

440 N MILWAUKEE
Office Building
Lincolnshire, IL



VIEW
VIRTUAL TOUR
HERE



5,000 SF OFFICE SPACE FOR LEASE



presented by

YourSVN Suburban
NEXT LEVEL TEAM

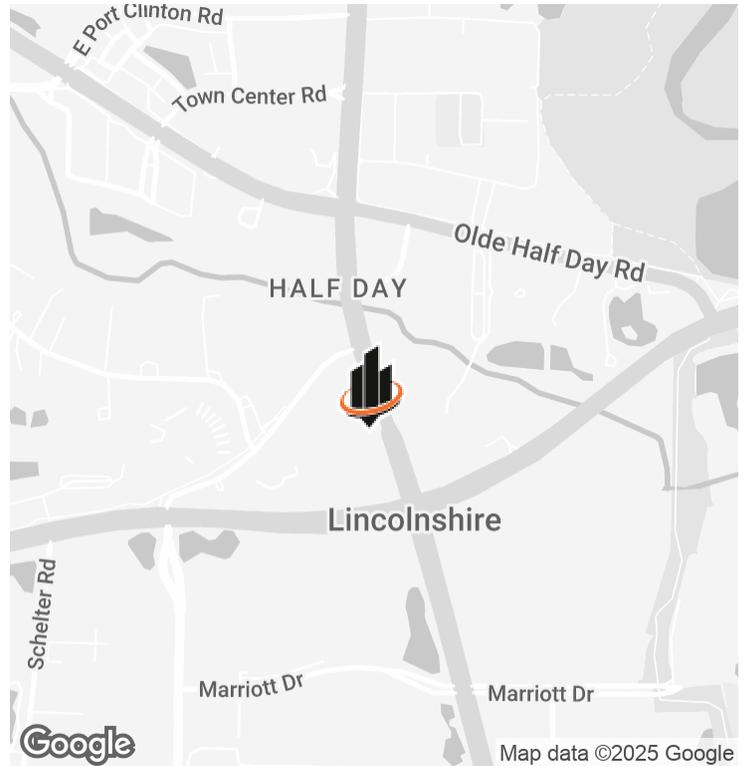
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PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

LEASE RATE:	\$17.50/SF (MG)
AVAILABLE SF:	5,000 SF
BUILDING SIZE:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	179	547	1,858
TOTAL POPULATION	482	1,476	4,936
AVERAGE HH INCOME	\$182,232	\$182,211	\$205,147

DESCRIPTION

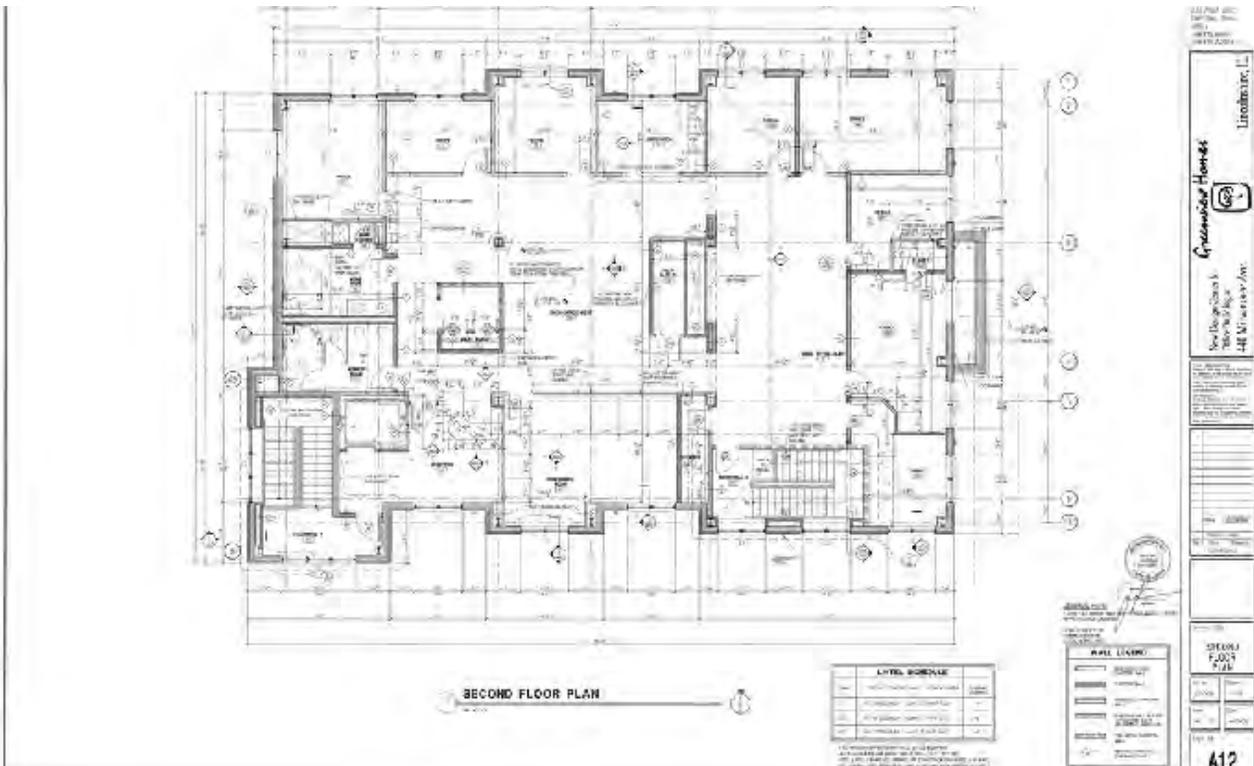
- Off of busy Milwaukee Avenue with average traffic counts of 31,000 vehicles per day
- 2.3 Miles west of I-94
- 1.5 Miles from the nearest Metra station
- 1 Minute walk away from nearest bus stop
- Situated near popular dining options such as Wildfire and Fleming's Prime Steakhouse
- Easy access to shopping at Lincolnshire Commons and CityPark
- Right next door to Creekside Park and less than a half mile from Rivershire Park

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	5,000 SF	LEASE RATE:	\$17.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Floor Two	Available	5,000 SF	Modified Gross	\$17.50 SF/yr	Lined with spacious private offices and meeting rooms, a large open area with workstation dividers and two double-stall bathrooms.

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ADDITIONAL PHOTOS



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AERIAL AND BIRDSEYE MAP

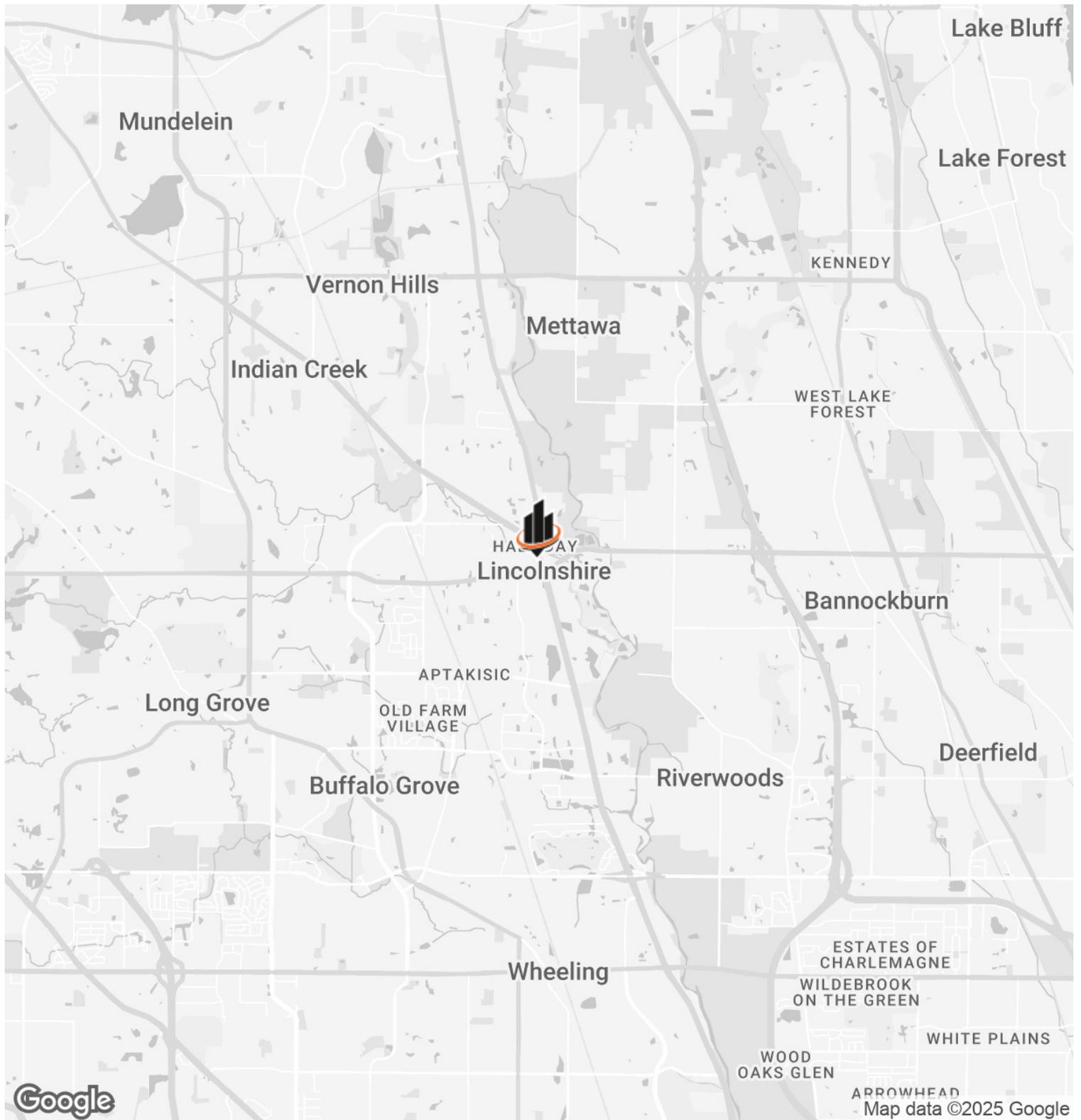


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LOCATION MAP



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