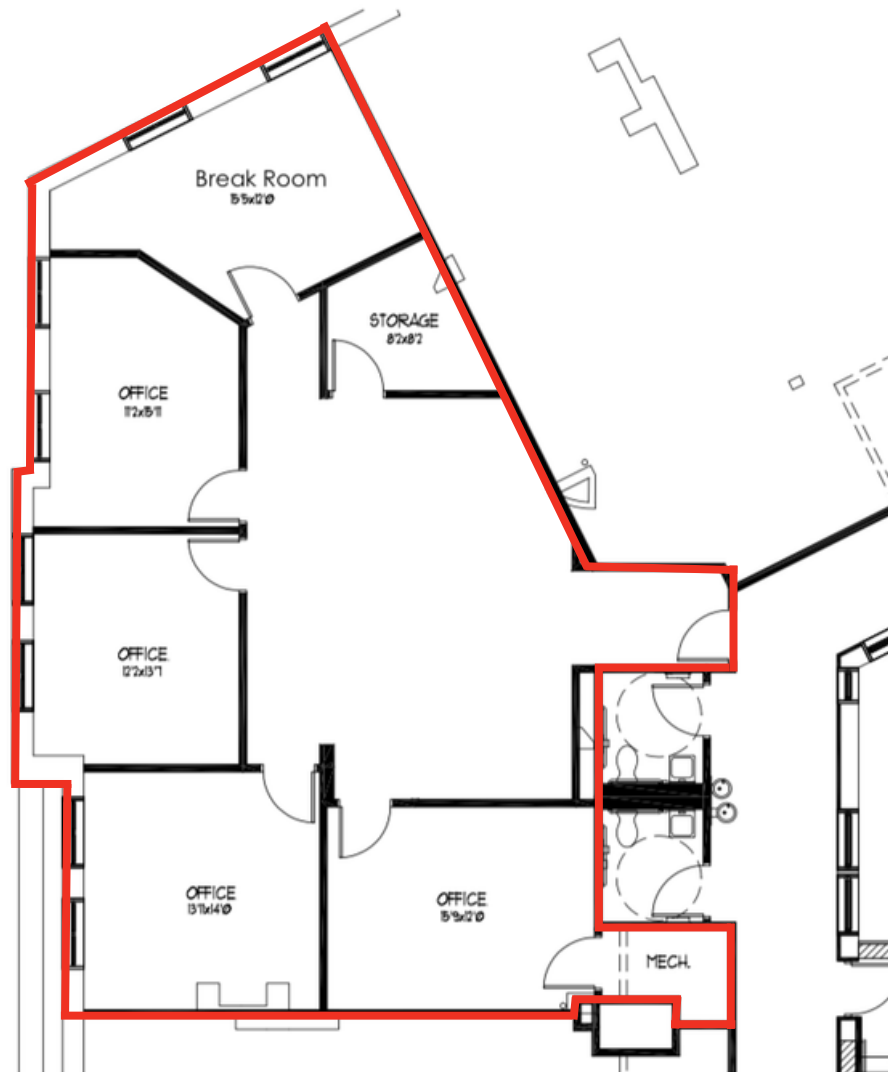
430 PARK AVENUE
HIGHLAND PARK, IL

SUITE 3B SIZE: 1,831 SF

LAYOUT: MOSTLY OPEN PLAN

BUILDOUT: PARTIAL BUILD-OUT

LEASE RATE: \$25.00/SF MODIFIED GROSS



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SUITE 3A&B - FLOORPLAN & DETAILS

430 PARK AVENUE
HIGHLAND PARK, IL

SUITE 3A&B SIZE: 4,155 SF

LAYOUT: MOSTLY OPEN PLAN

BUILDOUT: PARTIAL BUILD-OUT

LEASE RATE: \$29.00/SF MODIFIED GROSS



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PROPERTY PHOTOGRAPHY

430 PARK AVENUE
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POINTS OF INTEREST

RESTAURANTS

TAQUERIA LOS MOGOTES
BACKYARD GRILL
SCRAMBLED
ORDO
TACOS EL NORTE
DEMETRI'S
MEAN WIENER
ROSEBUD
YUMMY BOWL
WALKER BROS PANCAKE HOUSE

SHOPPING

THE SHOPS ON PLACE
RENAISSANCE PLACE
PORT CLINTON SQUARE
TARGET
NORTHBROOK COURT
WALGREEN'S PHARMACY
SUNSET FOODS
LA UNION SUPERMARKET
POETA'S ITALIAN FOOD MARKET
TRADER JOE'S

FINANCIAL

HIGHLAND PARK BANK & TRUST
CHASE BANK
OLD NATIONAL BANK
DEERFIELD BANK & TRUST

COFFEE

ASTRA COFFEE ROASTERS
HARMONY COFFEE BAR
DUNKIN'
STARBUCKS

BARS

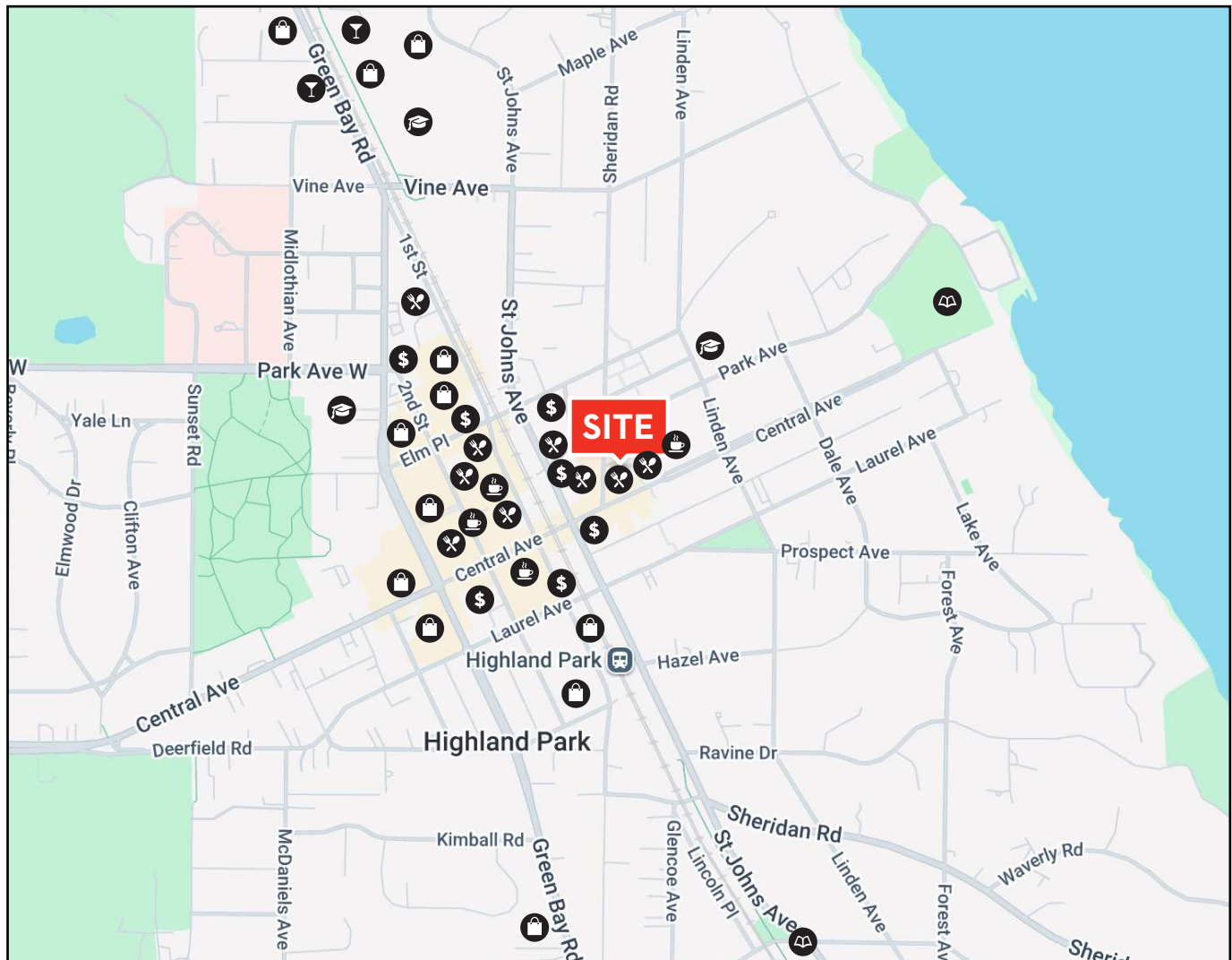
THE TOADSTOOL PUB
SANTI'S

SCHOOLS

HIGHLAND PARK HIGH SCHOOL
RAVINIA ELEMENTARY SCHOOL

ENTERTAINMENT

FORT SHERIDAN FOREST PRESERVE
ENGLISH WALLED GARDEN



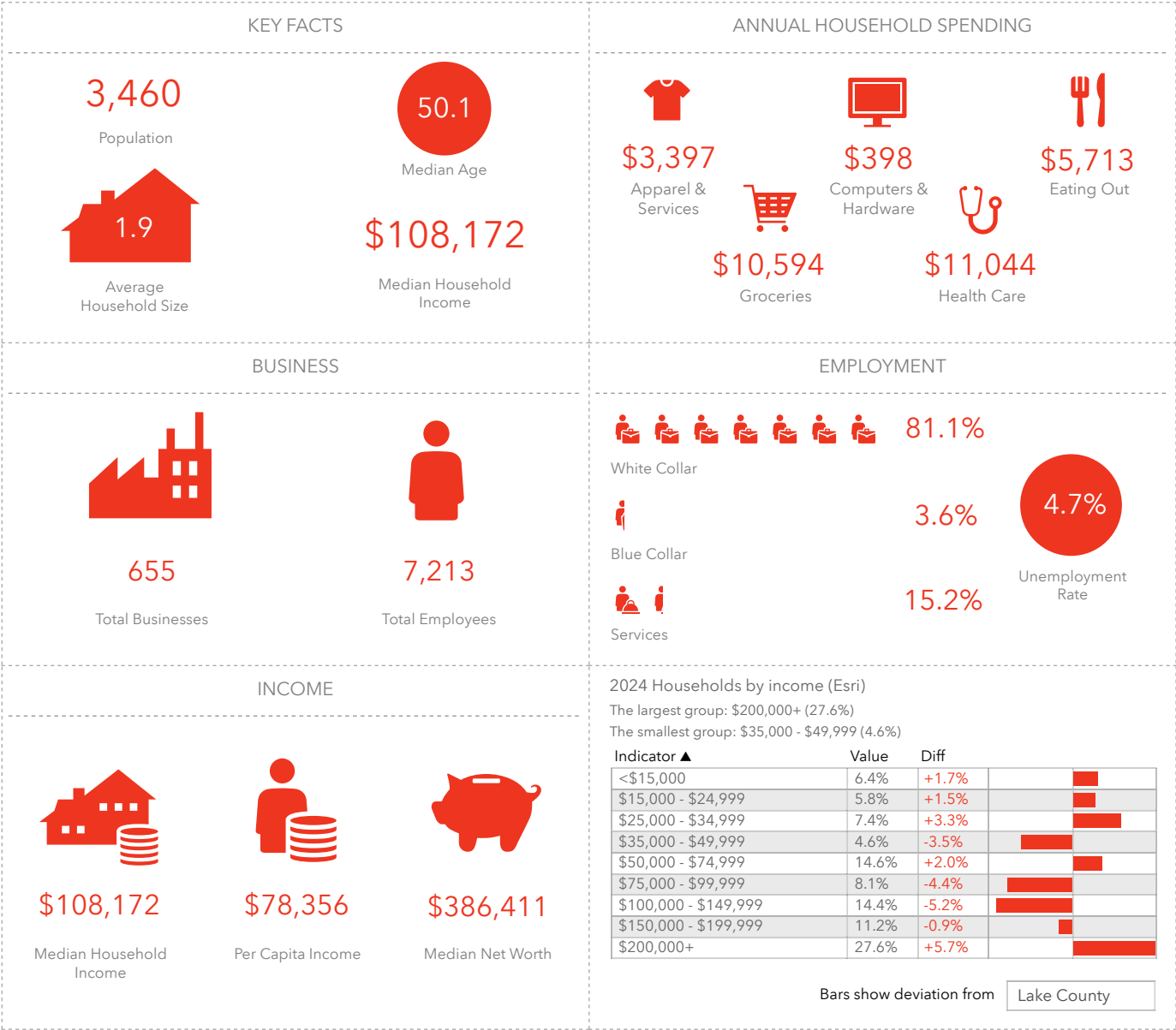
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DEMOGRAPHIC INSIGHTS

430 PARK AVENUE

HIGHLAND PARK, IL



A graphic consisting of a grid of red squares. The word "JAMESON." is written in white, serif, all-caps font in the center of one of the squares.

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