



LEASE

Two-Story Office Building with Lower Level Available

**6957 W NORTH AVENUE | 1244-1246 FOREST
AVENUE**

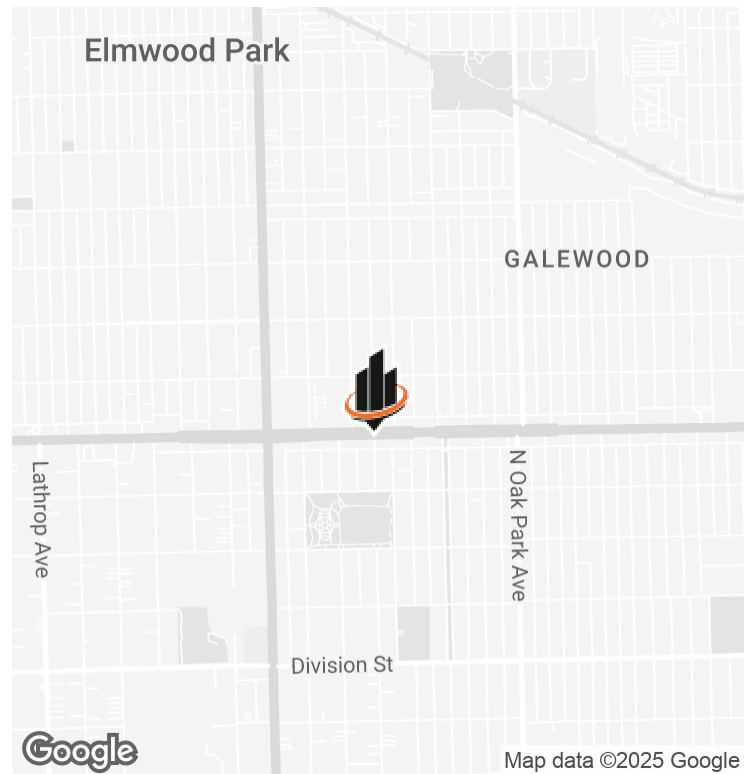
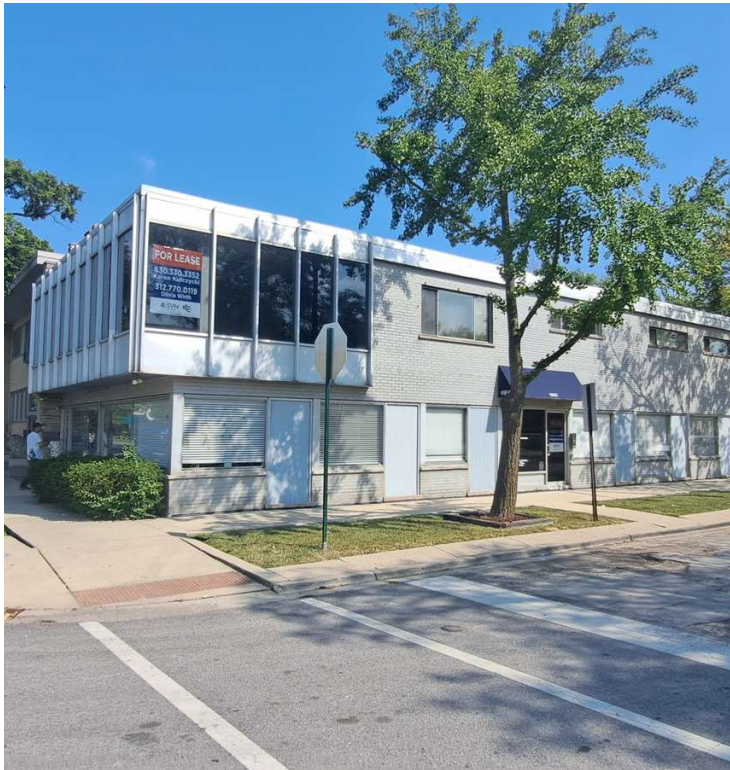
Oak Park, IL 60302

PRESENTED BY:

KAREN KULCZYCKI, CCIM
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH
O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN) NNN/SF: \$6.24 (2024)
NUMBER OF UNITS:	15
AVAILABLE SF:	240 - 450 SF
LOT SIZE:	0.21 Acres
BUILDING SIZE:	9,148 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6957 W. North Avenue | 1244-1246 Forest Avenue, a ±9,148 SF two-story office building with garden level in Oak Park, Illinois. 15-Units, rear parking, and 73% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. 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

- Flexible office suites under 1,000 SF
- Windows facing North Avenue (33,500 VPD)
- Ample street parking
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

KAREN KULCZYCKI, CCIM
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH
O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	240 - 450 SF	LEASE RATE:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	450 SF	NNN	\$18.00 SF/yr	2 Open Concept Offices Windows Facing Forest & North Ave
Suite 207A	435 SF	NNN	\$18.00 SF/yr	Open Area Can be combined with suite 207B.
Suite 207B	240 SF	NNN	\$18.00 SF/yr	Open Area Can be combined with 207A.
Suite B1	340 SF	NNN	\$18.00 SF/yr	2 Open Concept Offices & Reception with Private Entrance on Forest
Suite B2	340 SF	NNN	\$18.00 SF/yr	Open Area
Suite B5	340 SF	NNN	\$18.00 SF/yr	Open Area
1246 Forest	350 SF	NNN	\$18.00 SF/yr	Open Area with Sink Restroom Storage

KAREN KULCZYCKI, CCIM

O: 630.330.3352
 kkulczycki@svn.com
 IL #471020279

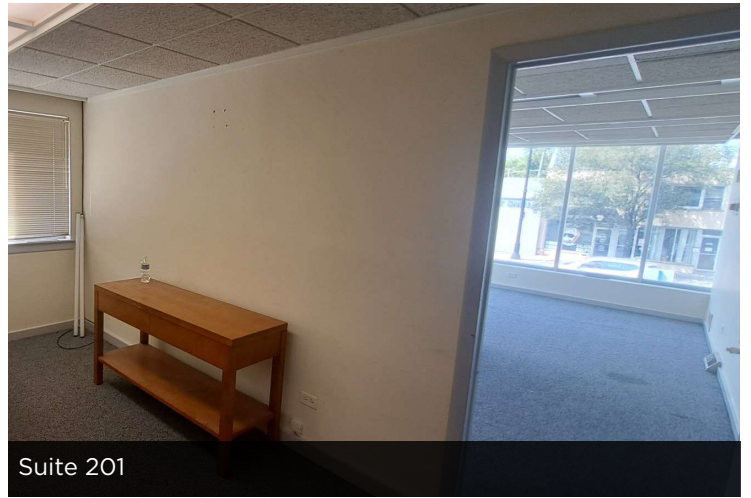
OLIVIA WIRTH

O: 312.770.0119
 olivia.wirth@svn.com
 IL #475.161032

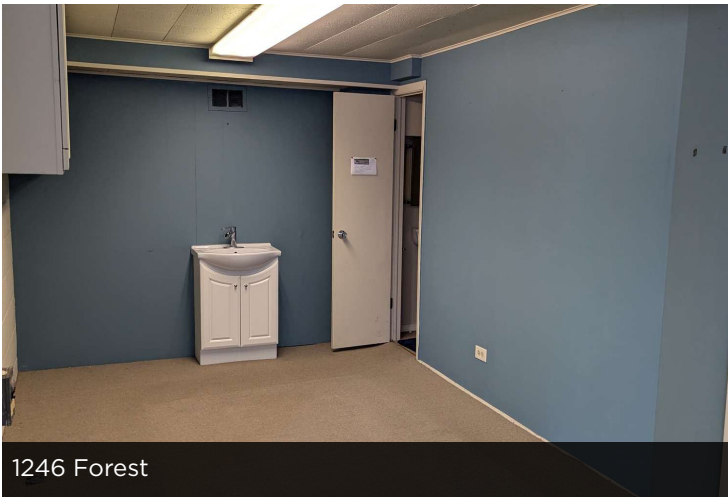
ADDITIONAL PHOTOS



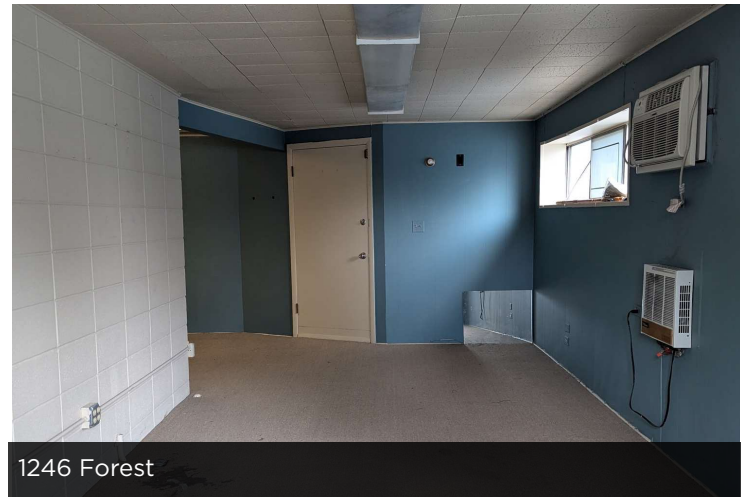
Suite 201



Suite 201



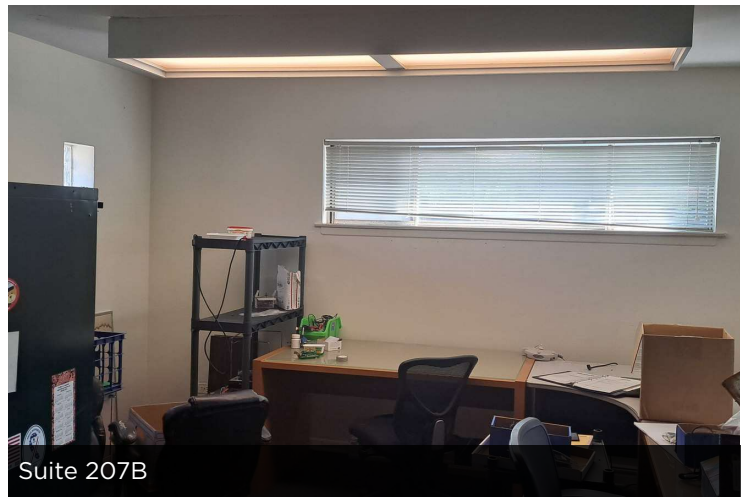
1246 Forest



1246 Forest



Suite 207A



Suite 207B

KAREN KULCZYCKI, CCIM

O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH

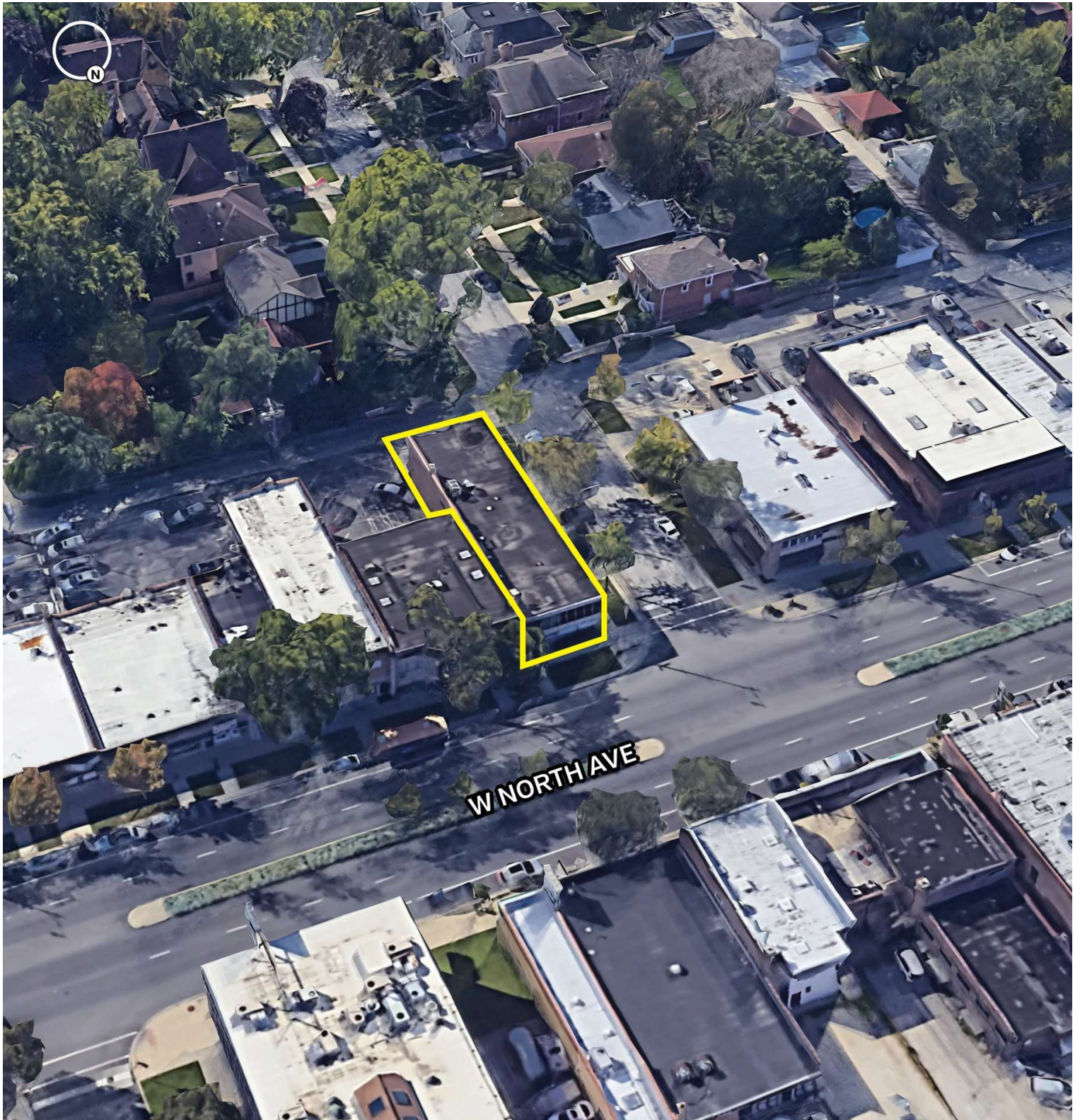
O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032

RETAILER MAP



OLIVIA WIRTH
 O: 312.770.0119
 olivia.wirth@svn.com
 IL #475.161032

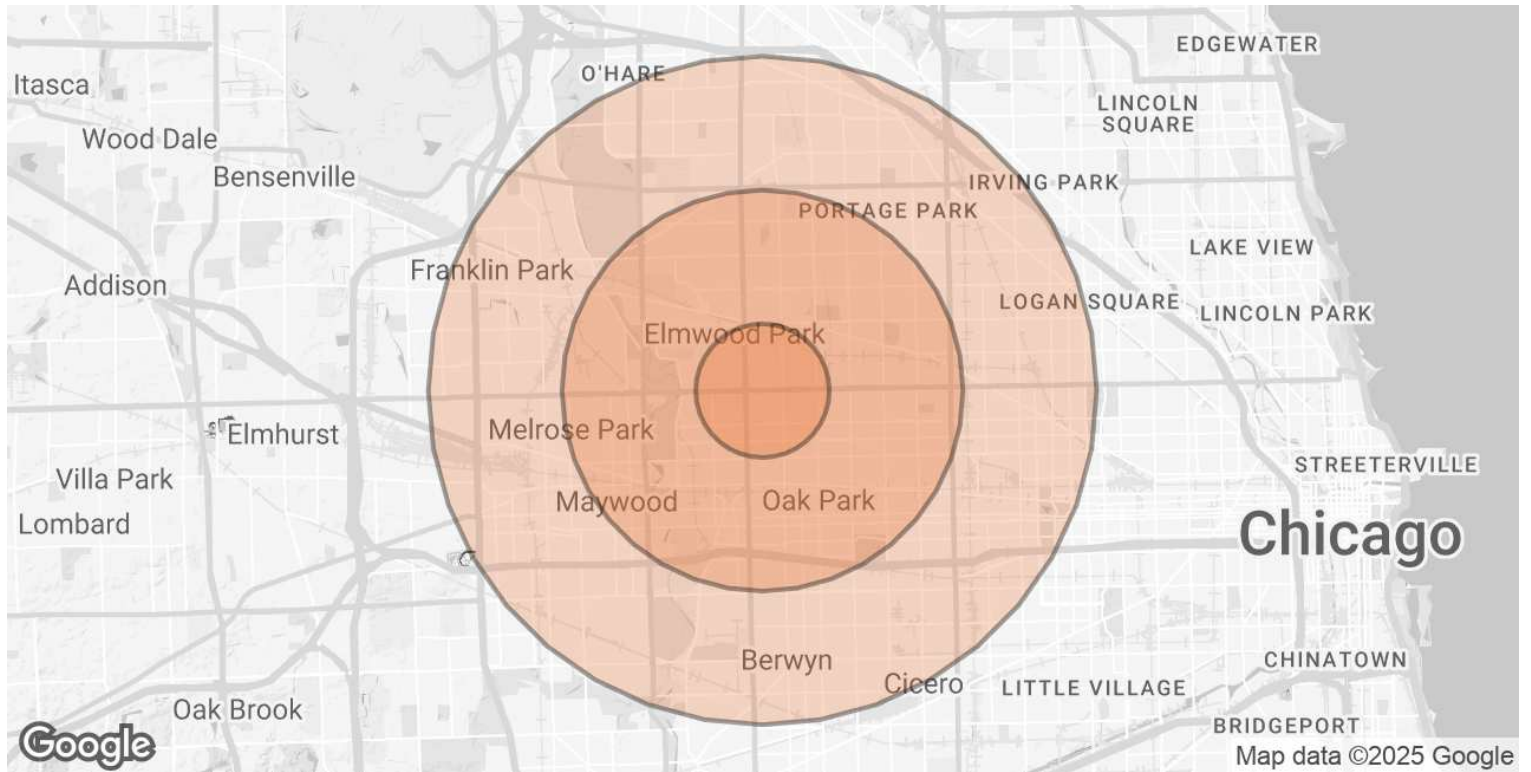
AERIAL



KAREN KULCZYCKI, CCIM
O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH
O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,884	311,562	833,901
AVERAGE AGE	42	40	39
AVERAGE AGE (MALE)	41	39	38
AVERAGE AGE (FEMALE)	43	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,875	116,204	306,339
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$162,332	\$103,536	\$96,818
AVERAGE HOUSE VALUE	\$519,483	\$381,911	\$368,438

Demographics data derived from AlphaMap

KAREN KULCZYCKI, CCIM
 O: 630.330.3352
 kkulczycki@svn.com
 IL #471020279

OLIVIA WIRTH
 O: 312.770.0119
 olivia.wirth@svn.com
 IL #475.161032

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

KAREN KULCZYCKI, CCIM

O: 630.330.3352
kkulczycki@svn.com
IL #471020279

OLIVIA WIRTH

O: 312.770.0119
olivia.wirth@svn.com
IL #475.161032