

OFFICE SPACE FOR LEASE

16325, 16335, 16345 HARLEM AVE.

TINLEY PARK, IL 60477



16325



16335



16345

BUILDING SPECIFICATIONS:

BUILDING SIZES:	16325 Harlem: 20,405 SF 16335 Harlem: 27,855 SF 16345 Harlem: 27,739 SF
------------------------	---

AVAILABLE SUITES:	16325 S. Harlem: Suite 100: 1,451 RSF (Medical) - Floor Plan Suite 160: 1,134 RSF - Floor Plan Suite 300: 6,858 RSF - Floor Plan
--------------------------	--

16335 S. Harlem:
Suite 150: 3,404 RSF - Floor Plan
Suite 350: 2,282 RSF - Floor Plan

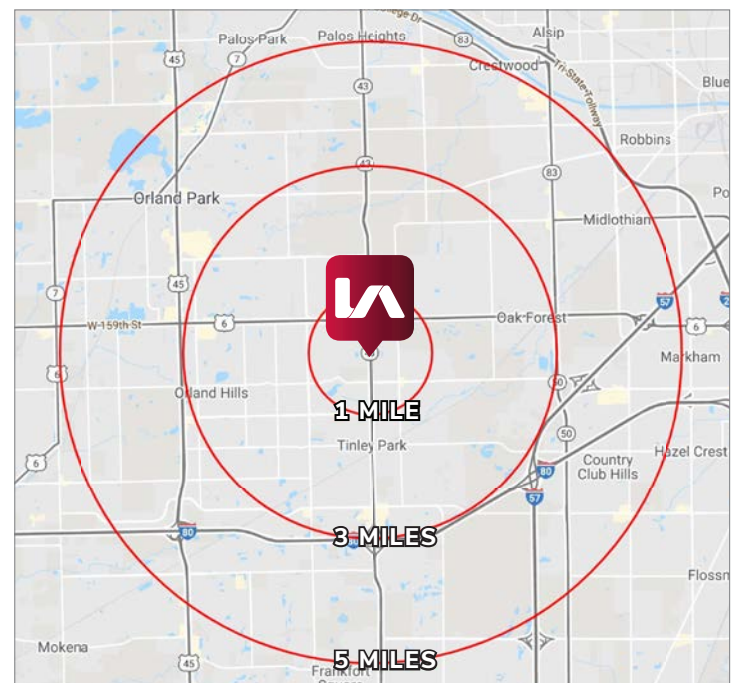
16345 S. Harlem:
Suite 100: 3,320 RSF (Medical) - Floor Plan
Suite 150: 1,717 RSF (Dental) - Floor Plan
Suite 300: 3,325 RSF - Floor Plan
Suite 400: 2,259 RSF - Floor Plan (Dental / Medical)

SITE SIZE:	4.43 acres
-------------------	------------

UTILITIES:	Gas / Electric: Separately metered, tenants responsibility
-------------------	--

LEASE RATE:	\$23.50 PSF Modified Gross (General Office) \$25.50 PSF Modified Gross (Medical Office)
--------------------	--

HIGHLIGHTS:	<ul style="list-style-type: none"> › 3-building office complex › Well-positioned at signalized intersection › Single executive office suites › Close proximity to I-80 & I-57 › Near Tinley Park METRA station › Restaurants and shopping within walking distance
--------------------	---



	1 MILE	3 MILES	5 MILES
Estimated Population	10,754	86,719	207,861
Number of Households	4,628	35,120	81,297
Household Income (AVG)	\$77,556	\$96,429	\$98,389
Daytime Population	8,185	49,057	144,236

Carole Caveney
Vice President
ccaveney@lee-associates.com
D 773.355.5082

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

OFFICE SPACE FOR LEASE
16325, 16335, 16345 HARLEM AVE.
TINLEY PARK, IL 60477

RETAIL AERIAL



Carole Caveney
Vice President
ccaveney@lee-associates.com
D 773.355.5082

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.