

OFFICE SPACE FOR LEASE

16325, 16335, 16345 HARLEM AVE.

TINLEY PARK, IL 60477



16325



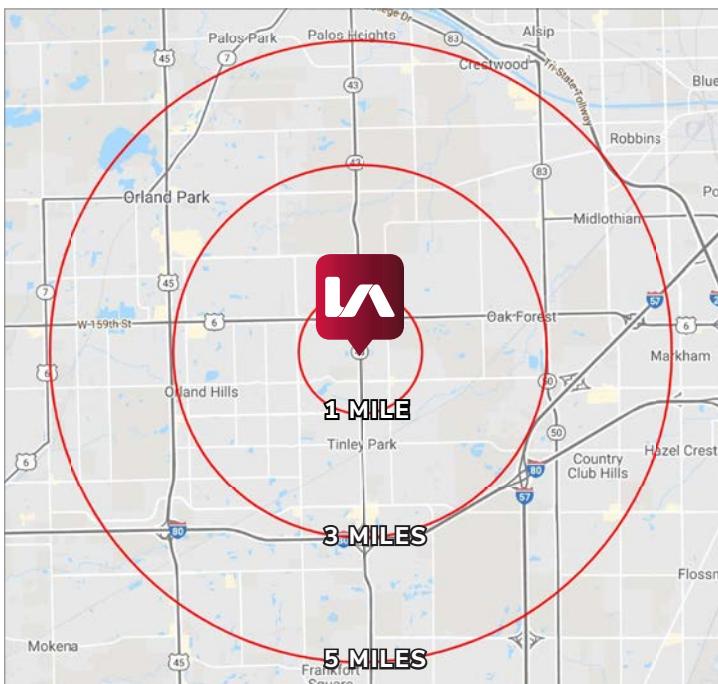
16335



16345

BUILDING SPECIFICATIONS:

BUILDING SIZES:	16325 Harlem: 20,405 SF 16335 Harlem: 27,855 SF 16345 Harlem: 27,739 SF
AVAILABLE SUITES:	<p>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</p> <p>16335 S. Harlem: Suite 150: 3,404 RSF - Floor Plan Suite 350: 2,282 RSF - Floor Plan</p> <p>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)</p>
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

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RETAIL AERIAL



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