

JAMESON.

OFFERING  
MEMORANDUM

 PARENTEAU STUDIOS

7312 N. MILWAUKEE AVE.

7312 N. MILWAUKEE

NILES, IL

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# EXECUTIVE SUMMARY

Introducing a prime investment opportunity in Niles, IL: a meticulously maintained 2,375 SF office building, constructed in 1961. This property offers a strategic location, optimal for attracting businesses seeking a thriving commercial hub. Boasting a sleek exterior and well-appointed interior spaces, it provides a versatile canvas for customization to meet diverse office needs. The building's established presence and historic charm create an inviting atmosphere conducive to productivity and growth. With close proximity to major thoroughfares, this property provides convenient access for employees, clients, and visitors. Don't miss this chance to acquire a cornerstone asset in the vibrant Niles area.

- SALES PRICE:** ..... \$415,000
- PIN NUMBER:** ..... 10-30-320-006-0000
- BUILDING SIZE:** ..... 2,375 SF
- PRICE PER SF:** ..... \$174.74
- 2023 TAXES:** ..... \$19,806.03

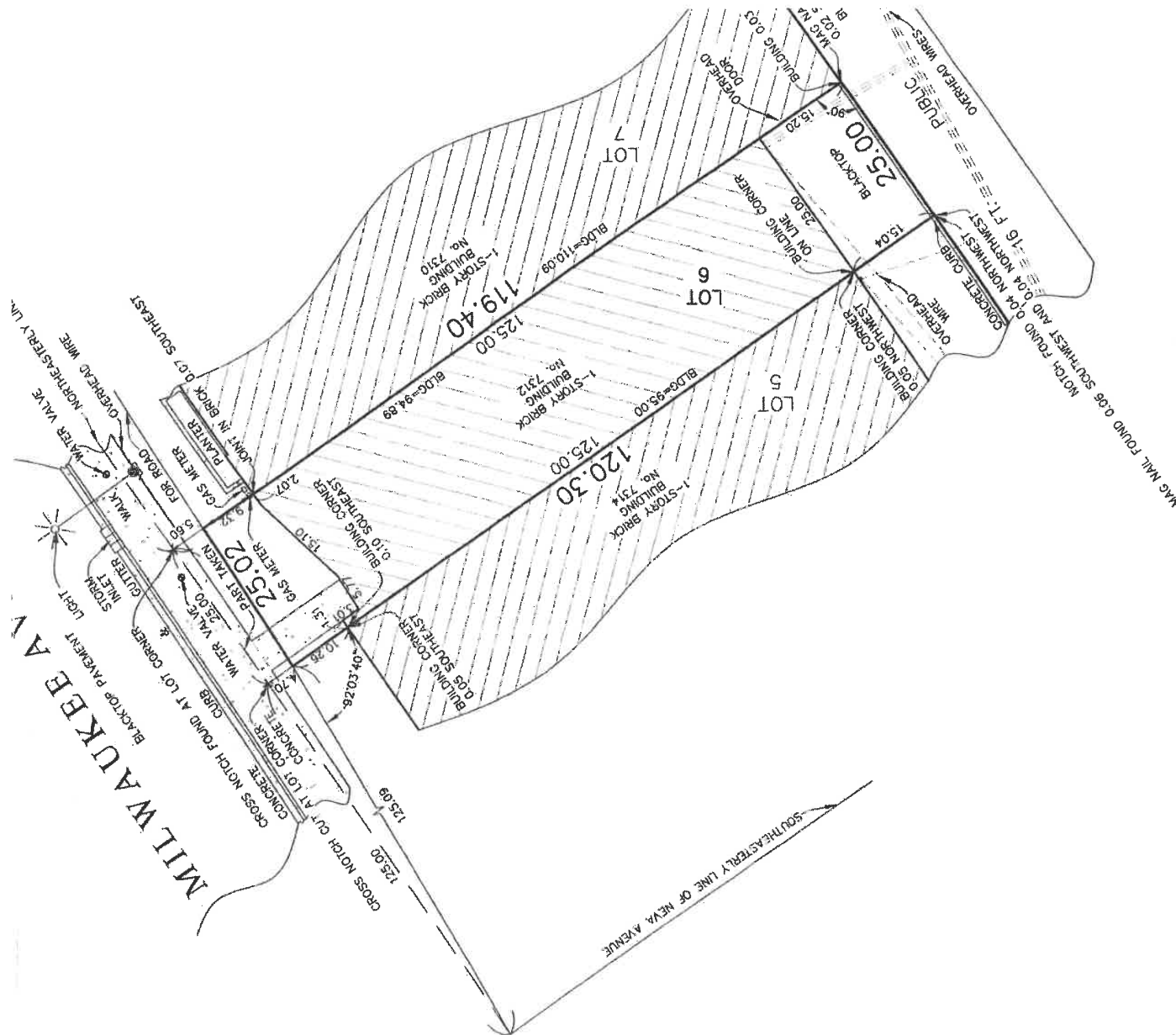


# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 2,375 SF    YEAR BUILT: ..... 1961  
STORIES: ..... 1    CLEAR HEIGHT: ..... 12'  
TYPICAL FLOOR: ..... 2,375 SF    ELEVATORS: ..... NONE  
CLASS: ..... C    CONSTRUCTION: ..... Masonry  
ZONING: ..... C-3    DRIVE-INS: ..... ONE  
LOT SIZE: ..... 2,975 SF    MARKET: ..... NILES, IL



# PROPERTY SURVEY





# PROPERTY VIEWS



# PROPERTY VIEWS

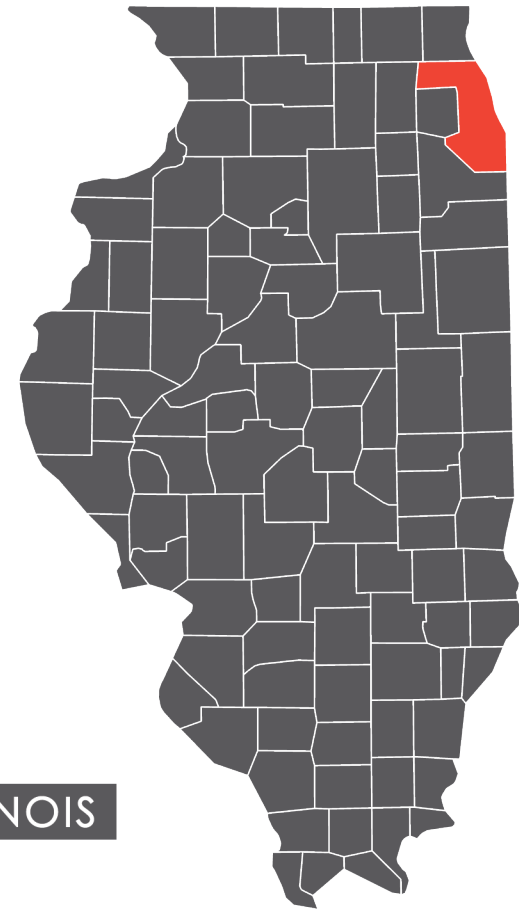




LOCATION  
INFORMATION

# LOCATION OVERVIEW

Located in the bustling town of Niles, IL, the surrounding area of the property offers a vibrant blend of convenience and culture for prospective office investors. Just a stone's throw away, golf enthusiasts can enjoy the scenic views and challenging holes at Tam O'Shanter Golf Course. Nearby, the historic Leaning Tower of Niles is a must-see landmark. With a diverse array of dining options including local favorites and well-known chains, there's something for everyone. Niles is also home to a variety of retail and entertainment destinations, providing ample amenities for professionals working in the area. This prime location promises both a dynamic work environment and a rich tapestry of leisure opportunities.

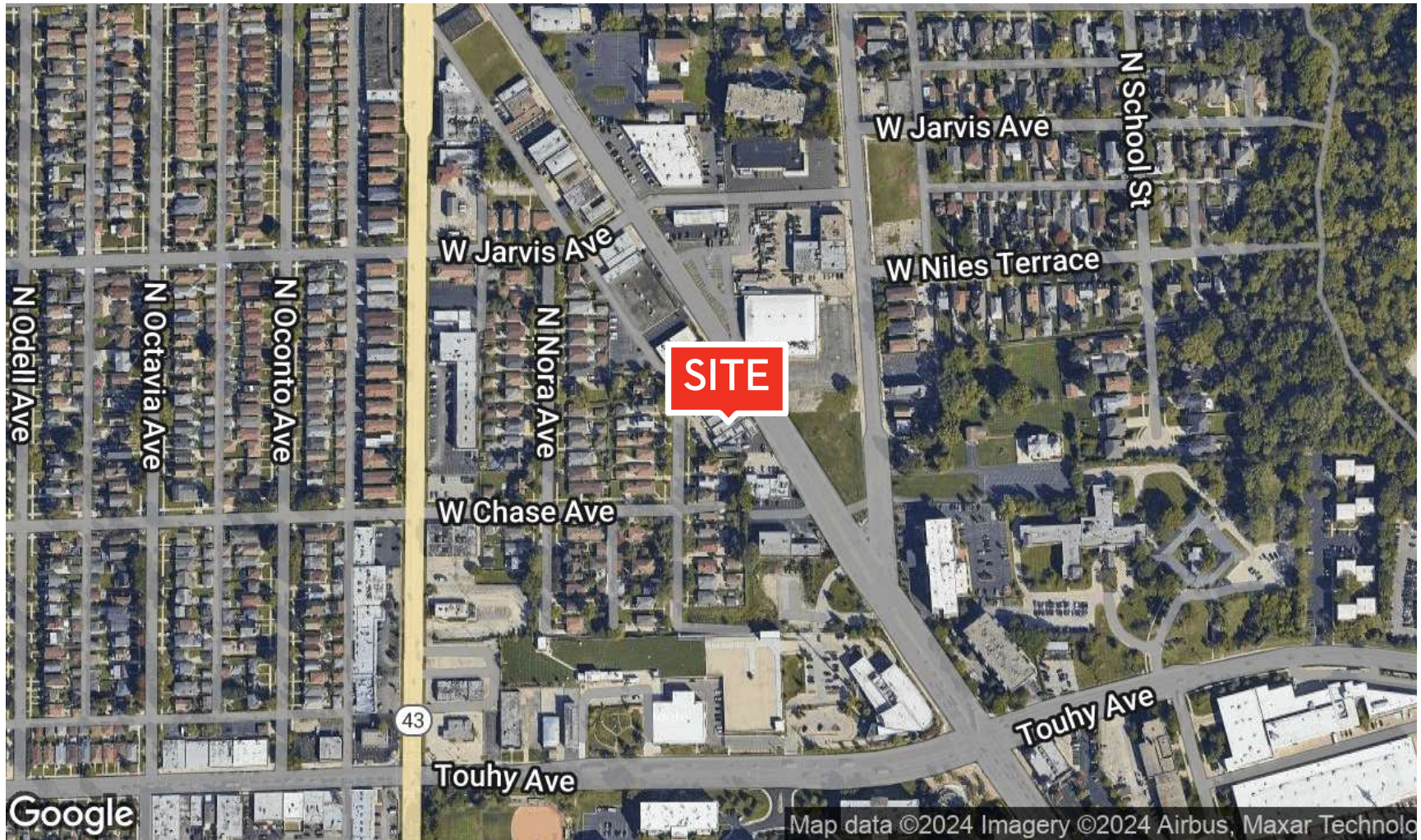


ILLINOIS

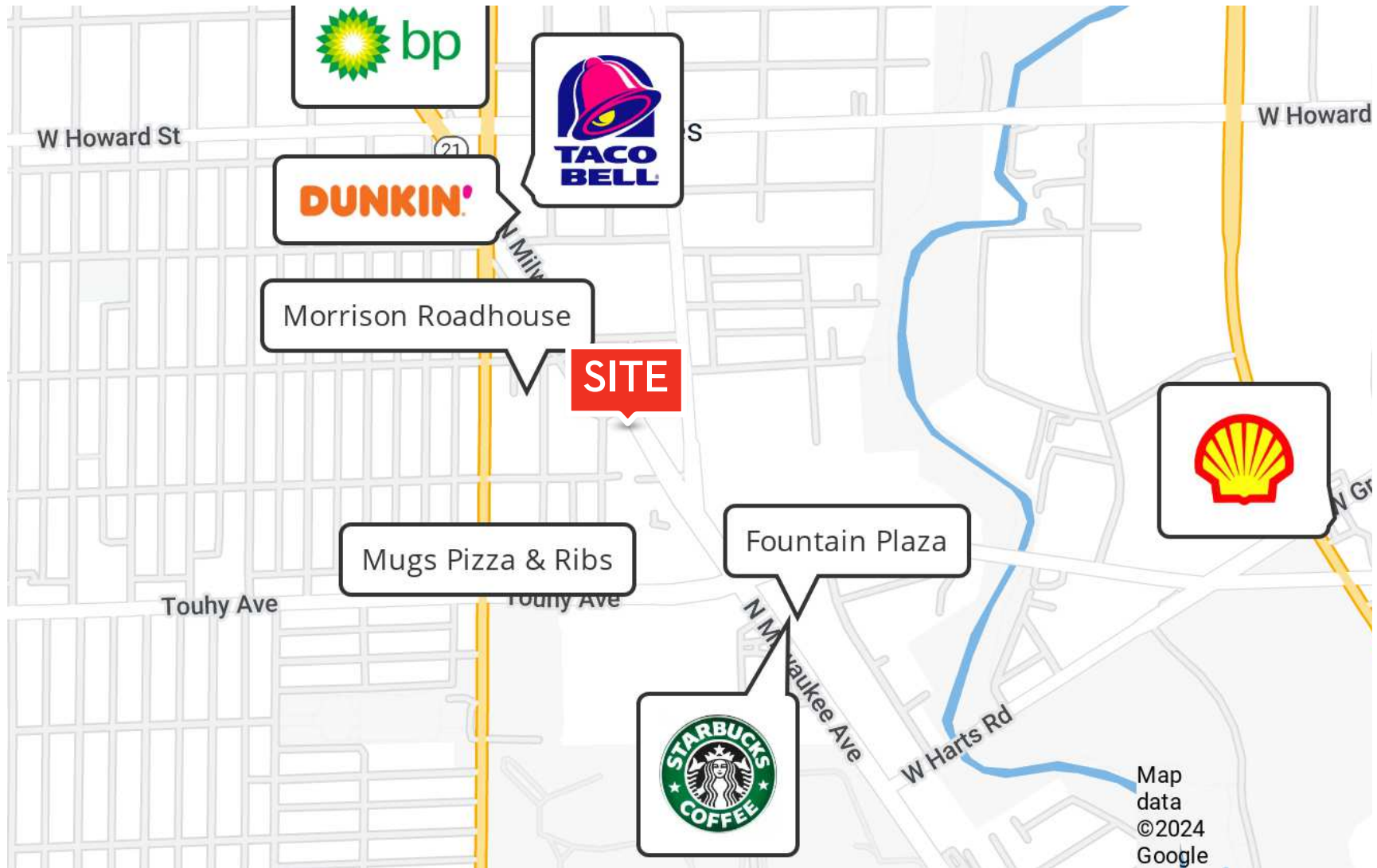




# REGIONAL MAP



# AREA TENANT MAP



# TRANSPORTATION HIGHLIGHTS

## COMMUTER RAIL

**Park Ride Station**  
*(Union Pacific Northwest Line)*

## DRIVE

3 min

## DISTANCE

1.8 mi

**Edison Park Station**  
*(Union Pacific Northwest Line)*

5 min

2.1 mi

## AIRPORT

**Chicago O'Hare International Airport**

## DRIVE

14 min

## DISTANCE

7.6 mi

**Chicago Midway International Airport**

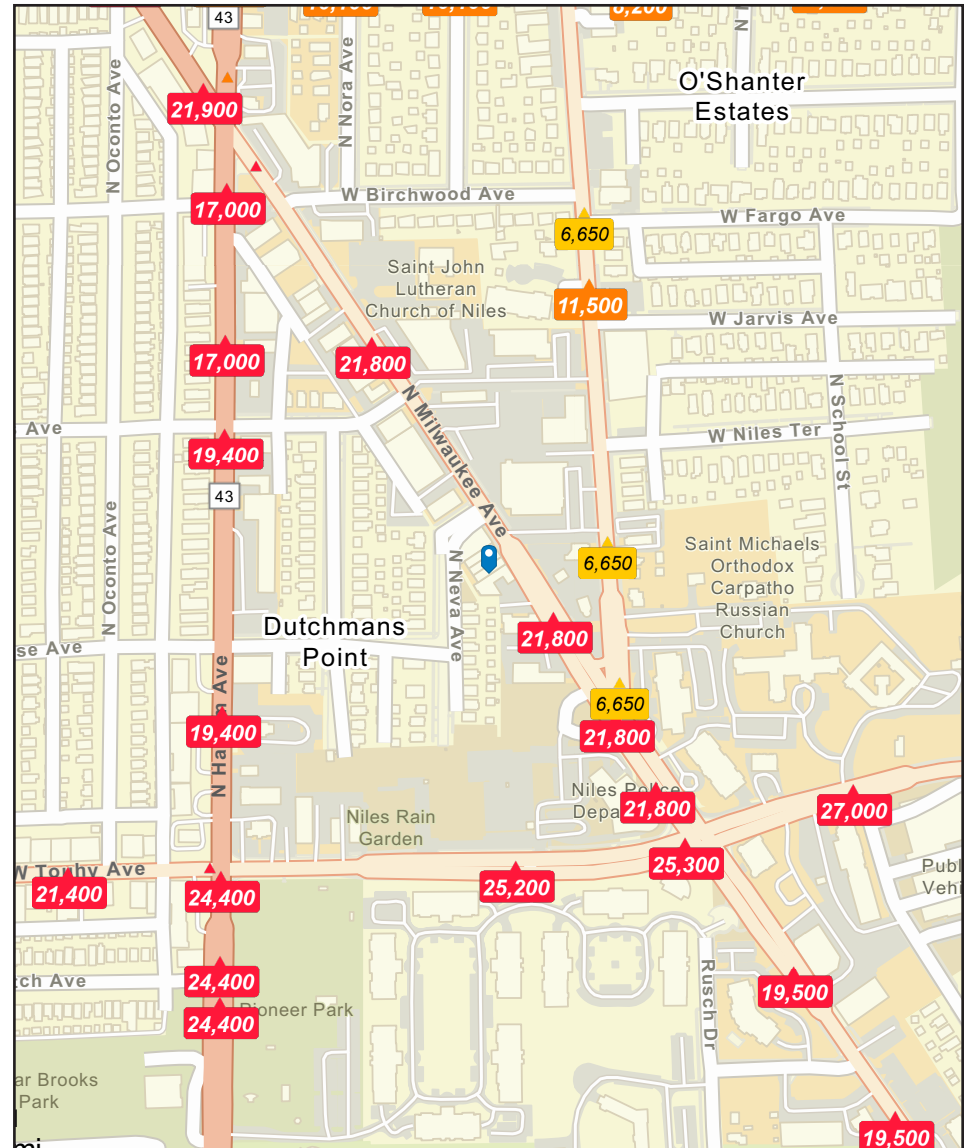
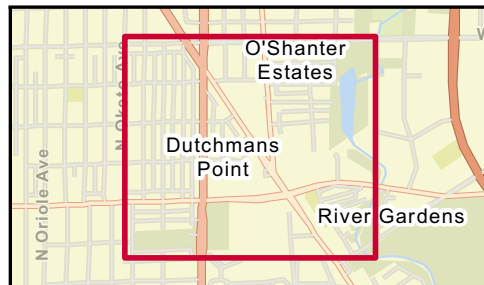
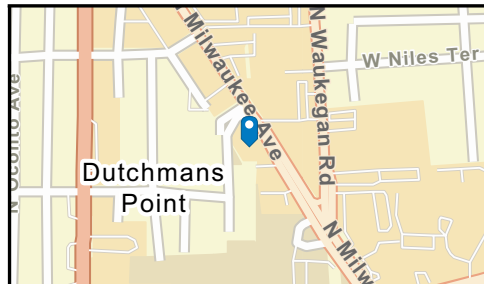
31 min

17.4 mi

# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



A red-tinted photograph of a city skyline at night. In the foreground, a large, curved, red metal arch structure dominates the view. The background features several tall buildings with many lit windows, creating a grid of light against the dark sky. The overall mood is industrial and modern.

MARKET  
INFORMATION

# CHICAGOLAND MARKET DATA

**9.5 MILLION+**

population - 3rd largest in the United States

**3RD LARGEST**

gross metropolitan product exceeding \$680 BN

**4.5 MILLION+**

employees-3rd largest labor pool in the U.S.

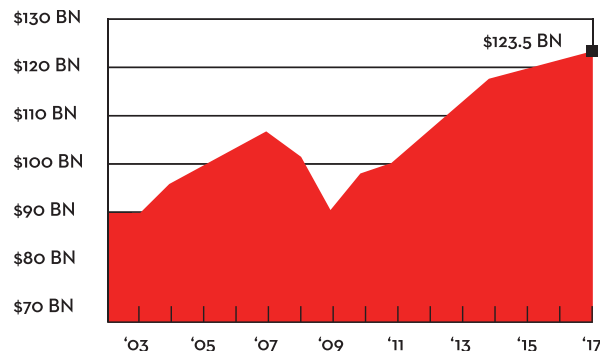
## THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

### CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



**12%**  
**DIVERSIFIED WORKFORCE**

the largest portion of the workforce employed by any single industry

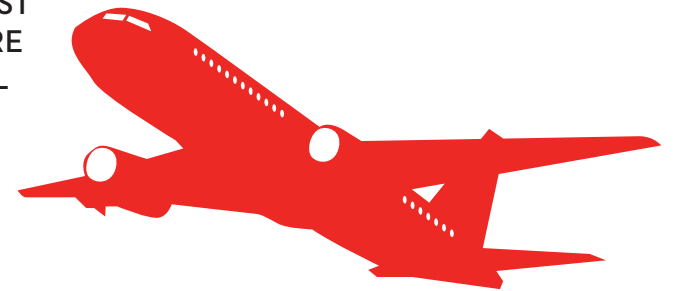
## EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST AIRPORT: O'HARE INTERNATIONAL AIRPORT**

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF BIKE LANES**

2nd highest percentage of commuters riding their bikes to work

**714K**



people with bachelor's degrees or greater live in the City of Chicago

**145K**



annual graduates from 138 degrees-granting colleges & universities

## CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

**8,200+ RESTAURANTS**

26 Michelin-Starred  
40 James Beard Awards

**167+ BREWERIES & DISTILLERIES**

more than any other city in the United States

## WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX  
3 World series



CHICAGO CUBS  
3 World series



CHICAGO BEAR  
9 Championships

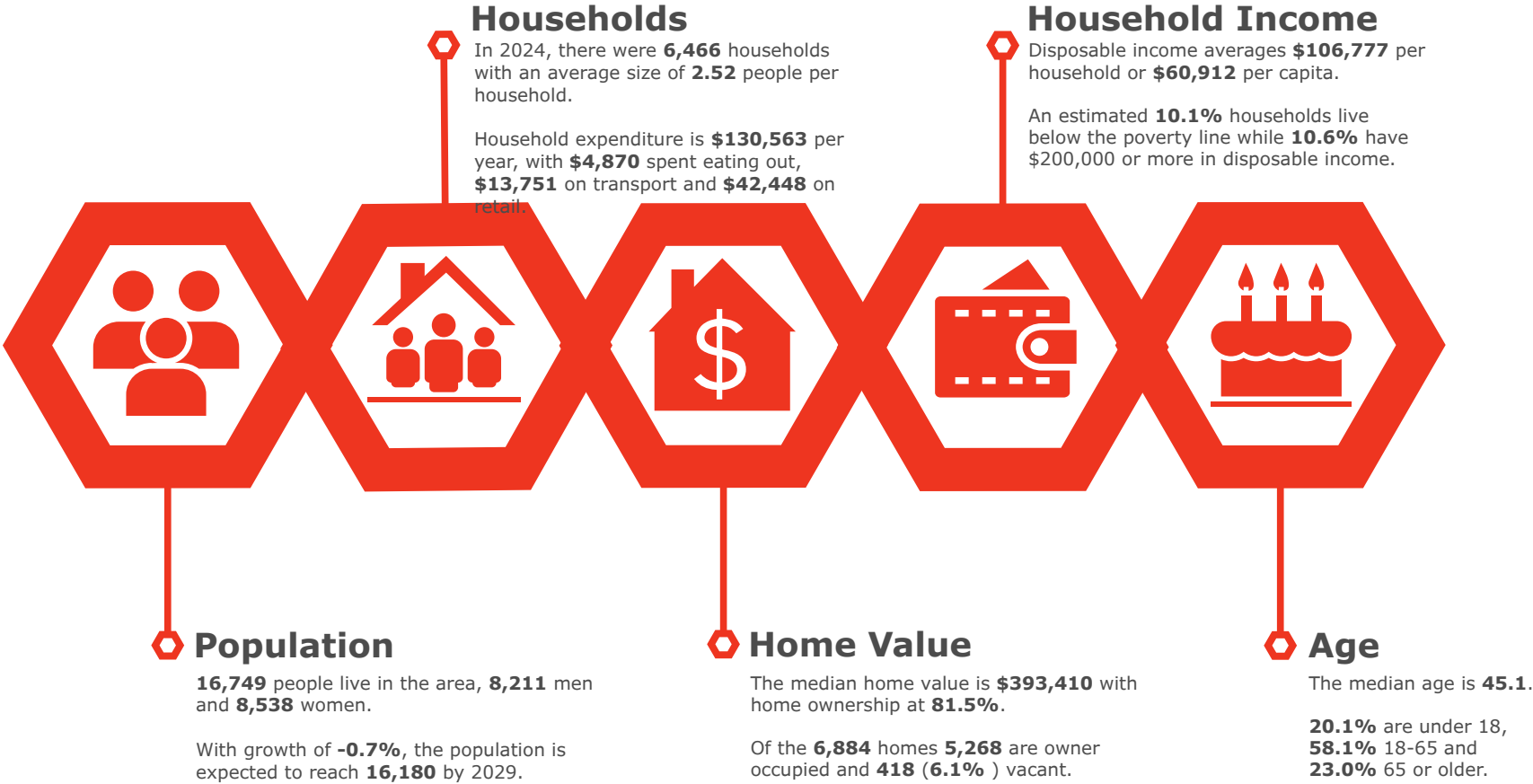


CHICAGO BLACKHAWKS  
9 Stanley Cups



CHICAGO BULLS  
6 NBA Championships

# DEMOGRAPHIC INSIGHTS





ADDITIONAL  
INFORMATION



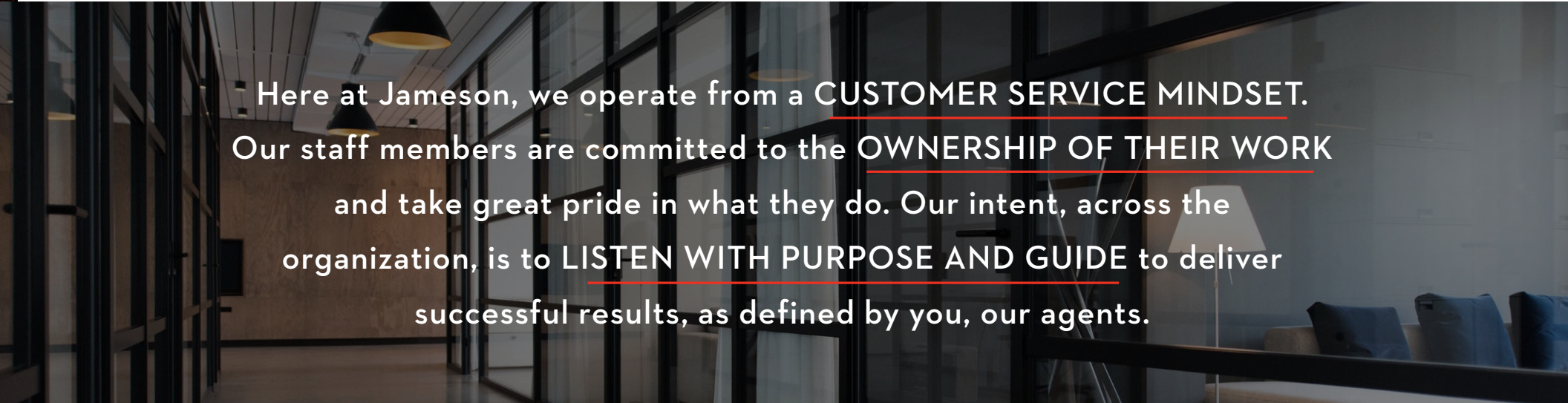
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

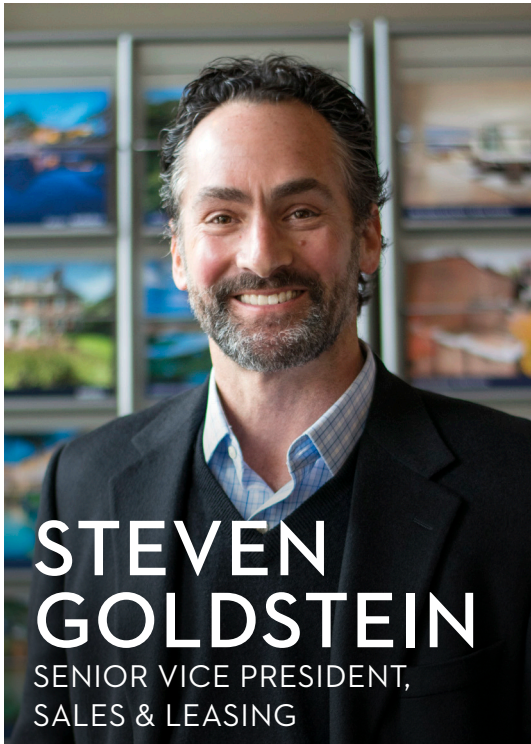
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.

# ABOUT YOUR BROKER



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312.840.9002

## ■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

### AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit [ChicagoBroker.com](http://ChicagoBroker.com) for more information on Steve and his experience and services.

# ABOUT YOUR BROKER



MARIA@CHICAGOBROKER.COM  
773.799.0007

## ■ ABOUT MARIA

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Maria has a remarkable ability to understand her clients' needs and help them realize their vision. Her deep knowledge and extensive resources enable her to address every client's unique requirements. This personalized approach ensures that her clients achieve their goals, and her success in building lasting relationships speaks to her commitment to their satisfaction.

### Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



JAMESON.

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425 W. NORTH AVENUE | CHICAGO, IL

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