



LEASE

Mount Carmel Office Plaza

4410 ROOSEVELT ROAD

Hillside, IL 60162

PRESENTED BY:

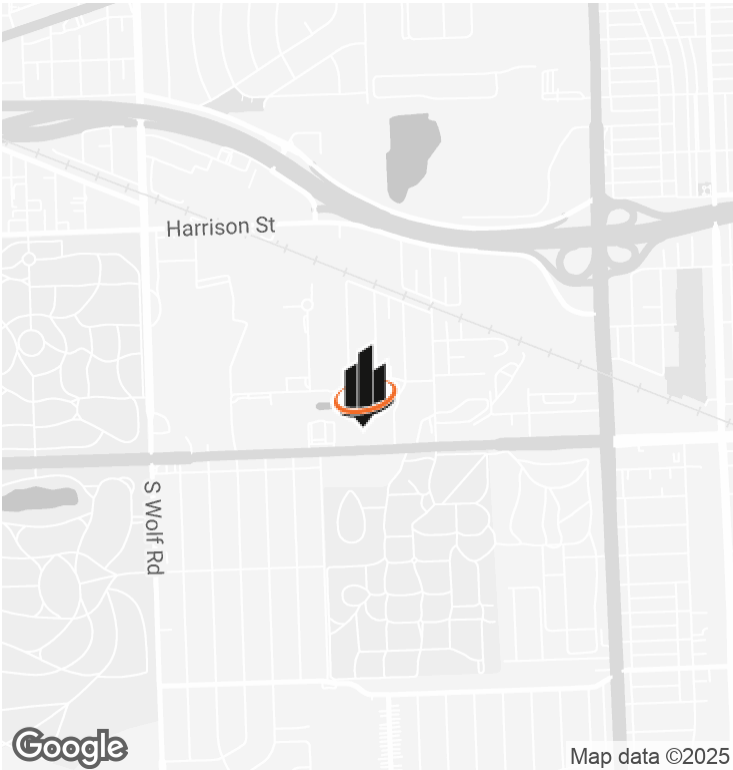
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (MG)
NUMBER OF UNITS:	6
AVAILABLE SF:	400 - 4,000 SF
LOT SIZE:	0.89 Acres
BUILDING SIZE:	19,000 SF
ZONING:	M-3

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional office lease opportunity in business-friendly Hillside, IL. A large office located at 4414 would be a great fit for a number of different businesses that need a professional space with a cozy feel. The second floor offices of 4410 are smaller, but combinable. All suites are turn-key ready.

Take advantage of being on the bustling Roosevelt Rd and its access to main thoroughfares and expressways. This brick building has been very well maintained over the years, and previously served as the landlord’s main headquarters. Spaces like this don’t last long, find the next home for your business today!

LOCATION DESCRIPTION

Located just west of Roosevelt Rd and I-45 intersection, the property is on the north side of the road.

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SPACE HIGHLIGHTS

- Large professional office space
- 7 private offices
- 1 extended private office with private bathroom and kitchenette
- Common kitchenette
- 4 Bathrooms
- High end finishes
- Private entrance/exit
- Turn-key ready
- Comcast internet
- Tenants responsible for gas and electric bil
- Good natural light

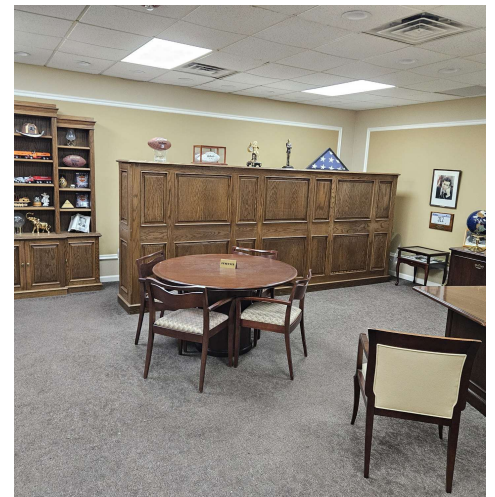


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4414 PHOTOS



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4410 ROOSEVELT - 2ND FLOOR

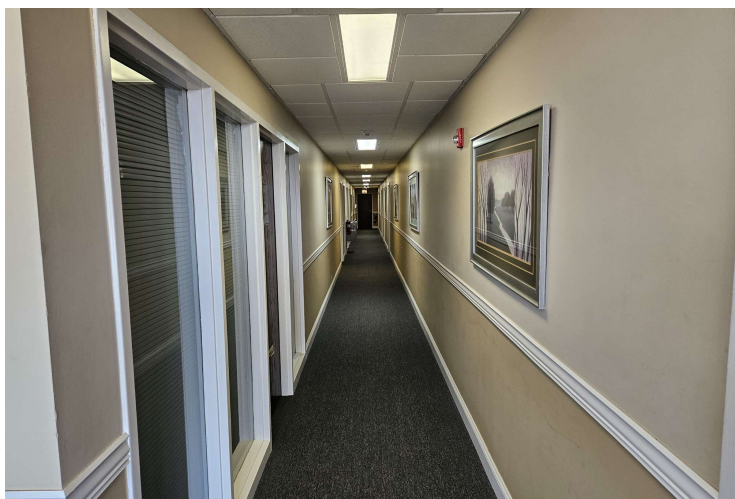


215+214

- Potential to be combined
- 215 is 600 SF
- 214 is 400 SF
- Turn-key ready
- Common bathrooms
- Facing west

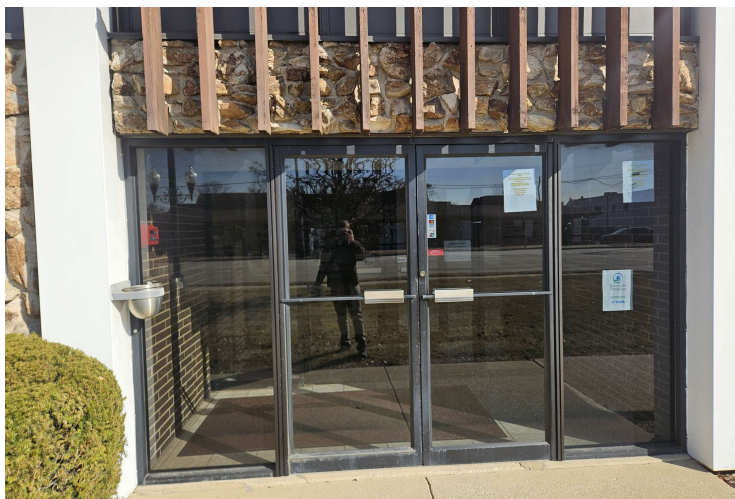
213+212

- Potential to be combined
- 213 is 500 SF
- 212 is 500 SF
- Turn-key ready
- Common bathrooms
- Facing west



203

- Already combined with 202
- 800 SF
- Turn-key ready
- Common bathrooms
- Facing east

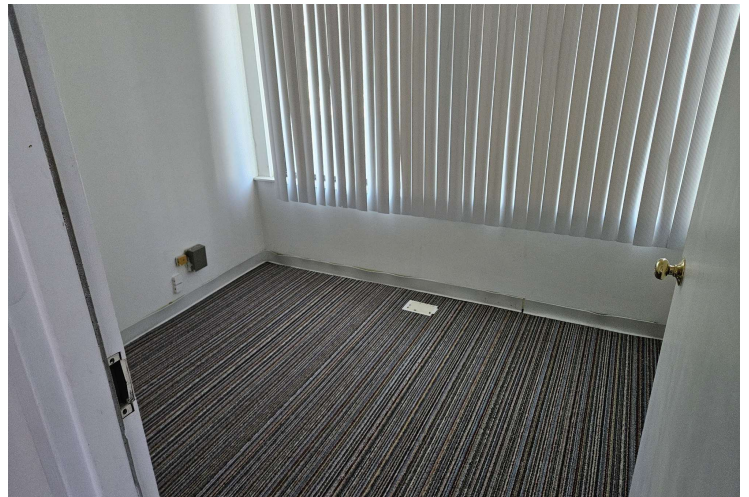


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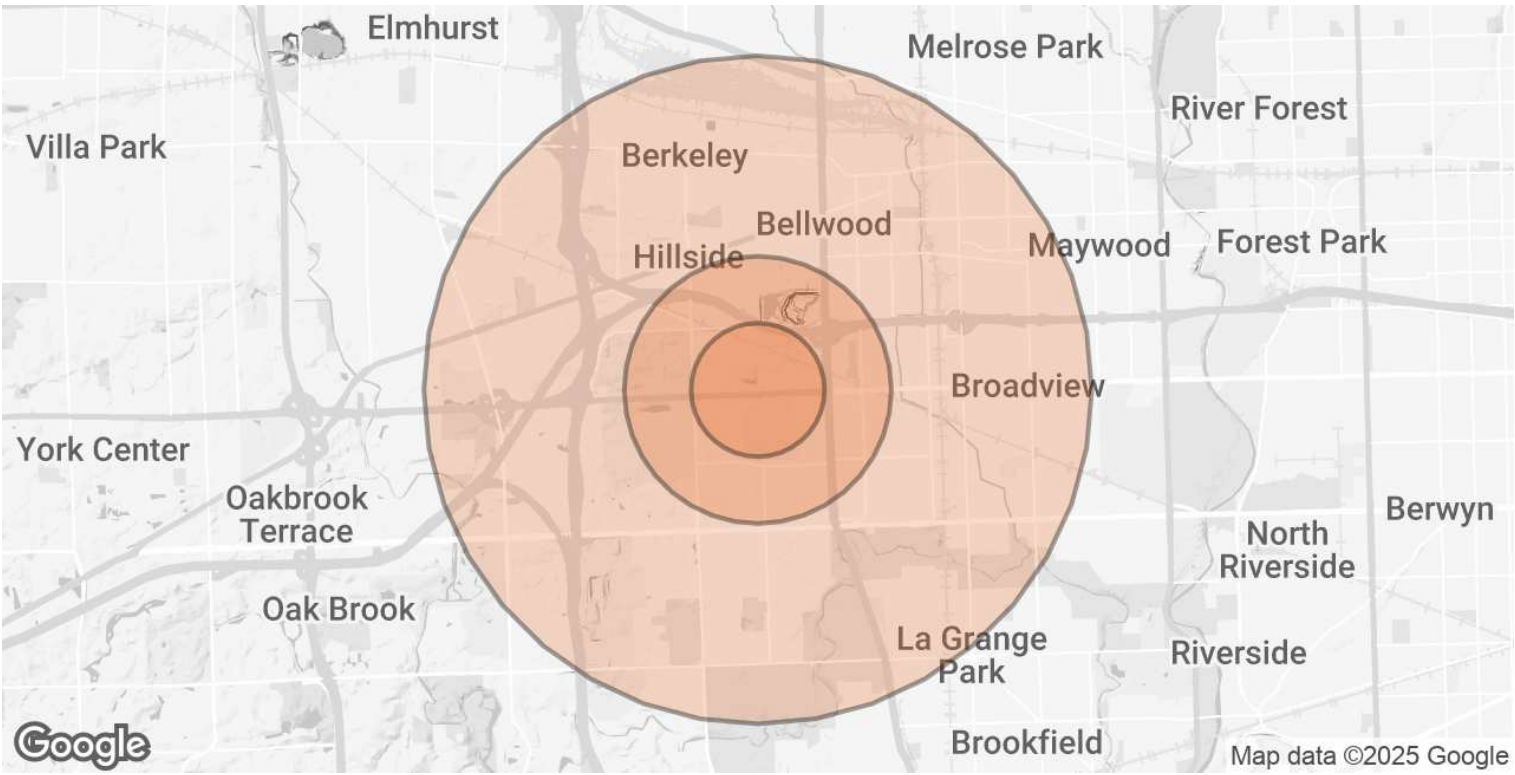
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4410 PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	1,623	10,382	83,393
AVERAGE AGE	43	44	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	44	45	44

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	569	4,059	30,447
# OF PERSONS PER HH	2.9	2.6	2.7
AVERAGE HH INCOME	\$86,053	\$95,680	\$106,984
AVERAGE HOUSE VALUE	\$279,182	\$277,879	\$318,441

Demographics data derived from AlphaMap

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ADVISOR BIO 1



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Associate Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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