

FOR LEASE

Office Space

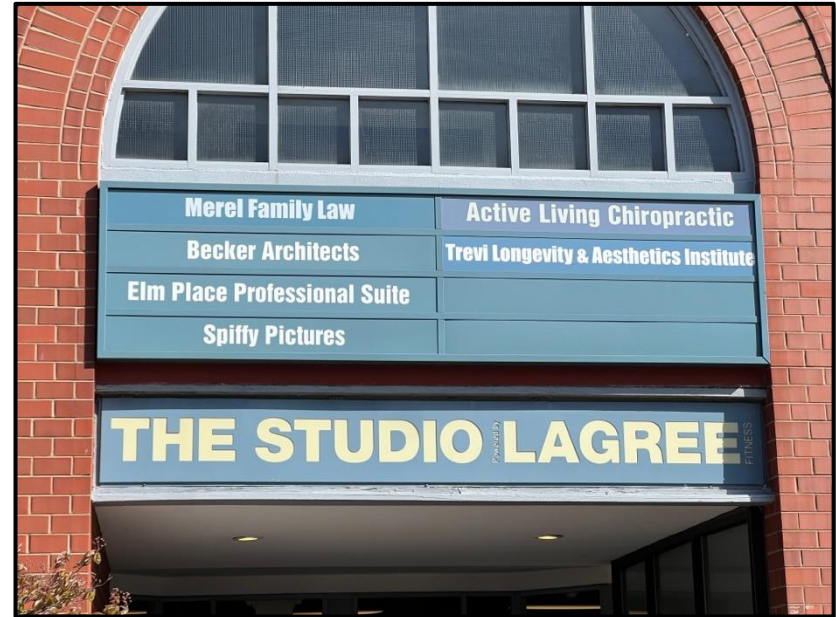


581-607 Elm Place, Highland Park, IL 60035



Two Office Suites Available — 1,660 SF & 2,210 SF

PROPERTY DETAILS



SUITE DETAILS

- Suite 201 — 1,660 SF — \$20.00/SF/YR NNN
- Suite 218 — 2,210 SF — \$20.00/SF/YR NNN
- NNN charges: real estate taxes \$6.10 + operating expenses \$4.17 + insurance \$0.35 PSF

SPACE FEATURES

- Suite 201 fully built-out with 4 private offices & 1 conference room
- Two-story mixed-use building, built 1988 (35,672 SF total)
- 76 surface parking spaces on site
- Ground-floor retail with upper-level offices for strong visibility

BUILDING TENANT MIX

- Becker Architects, Mersi Family Law and J T Levin & Associates — established professional & legal services
- Active Living Chiropractic, Fred Longevity & Aesthetics Institute and Gilbert Orthodontics — a wellness-focused tenant base
- Love's Fro-Yo, Studio Lagree, BBQ Pit and Joan Barry Hair Salon & Spa — lifestyle and dining draws that bring daily foot traffic

LOCATION HIGHLIGHTS

01

Walkable & Transit-Connected

80/100 walk score at this address, with good public transit and walking access to the Metra

02

Steps to Downtown's Best

Near North Shore anchors like Anthropologie, Starbucks and Sunset Foods, in Highland Park's retail corridor

03

Established, Stable Tenancy

Roughly 87% occupied by long-term local businesses — a dependable, low-turnover environment

CONTACT FOR MORE INFO

Trip McDonough (773) 255-4651

AERIAL VIEW

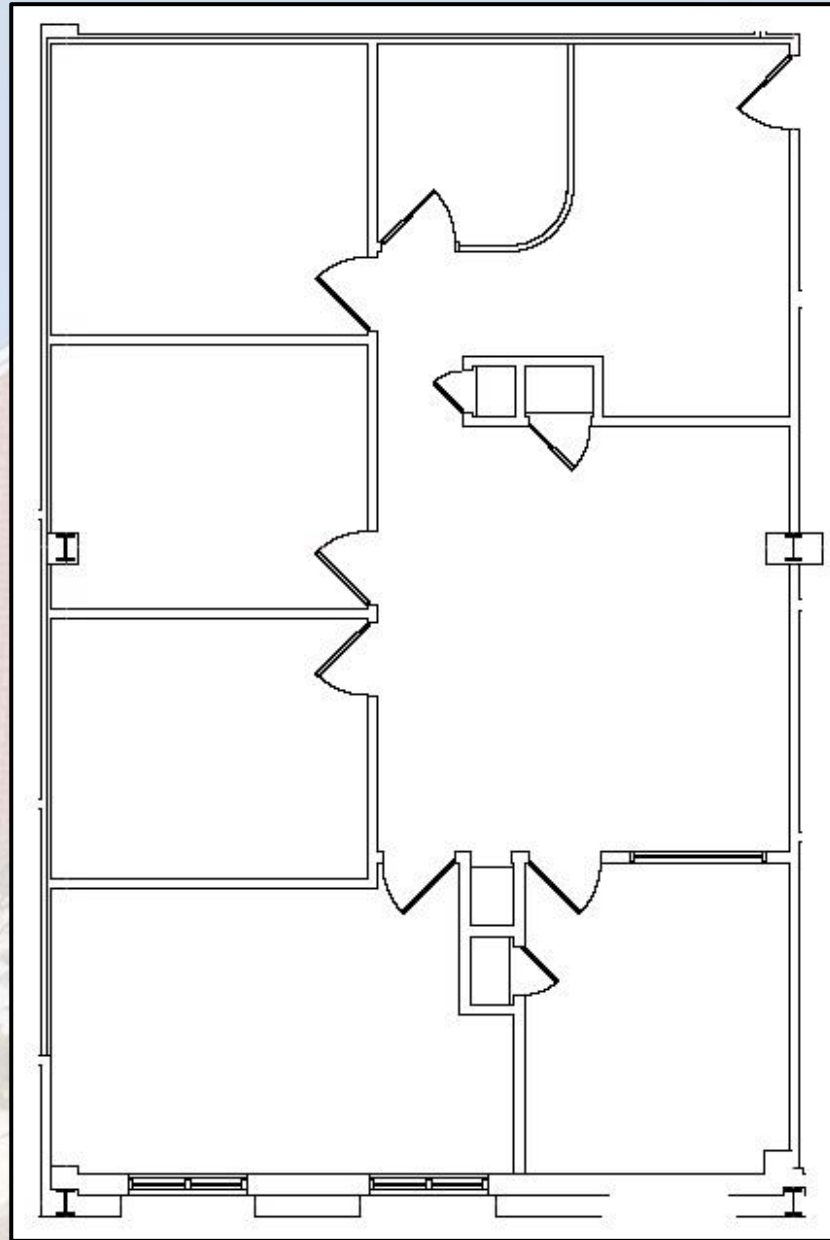
SUBJECT PROPERTY • 581-607 ELM PLACE, HIGHLAND PARK



FLOOR PLAN

581-607 Elm Place, Highland Park, IL • Suite 201 — 1,660 SF

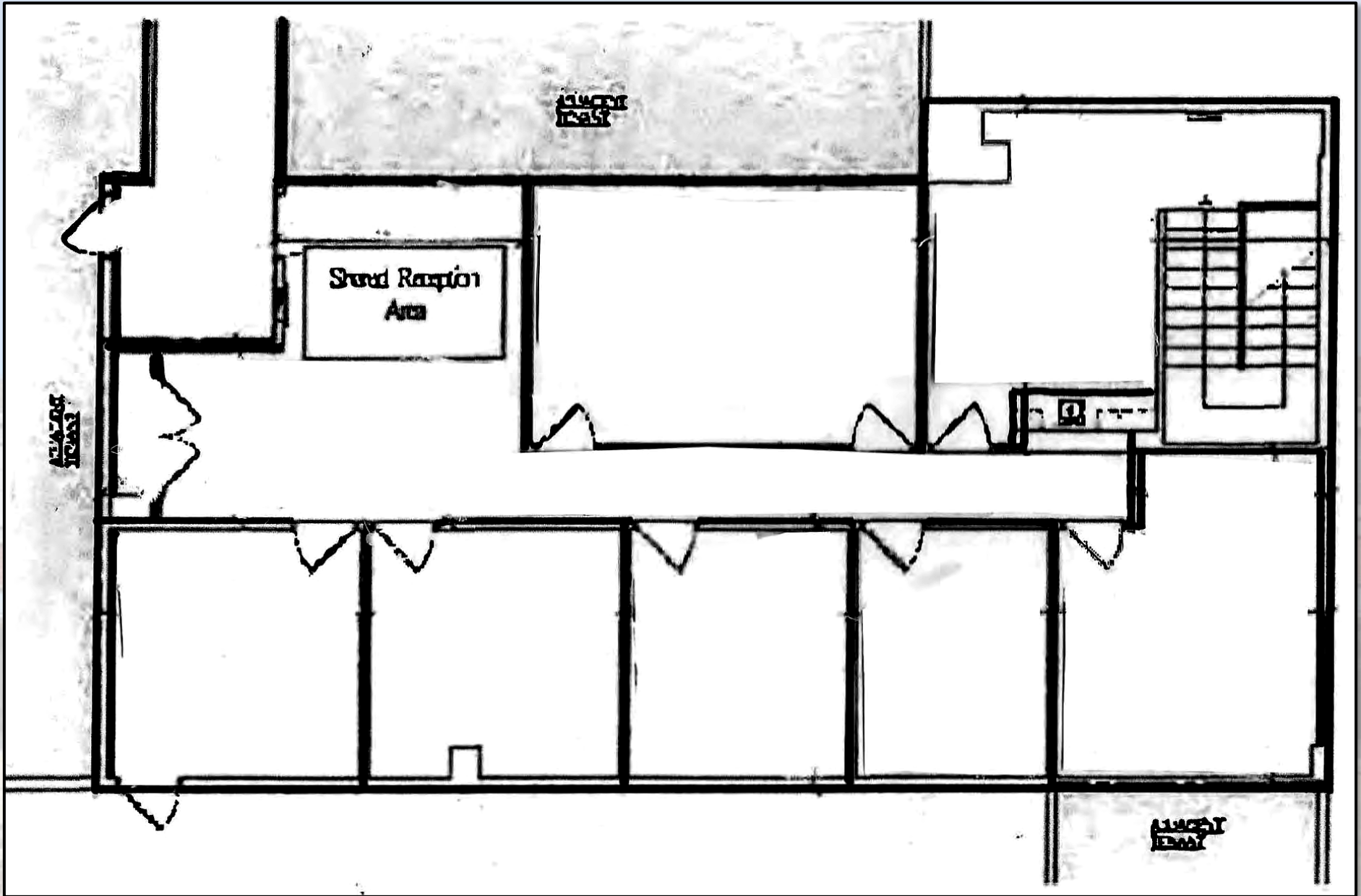
RESOURCE
COMMERCIAL
ADVISORS



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FLOOR PLAN

581-607 Elm Place, Highland Park, IL • Suite 218 — 2,210 SF



DISCLAIMER



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