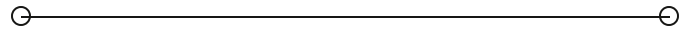


LEASE

Downtown Oak Park Full Floor Office Suites ±2,000 - 4,000 SF

1053 LAKE STREET

Oak Park, IL 60301



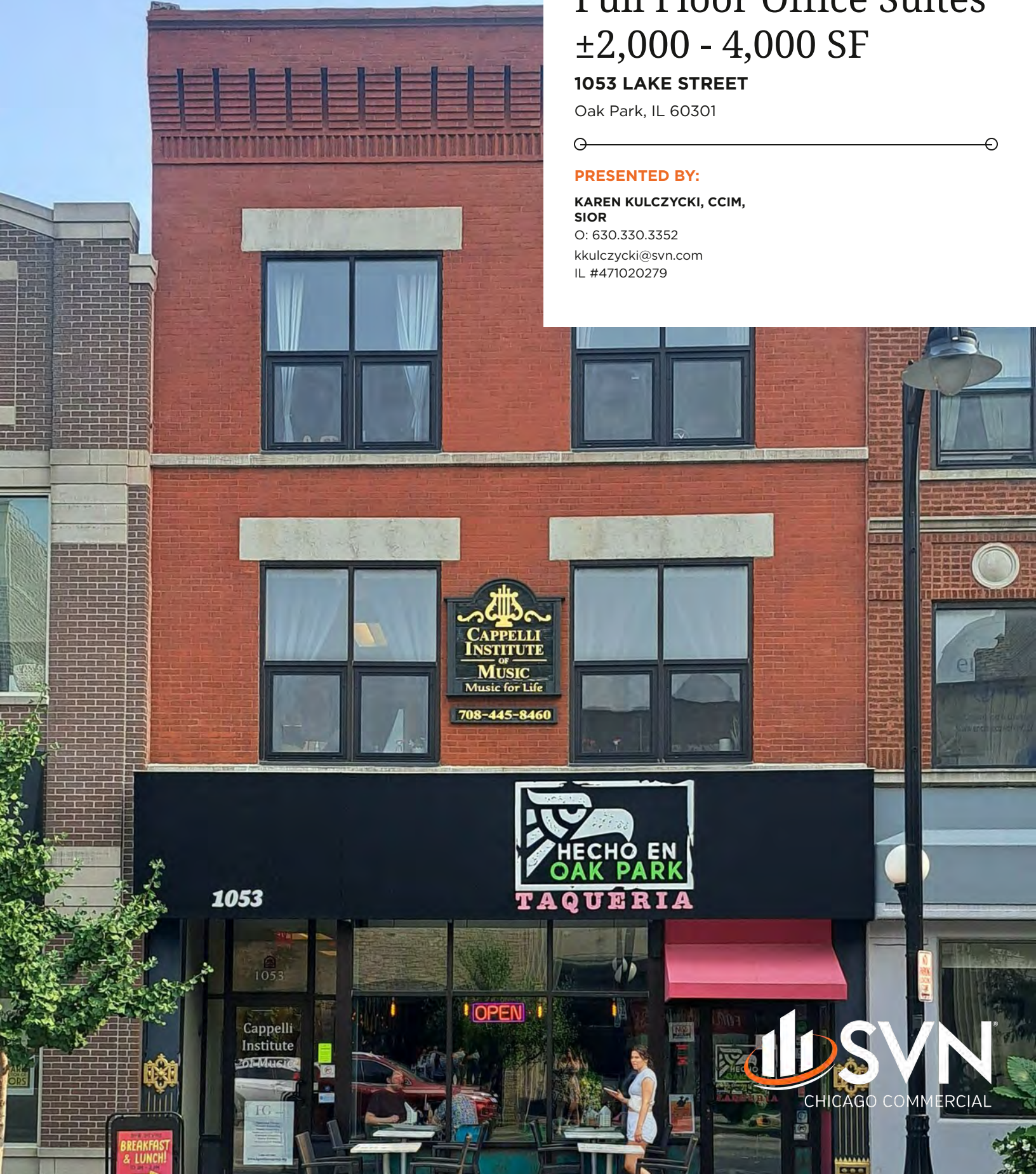
PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279



1053

**HECHO EN
OAK PARK
TAQUERIA**

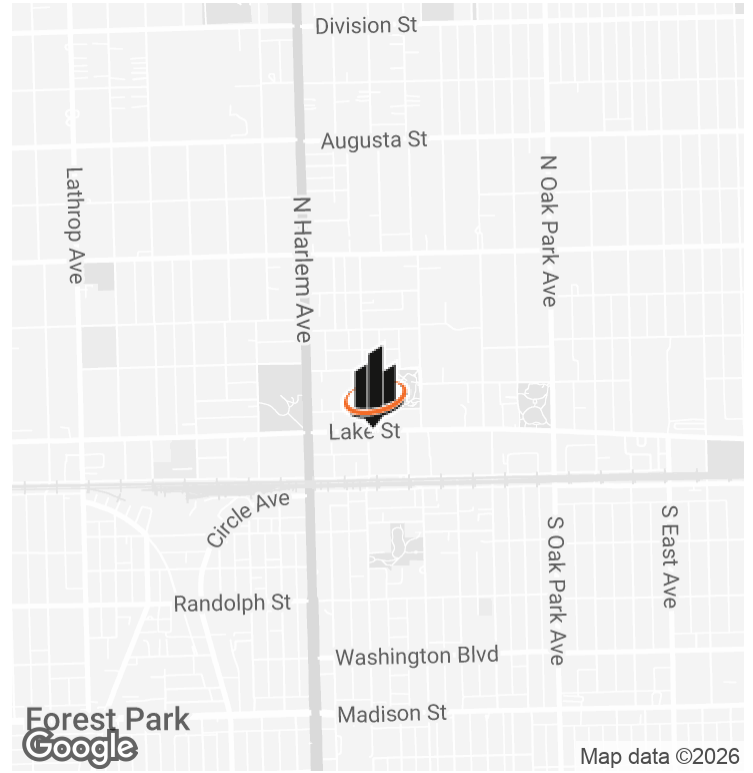
OPEN

Cappelli
Institute
of Music

BREAKFAST
& LUNCH!

SVN
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF / YR (NNN)
2024 EST. TAXES & OPERATING EXPENSES	\$13.89 / SF / YR
AVAILABLE SF:	2,000 - 4,000 SF
LOT SIZE:	0.04 Acres
BUILDING SIZE:	6,000 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±2,000 - 4,000 SF office suite opportunities at 1053 Lake Street, a 3-story, mixed-use building located in the heart of downtown Oak Park. Occupy one or two floors of office/retail space with high-end finishes and abundant natural light. The second-floor suite has 6 private offices, 2 internal restrooms, and storage. The third-floor office suite includes a reception/waiting area, 4 private offices, a kitchen, 2 internal restrooms, and storage. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- ±2,000 - 4,000 SF Full Floor Office Suites in Three-Story Mixed-Use Building
- Prime location in the heart of downtown Oak Park
- High visibility | Blocks to the CTA | Abundant Natural Light
- High-end Finishes | Former Music School & Therapy Office

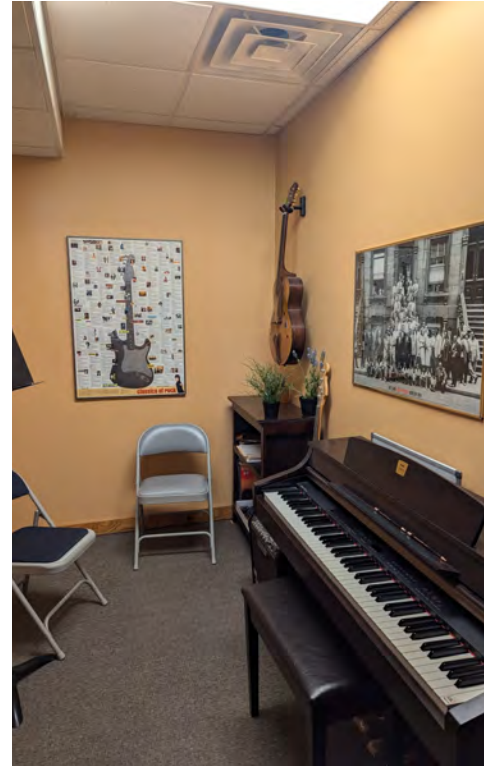
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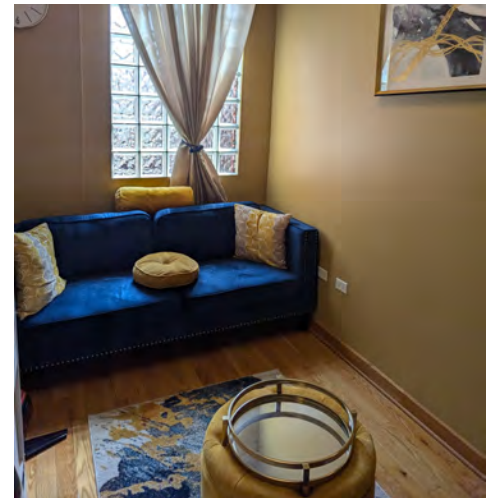
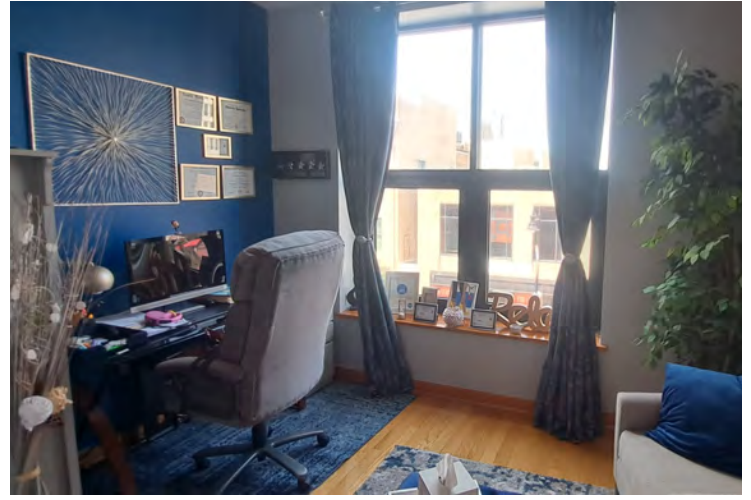
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SUITE 2 PHOTOS



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SUITE 3 PHOTOS



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RETAILER MAP



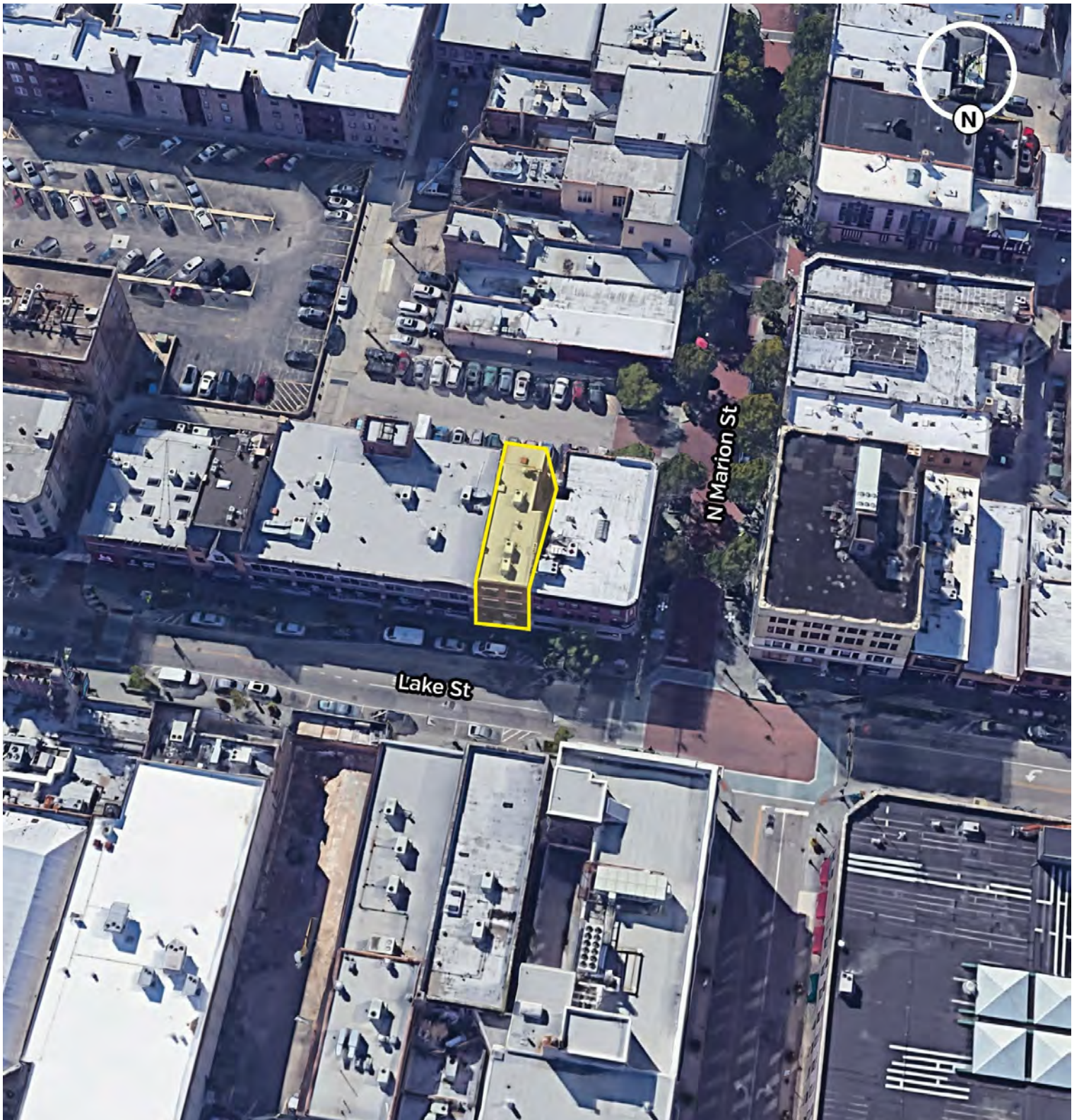
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AERIAL



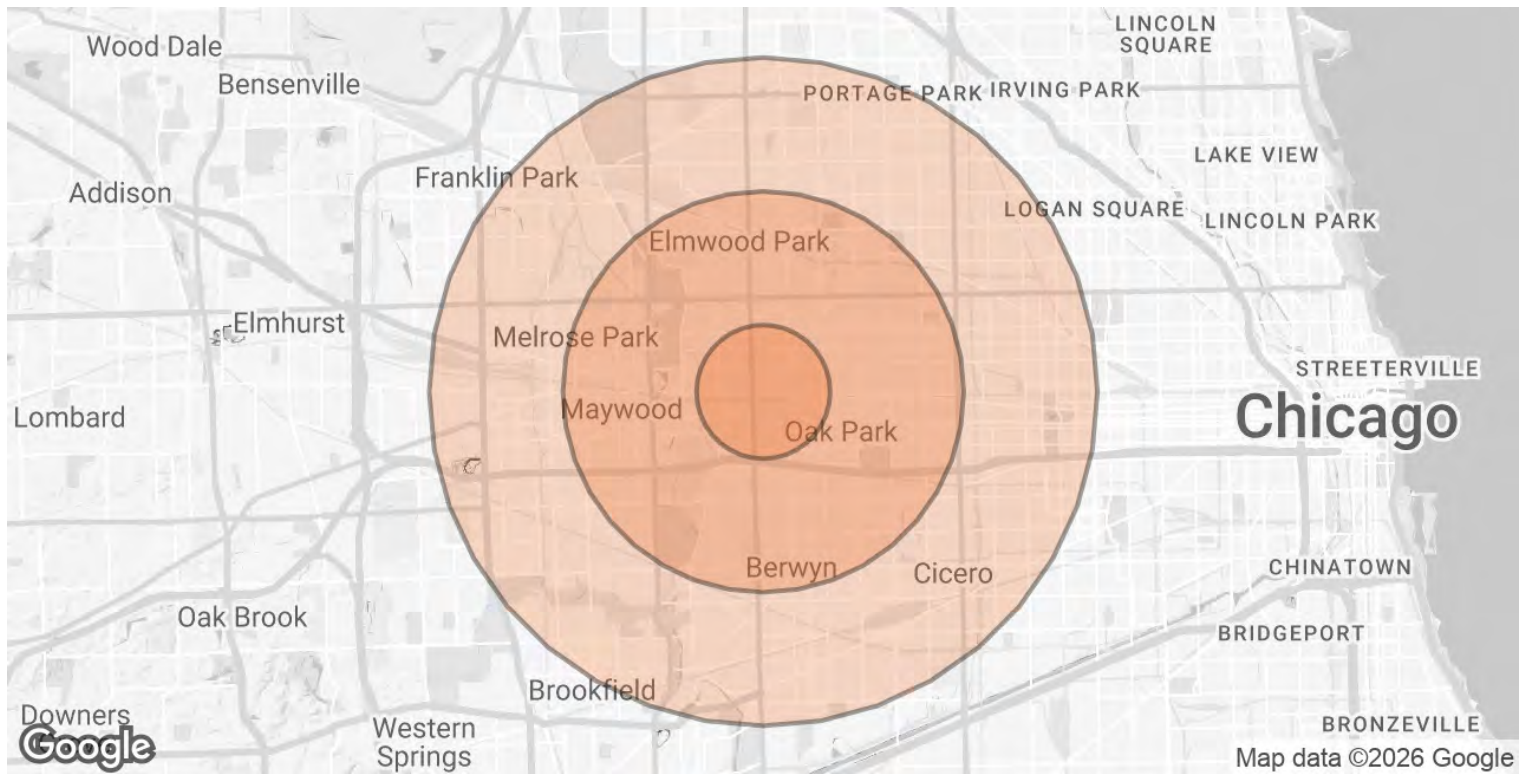
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,426	289,989	766,364
AVERAGE AGE	43	40	39
AVERAGE AGE (MALE)	41	38	38
AVERAGE AGE (FEMALE)	44	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	17,207	109,079	272,301
# OF PERSONS PER HH	2	2.7	2.8
AVERAGE HH INCOME	\$152,728	\$101,736	\$91,305
AVERAGE HOUSE VALUE	\$525,709	\$375,335	\$340,041

Demographics data derived from AlphaMap

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DISCLAIMER

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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