

For LEASE \$18psf MG

# Single-Story Class A Multi-Tenant Office

North Grove Corporate Park – Morton Grove

## 2 Blocks from Metra Train Station

- 146,000 SF Between Two Buildings
- 11 Acre Site
- Fully Sprinklered
- Medical, Office & Flex Space
- Upgraded Mechanicals
- Upgraded Lighting
- 480 Parking Spaces
- Building Signage Available
- Beautiful Atrium's with Multiple Skylights & Landscaping
- Tenant Controlled HVAC
- 480/277 volt, three phase, four wire electric service
- Easy Access for Visitors and Employees
- 14' Ceiling Height to the Deck & 12' to the Ceiling
- Efficient Layout with Low Loss Factor
- 5 Minutes to I-94 (Edens Expressway)
- Morton Grove Metra Train Station Serves Union Station on Milwaukee District North Line
- Pace Bus #226
- 8 Miles to O'Hare International Airport
- 15 Miles to Chicago's CBD
- M-2 Zoning
- SPACE AVAILABLE:
  - 2,505 SF
  - 3,015 SF
  - 3,298 SF
  - 8,630 SF
  - 15,501 SF
  - 37,690 SF



8125-8145 River Dr & 8120-8140 Lehigh Ave, Morton Grove, IL 60053



4747 W. Peterson Ave. #200  
Chicago, IL 60646  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

**NORTH GROVE CORPORATE PARK** is along Lehigh just north of Oakton and comprises two single-story office buildings with an extensive perimeter window line offering efficient office spaces with the flexibility to utilize smaller warehouse components including truck docks and drive-in door access. A five-minute drive from I-94 (Edens Expressway) and steps away from the Metra train station, the easily accessible location makes the property an ideal opportunity to attract and retain a high-quality employee base from the surrounding labor pools of Chicago and the north suburbs

Please call to arrange a private viewing: Paul Nelhart 773-736-5510 [pnelhart@imperialrealtyco.com](mailto:pnelhart@imperialrealtyco.com)

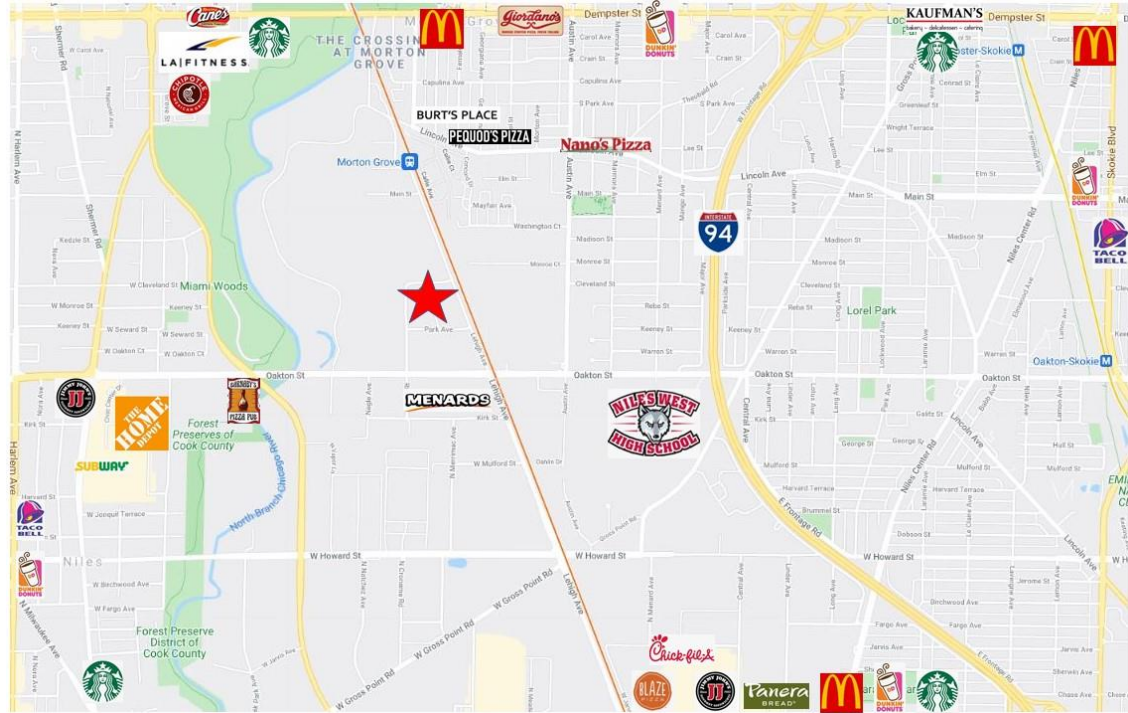
The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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# Medical, Office, Flex Space Available

## 5 Minutes to Edens Expressway (I-94)

### Onsite Management



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**ADDITIONAL DETAILS:** Surrounded by multiple dining options including world famous Burt's Place, Barnaby's, Giordano's & Pequod's Pizza (Top Rated Chicago Pizza Restaurants), Chipotle, Jimmy John's, Moretti's, Subway, Arirang BBQ, McDonald's, Holiday Inn, Hampton Inn, Chase, Fifth Third, Bank of America, Wells Fargo, USPS, Home Depot, Menards, Niles Family Fitness Center, Steel Fitness, LA Fitness along with numerous daycare, medical and government offices.

The campus has multiple exterior entrances to small private lobby vestibules with multiple public and private upgraded washrooms. Many of the units have rear overhead doors and are adjacent to covered loading docks accessible to 53' tractor trailers. Property is ADA compliant and has fully a sprinklered fire protection system

Please call to arrange a private viewing: Theron May 773-736-6461 [tmay@imperialrealtyco.com](mailto:tmay@imperialrealtyco.com)