



# +/- 675 SF – 1,350 SF OFFICE SPACE FOR LEASE VOLLMER EXECUTIVE PLAZA

## 222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



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First In Realty, Inc. would like to welcome you to these meticulously renovated office spaces, ranging from a generous +/- 675 SF ft to an expansive +/-1,350 SF. This contemporary office building boasts a comprehensive rehabilitation featuring brand-new floors, ceilings, and elevators. The exterior showcases a striking modern facade, complemented by pristine windows that invite abundant natural light. Step inside to find thoughtfully designed units, each thoughtfully equipped with waiting and reception areas, as well as private offices that ensure a productive and professional environment. Whether you're in the realm of professional services, medical practice, or law, these spaces offer an ideal canvas to create your desired work atmosphere. Positioned in a coveted location, this property comes with the added advantage of pylon signage, ensuring your business stands out amidst the bustling surroundings. With 16 units already thriving with occupants, these last three units present a rare opportunity to join a thriving community of professionals. Seize the chance to elevate your business in a space that harmonizes modern aesthetics, functional design, and strategic location. Your vision awaits at this prime Chicago Heights address.

## **Highlights:**

- Up to +/-1,350 SF office space available
- 50+ on site parking stalls.
- On main intersection offering premiere visibility.
- Recently remodeled inside and outside office building.
- Large pylon signage
- Reception open area & private office
- Available for immediate occupancy
- Anchored by Dialysis center

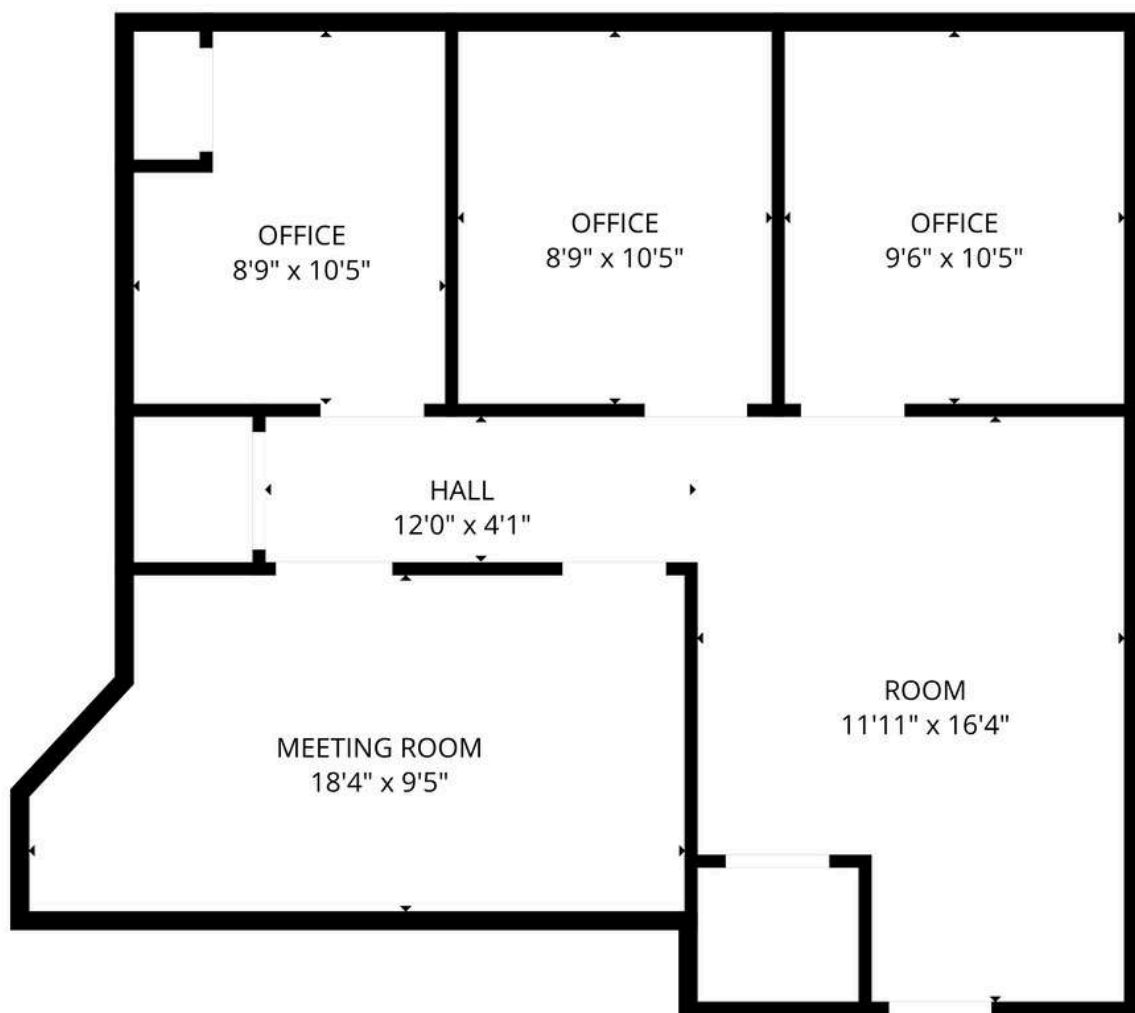
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## MAIN COMMON AREA



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**SUITE LLB +/- 1,028 SF**



**Suite Includes:**

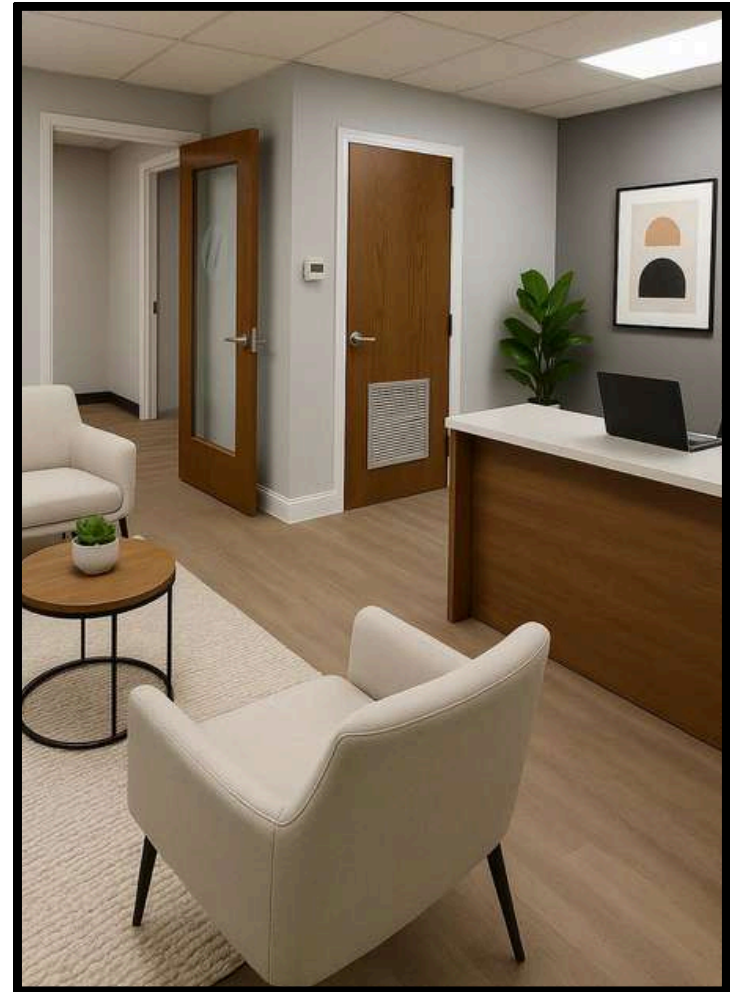
- Private Office 1: 19'x 9'
- Private Office 2: 10'x 8'
- Private office 3: 10'x 8'
- Meeting Room: 18' x 9'
- Reception: 16' x 12'



**SUITE LLB +/- 1,028 SF**

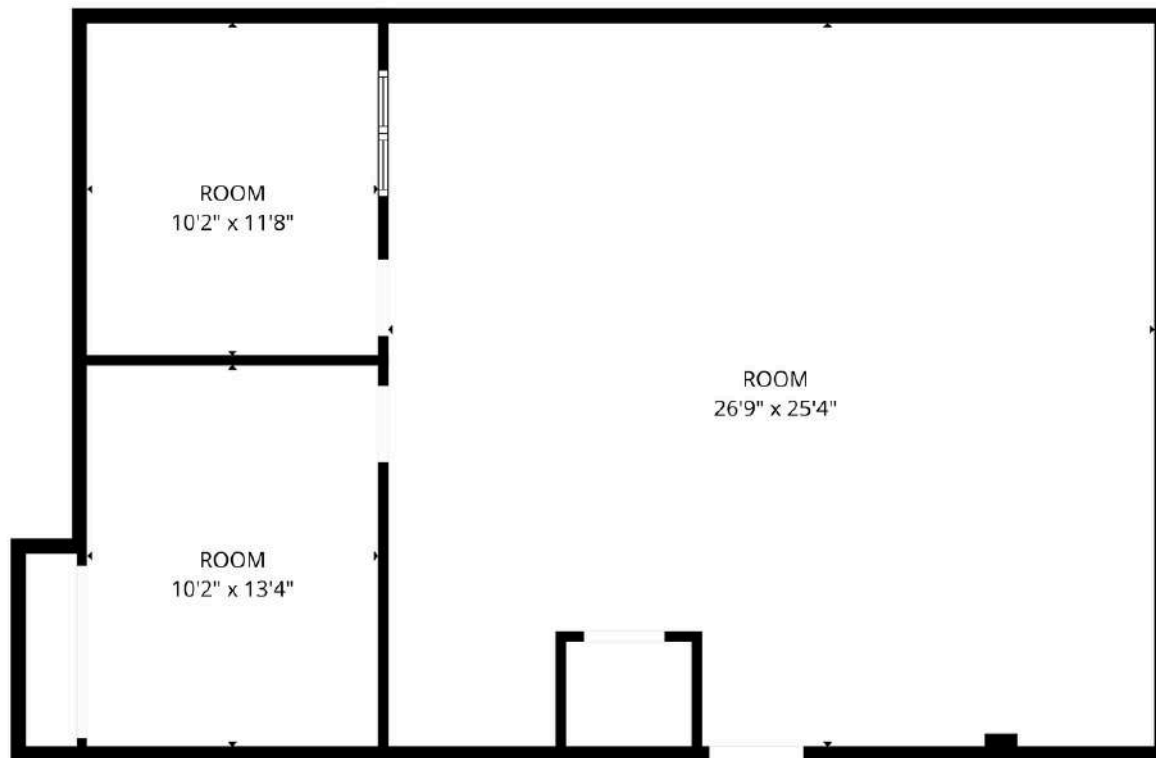


**SUITE LLB +/- 1,028 SF**



**\*ALL PHOTOS HAVE BEEN VIRTUALLY STAGED\***

**SUITE LLF +/- 675 SF**



Suite Includes:

- Private Office 1: 10' x 13'
- Private Office 2: 10' x 12'
- Open Area: 17' x 15'



**SUITE LLF +/- 675 SF**

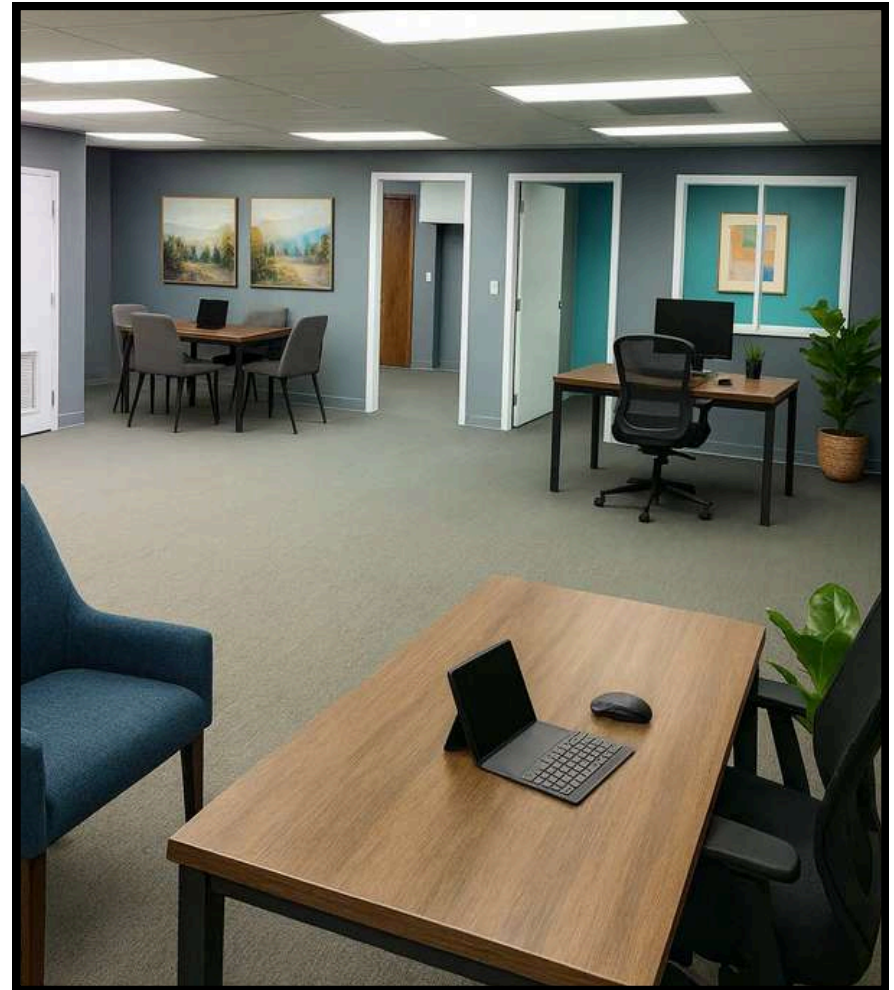






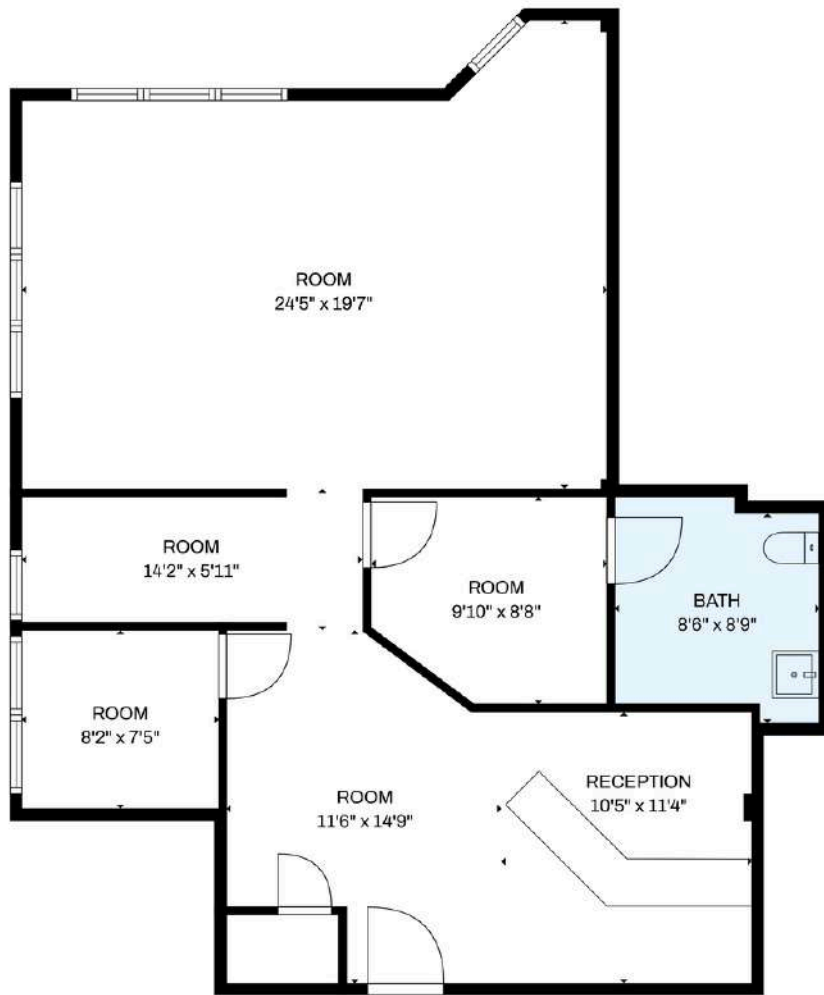
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## SUITE LLF +/- 675 SF



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### SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE



#### Suite Includes:

- Private Room 1: 24'x 20'
- Private Room 2: 14'x 6'
- Private Room 3: 10'x 9'
- Private Room 4: 8'x 7'
- Waiting Area: 15' x 11'
- Reception Area: 11' x 10'
- Private Bath 3: 9'x 8'

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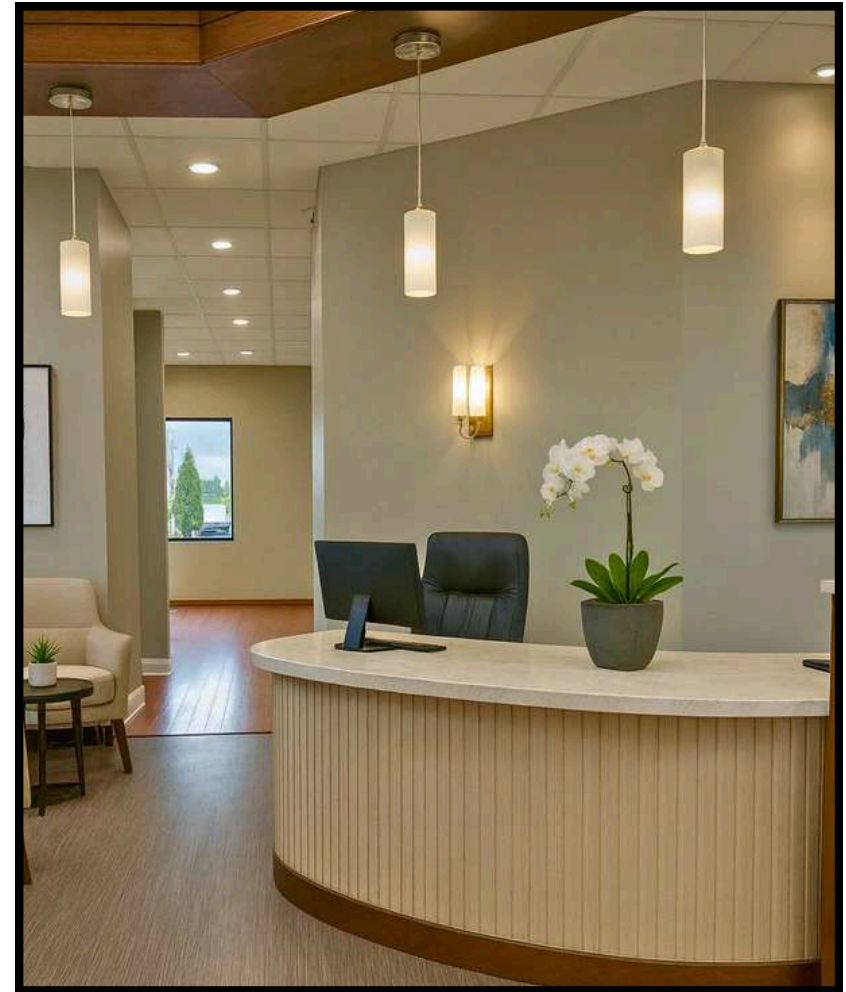
**SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE**





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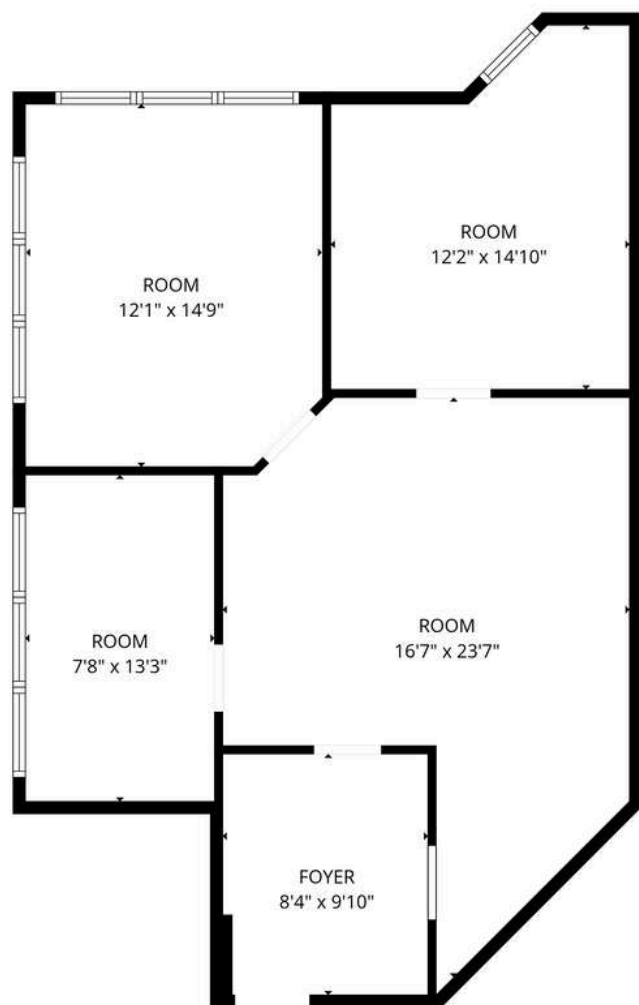
## SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE



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## **SUITE 2B +/- 1,144 SF**

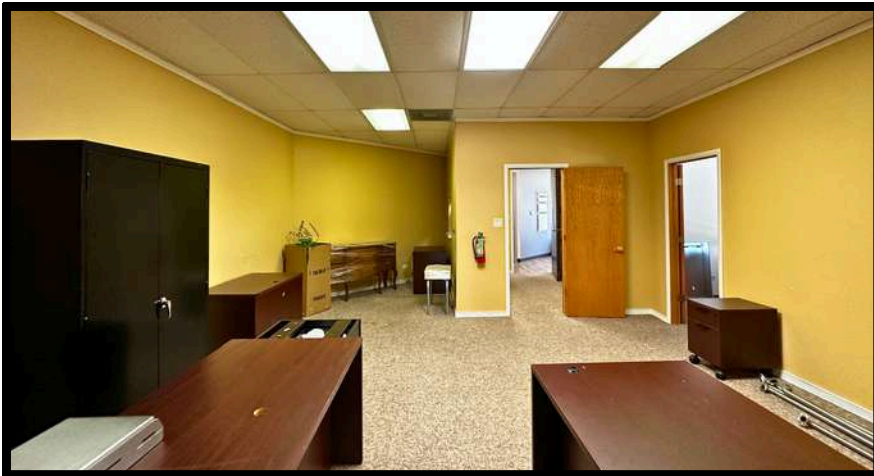


### Suite Includes:

- Private Office 1: 8'x 14'
- Private Office 2: 11'x 12'
- Private office 3: 12'x 15'
- Waiting Area: 8' x 10'
- Open Area: 17' x 15'
- Large Open Window Panes:  
2 1/2' x 4 1/2'

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**SUITE 2B +/- 1,144 SF**





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## VOLLMER EXECUTIVE PLAZA

### SUITE 2B +/- 1,144 SF



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## SITE PLAN







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## AREA CONCENTRATION



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## DEMOGRAPHICS

1 Mile

3 Mile

5 Mile

2023 AHI: \$99,233      \$89,334      \$79,304

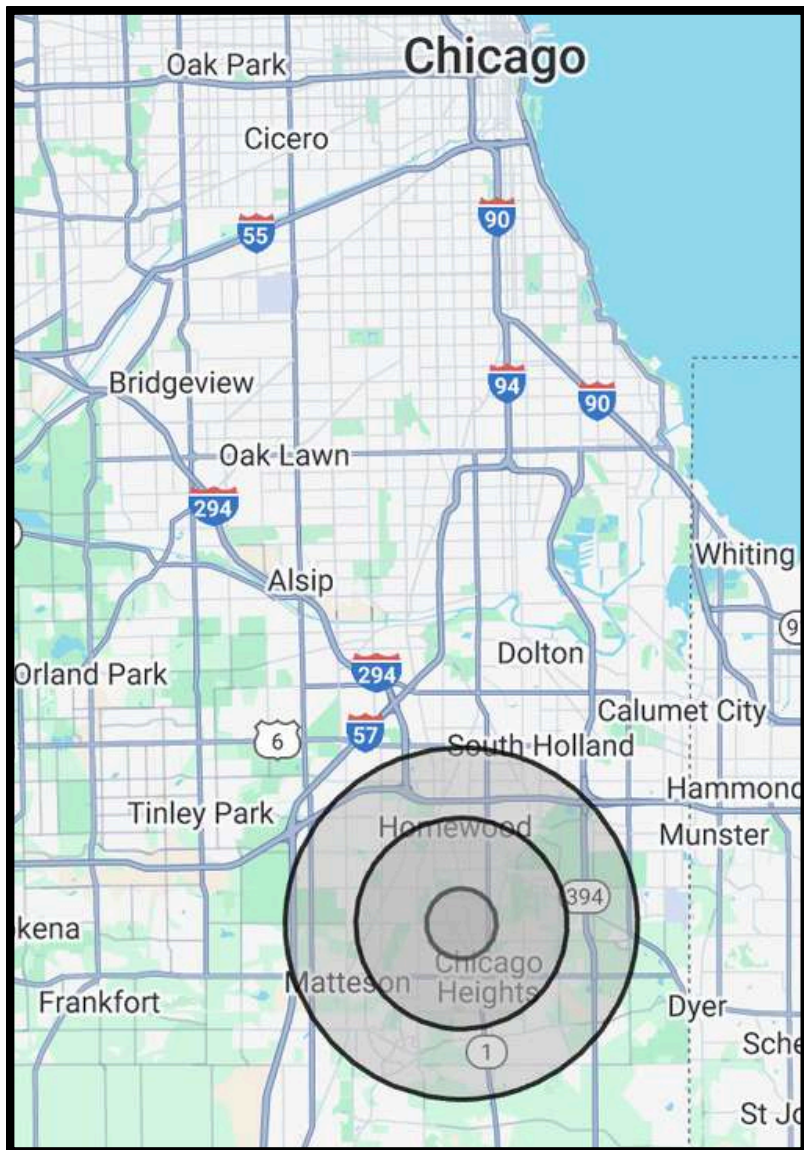
2023 Pop: 8,525      75,026      173,303

2023 HH's: 2,886      26,480      62,003

### Traffic Counts

Vollmer Rd: +/- 9,681 VPD

Dixie Hwy: +/- 8,894 VPD



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