

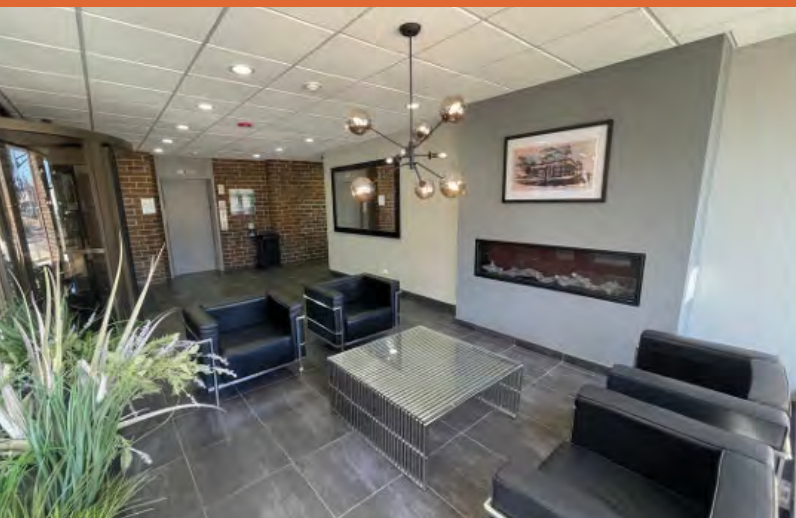


Skokie Office Building

5301 Dempster St, Skokie, IL



1,014-3,895 SF OFFICE SPACES FOR LEASE



PRESENTED BY
your
NEXT LEVEL TEAM
svnchicago.com

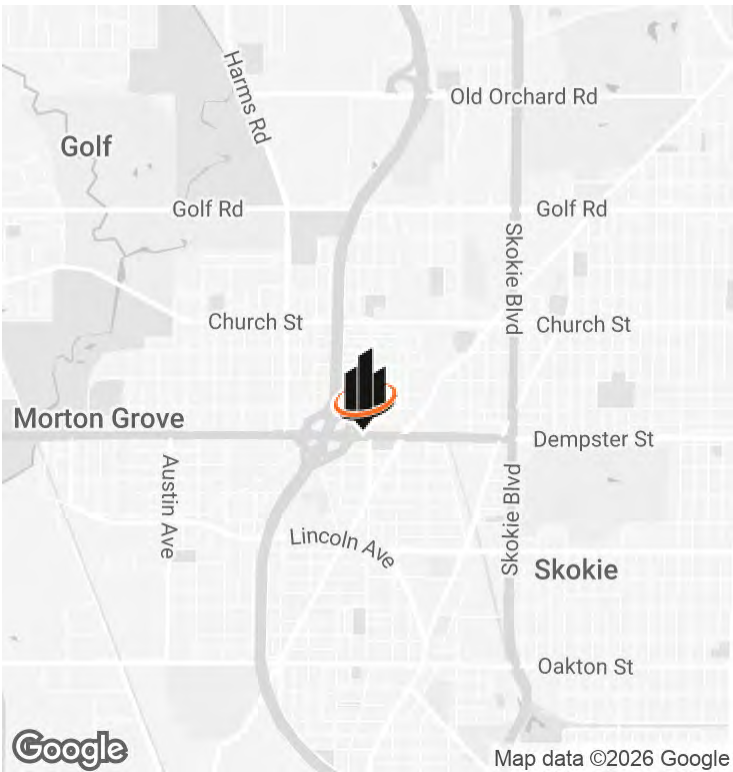
Jennifer Hopkins, MBA
312.676.1865

Olivia Czyzynski
312.676.1862
fluent in Polish

Lina Adamis
224.723.2528

NEXTLEVELSUBURBANCHICAGO@SVN.COM

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23 - 27.50 SF/yr (MG)
AVAILABLE SF:	1,014 - 3,895 SF
LOT SIZE:	0.5 AC
BUILDING SIZE:	16,790 SF
YEAR BUILT:	1974
PARKING RATIO:	2.84/1,000 SF
ZONING:	B-2

DEMOGRAPHICS 1 MILE 2 MILES 3.5 MILES

TOTAL HOUSEHOLDS	10,416	26,714	77,662
TOTAL POPULATION	27,209	71,868	209,703
AVERAGE HH INCOME	\$109,839	\$125,091	\$158,429

PROPERTY HIGHLIGHTS

- 3 Story, Multi-Tenant 16,790 SF Office Building
- Two Remaining Vacancies: 1,014 SF on 2nd Floor and 3,895 SF on 3rd Floor, which includes building signage rights
- Move-In Ready Condition, Can be Converted to Medical
- Immediately Off I-94 Edens Expressway
- ±10 Minutes from I-294 and Lake Shore Drive
- Located at the intersection of Dempster St and Lakewood Ave,
- Excellent, Highly Accessible Location
- 0.5 Miles to Yellow Line Skokie Swift CTA Station
- Numerous Restaurants and Shopping Nearby

OLIVIA CZYZYNSKI **JENNIFER HOPKINS, MBA**
O: 312.676.1862 O: 312.676.1865
olivia.czyzynski@svn.com jennifer.hopkins@svn.com

LINA ADAMIS
O: 224.723.2528
evangelina.adamis@svn.com

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3 Year Minimum
TOTAL SPACE:	1,014 - 3,895 SF	LEASE RATE:	\$23 - \$27.50 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Suite 208	Available	1,014 SF	Modified Gross	\$23.00 SF/yr	Small office space with reception area, one private office and storage
Suite 300	Available	3,895 SF	Modified Gross	\$27.50 SF/yr	Private offices, conference room and in-suite restroom Best location in building, comes with building signage rights

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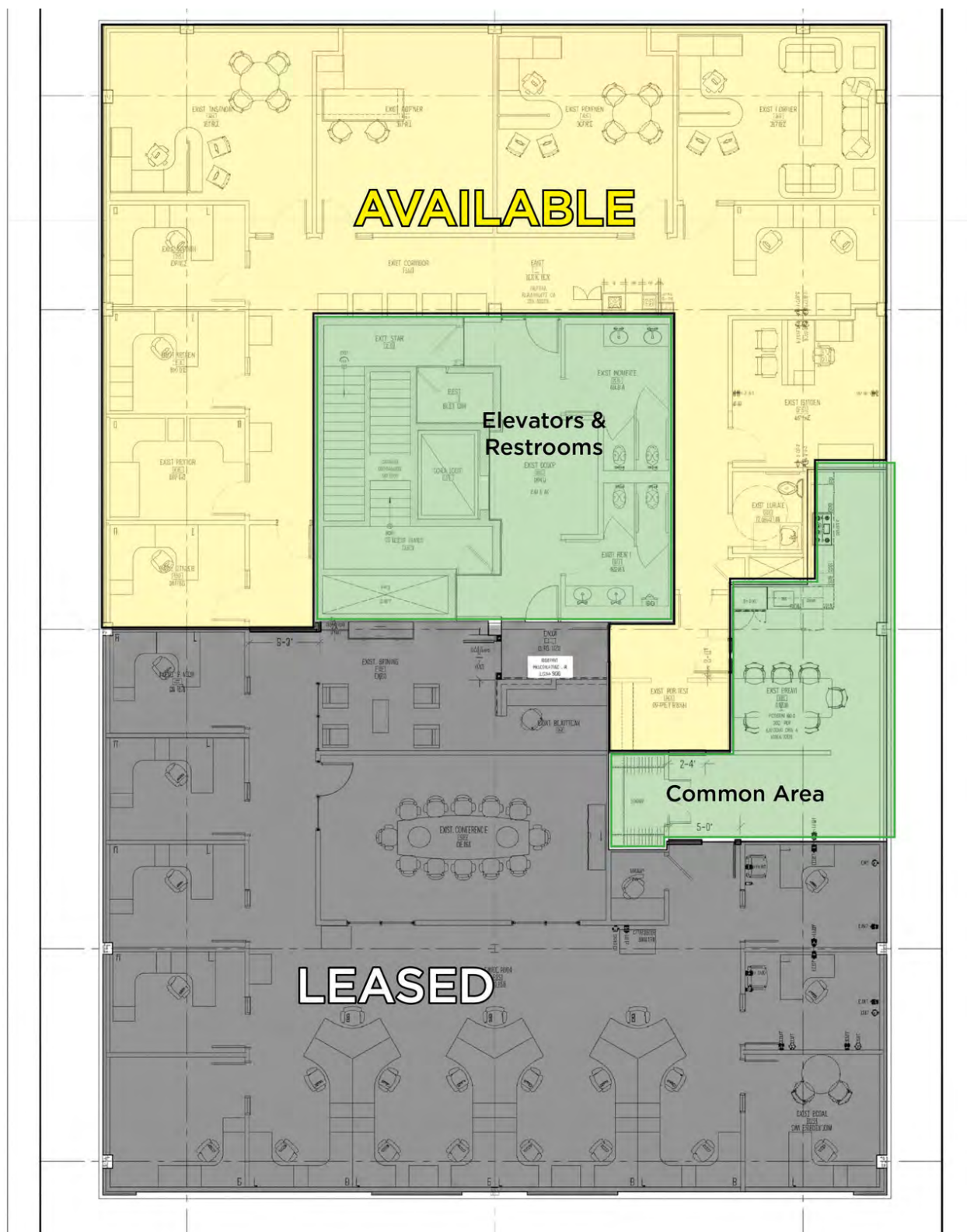
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evangelina.adamis@svn.com

[illegible]

evangelina.adamis@svn.com

SUITE 300 FLOOR PLAN - 3,895 SF



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ADDITIONAL PHOTOS

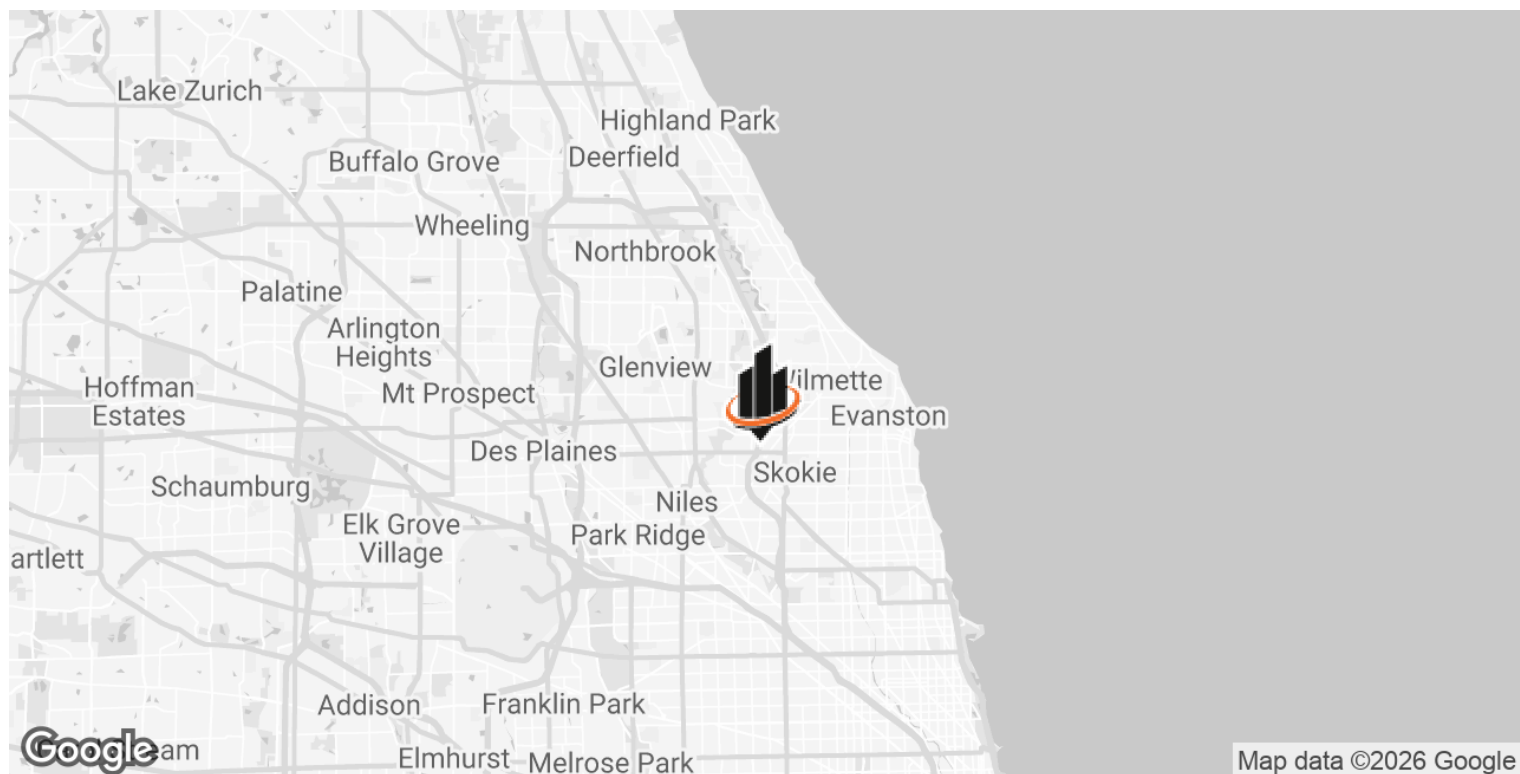
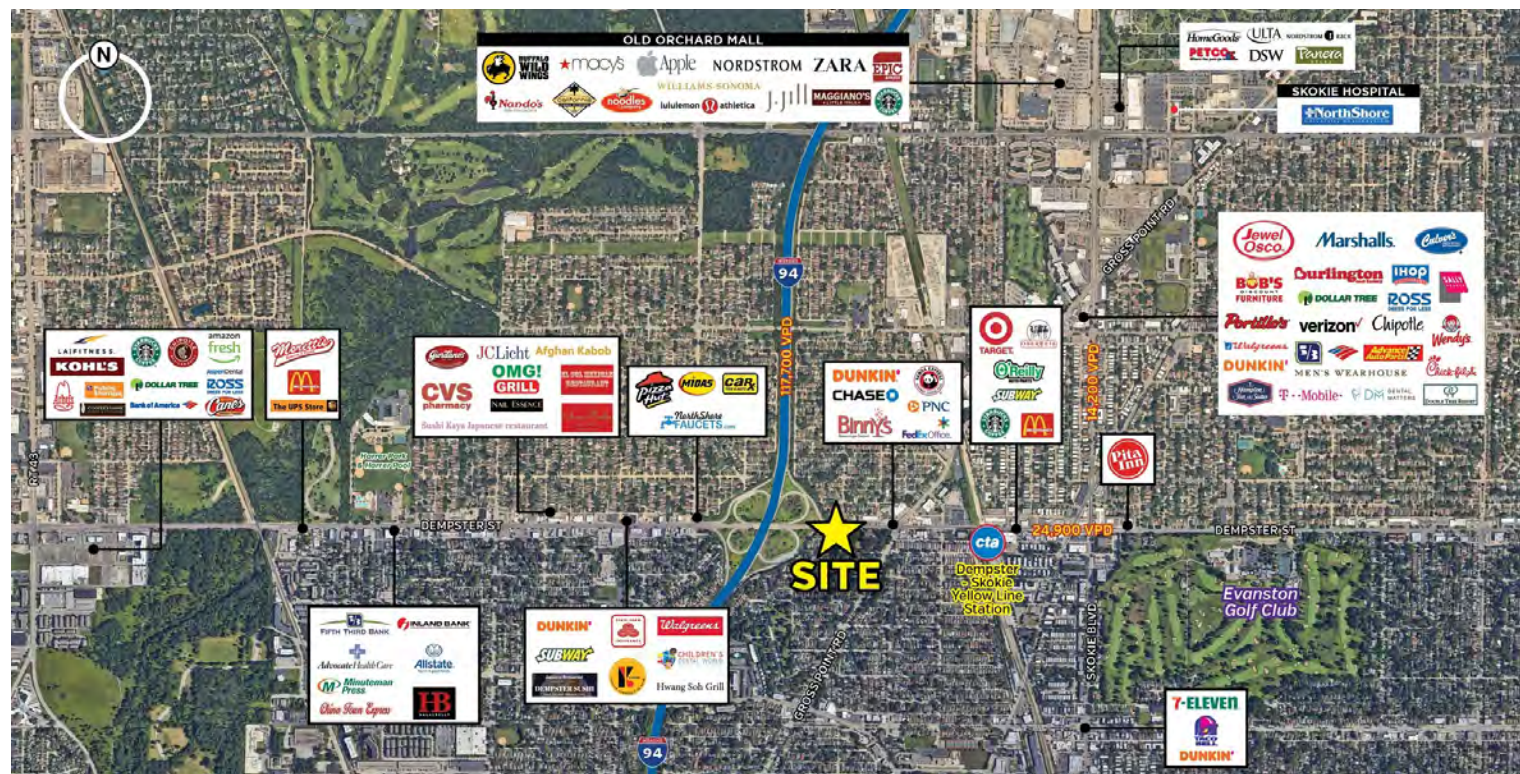


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NEARBY RETAILER MAP & LOCATION MAP



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