



Skokie Office Building

5301 Dempster Street, Skokie, IL



1,100 SF 2ND FLOOR & LL OFFICE SPACES FOR LEASE



PRESENTED BY

your
NEXT LEVEL TEAM

Jennifer Hopkins, MBA
312.676.1865

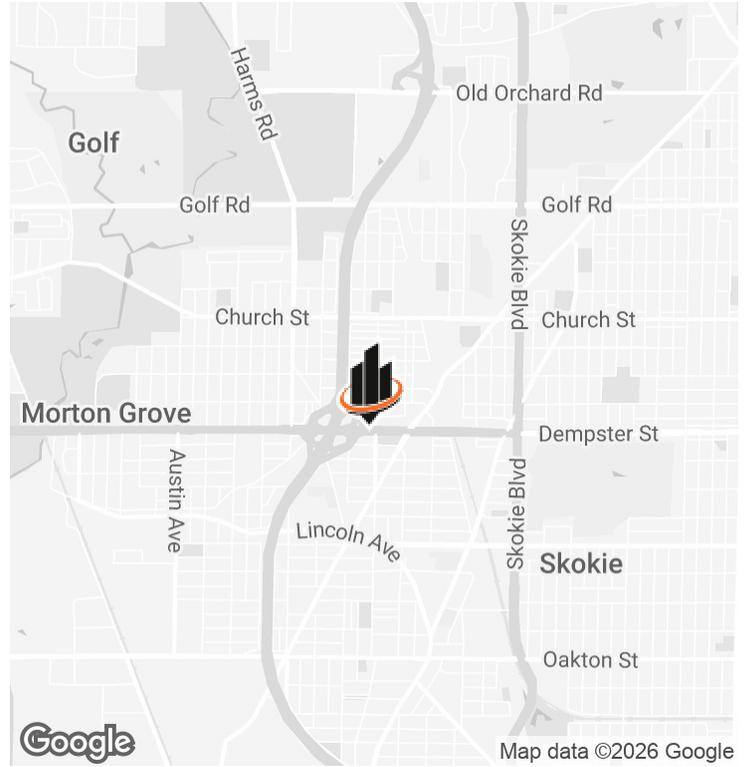
svnchicago.com

Olivia Czyzynski
312.676.1862
fluent in Polish

NEXTLEVELSUBURBANCHICAGO@SVN.COM

Lina Adamis
224.723.2528

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23.00 - 24.00 SF/yr (MG)
AVAILABLE SF:	100 - 1,100 SF
LOT SIZE:	0.5 AC
BUILDING SIZE:	16,790 SF
YEAR BUILT:	1974
PARKING RATIO:	2.84/1,000 SF
ZONING:	B-2

DEMOGRAPHICS 1 MILE 2 MILES 3.5 MILES

	1 MILE	2 MILES	3.5 MILES
TOTAL HOUSEHOLDS	10,508	26,264	81,797
TOTAL POPULATION	28,026	72,524	222,106
AVERAGE HH INCOME	\$106,321	\$126,108	\$150,766

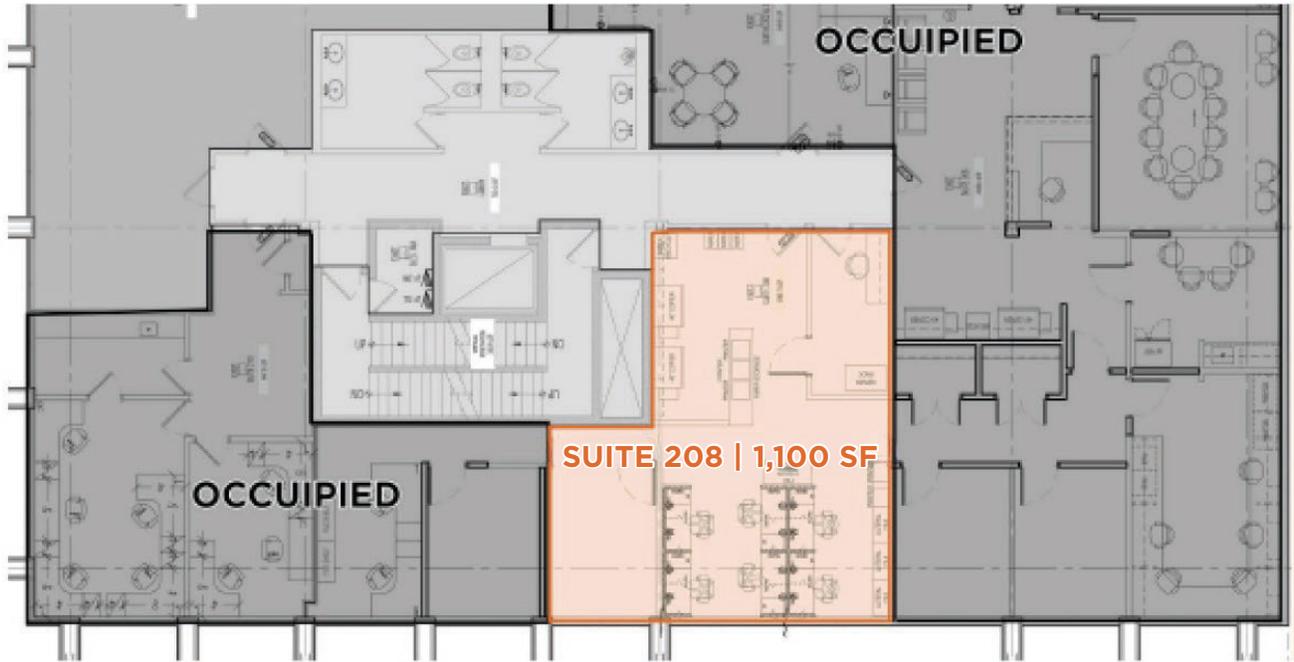
PROPERTY HIGHLIGHTS

- 3 Story, Multi-Tenant 16,790 SF Office Building
- One Remaining 1,100 SF Vacancy & One Lower Level 100 SF Office
- Move-In Ready Condition Office Suite Available
- Space Can be Converted to Medical
- Immediately Off I-94 Edens Expressway and ±10 Minutes from I-294
- Located at the intersection of Dempster Street and Lakewood Avenue, Featuring Excellent Accessibility
- 0.5 Miles to Yellow Line Skokie Swift CTA Station
- Numerous Restaurants and Shopping Nearby
- High-Image Building

OLIVIA CZYZYNSKI **JENNIFER HOPKINS, MBA**
 O: 312.676.1862 O: 312.676.1865
 olivia.czyzynski@svn.com jennifer.hopkins@svn.com

LINA ADAMIS
 O: 224.723.2528
 evangelina.adamis@svn.com

AVAILABLE SPACES FOR LEASE & FLOOR PLAN



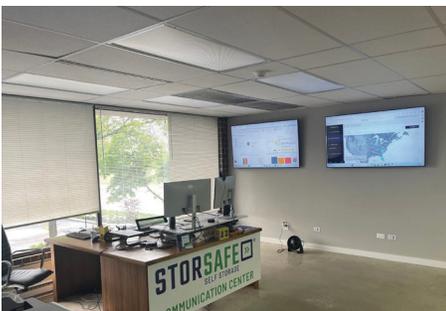
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	100 - 1,100 SF	LEASE RATE:	\$23.00 - 24.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 208	Available	1,100 SF	Modified Gross	\$23.00/SF/yr	Small office space with reception area, one private office and storage.
LL Office	Available	100 SF	Modified Gross	\$200/Month	

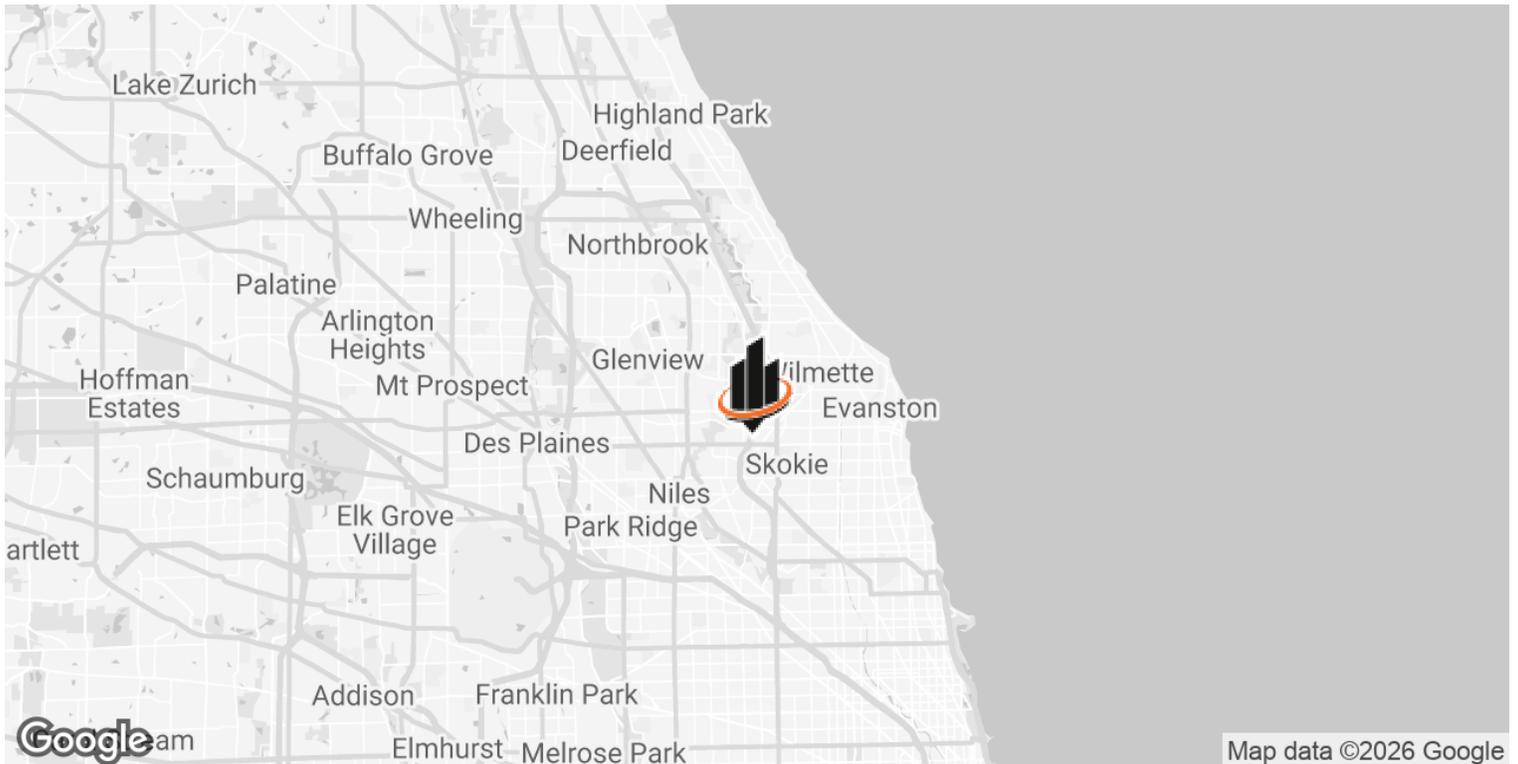
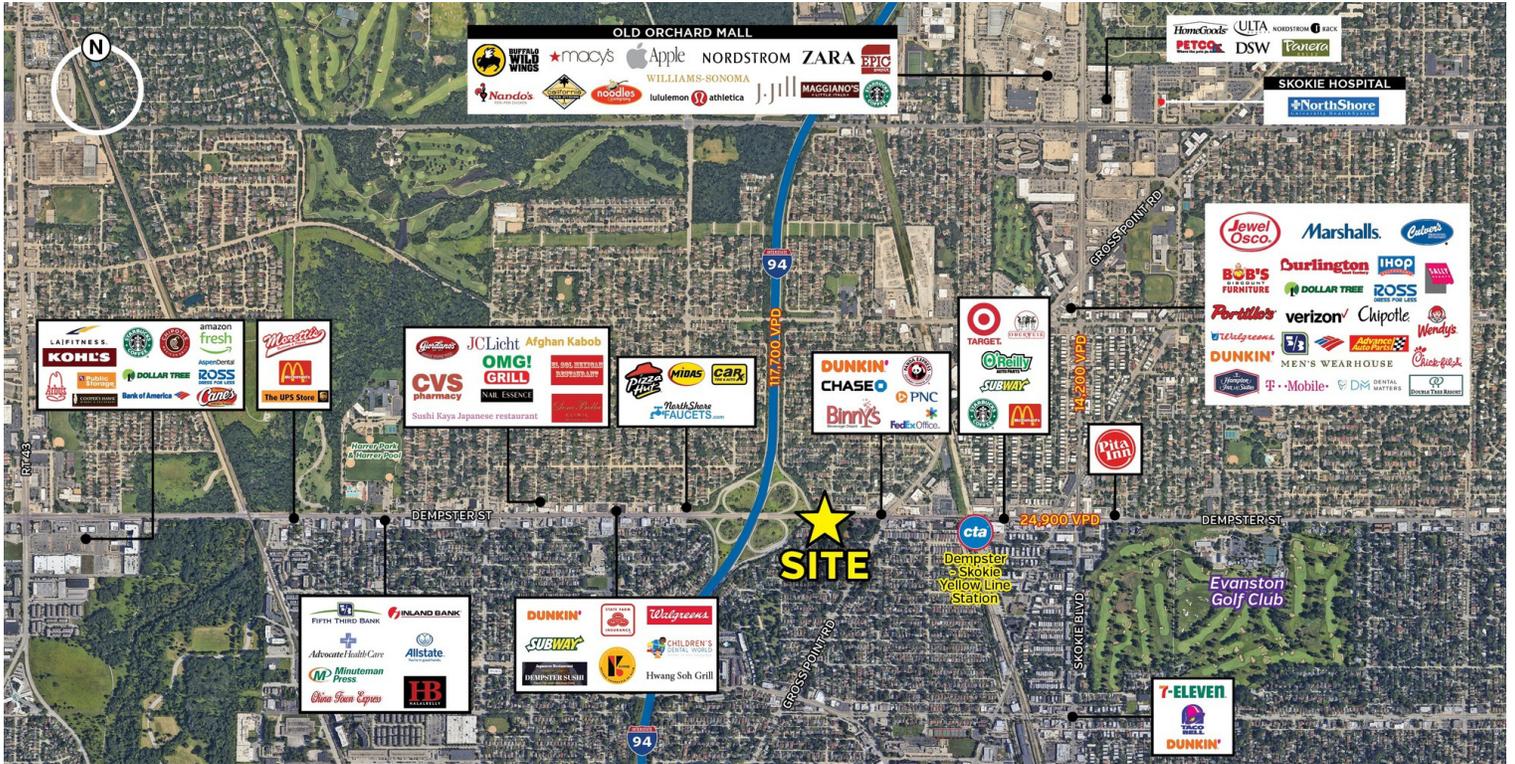


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NEARBY RETAILER MAP & LOCATION MAP



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