



Skokie Office Building

5301 Dempster Street, Skokie, IL



1,100 SF 2ND FLOOR & LL OFFICE SPACES FOR LEASE



PRESENTED BY

your
NEXT LEVEL TEAM

Jennifer Hopkins, MBA
312.676.1865

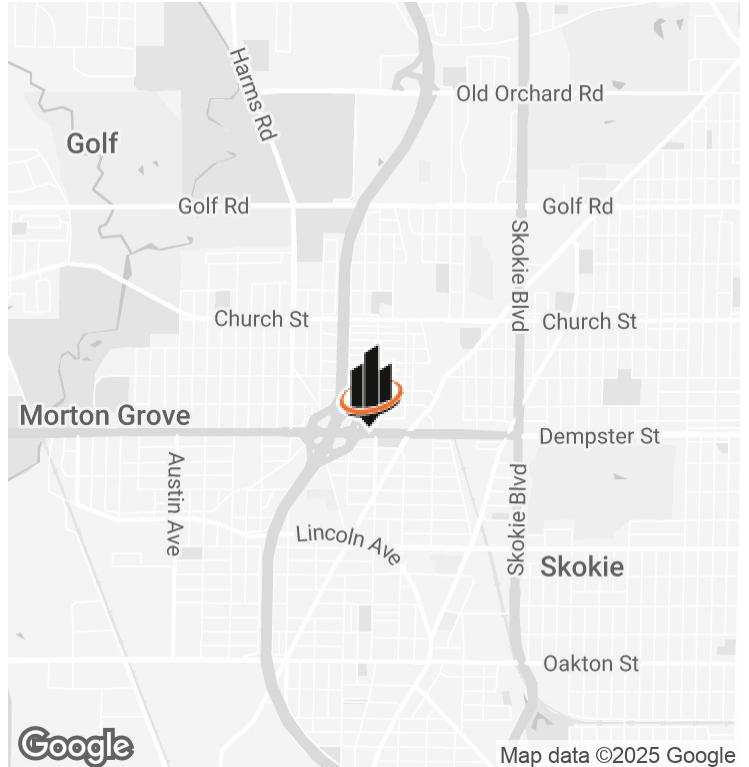
svnchicago.com

Olivia Czyzynski
312.676.1862
fluent in Polish

NEXTLEVELSUBURBANCHICAGO@SVN.COM

Lina Adamis
224.723.2528

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-------------------------------|
| LEASE RATE: | \$20.00 - 23.00 SF/yr (MG) |
| AVAILABLE SF: | 300 - 1,100 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 | 10,508 | 26,264 | 81,797 |
| TOTAL POPULATION | 28,026 | 72,524 | 222,106 |
| AVERAGE HH INCOME | \$106,321 | \$126,108 | \$150,766 |

PROPERTY HIGHLIGHTS

- 3 Story, Multi-Tenant 16,790 SF Office Building
- One Remaining 1,100 SF Vacancy & One Lower Level 300 SF Office
- Move-In Ready Condition Office Suite Available
- Space Can be Converted to Medical
- Immediately Off I-94 Edens Expressway and ±10 Minutes from I-294
- Located at the intersection of Dempster Street and Lakewood Avenue, Featuring Excellent Accessibility
- 0.5 Miles to Yellow Line Skokie Swift CTA Station
- Numerous Restaurants and Shopping Nearby
- High-Image Building

OLIVIA CZYZYNSKI

O: 312.676.1862

olivia.czyszynski@svn.com

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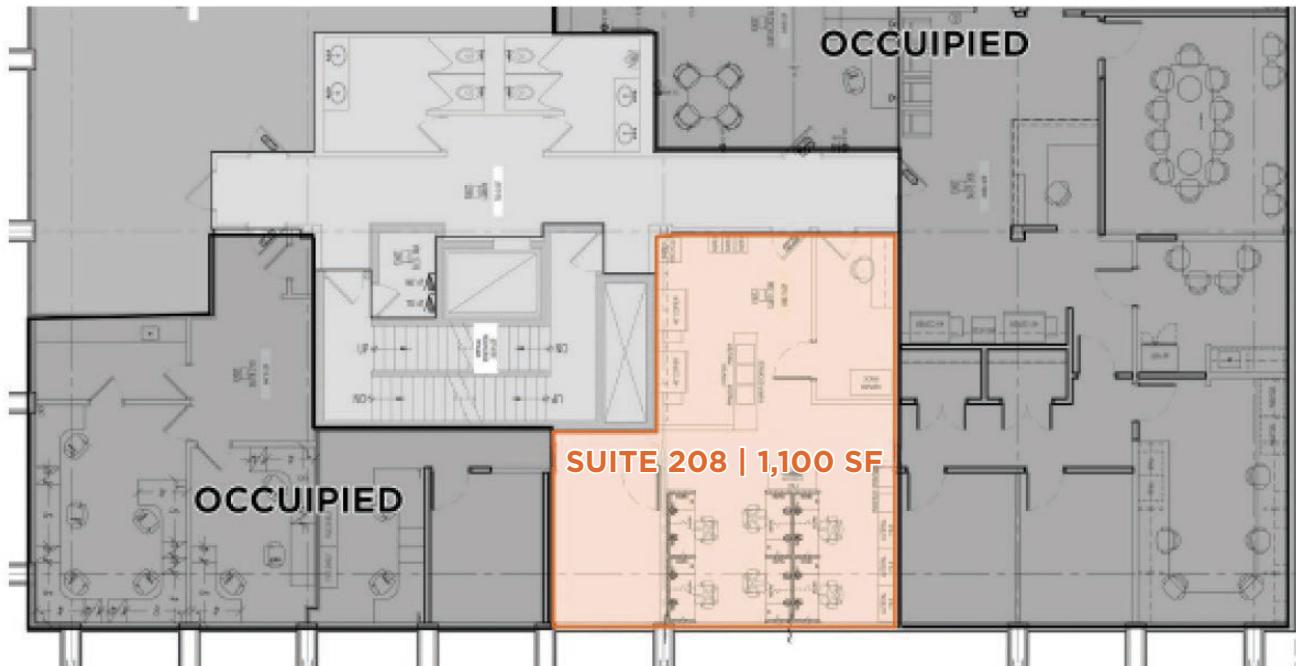
jennifer.hopkins@svn.com

LINA ADAMIS

O: 224.723.2528

evangelina.adamis@svn.com

AVAILABLE SPACES FOR LEASE & FLOOR PLAN

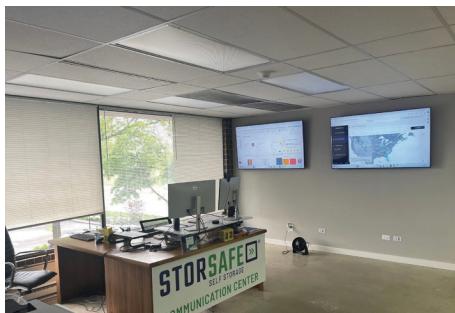


LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|-------------------------|
| LEASE TYPE: | MG | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 300 - 1,100 SF | LEASE RATE: | \$20.00 - \$23.00 SF/yr |

AVAILABLE SPACES SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| | | | | | |
|-----------|-----------|----------|----------------|-----------------|--|
| Suite 208 | Available | 1,100 SF | Modified Gross | \$23.00 SF/yr | Small office space with reception area, one private office and storage . |
| LL Office | Available | 300 SF | Modified Gross | \$500 per month | - |



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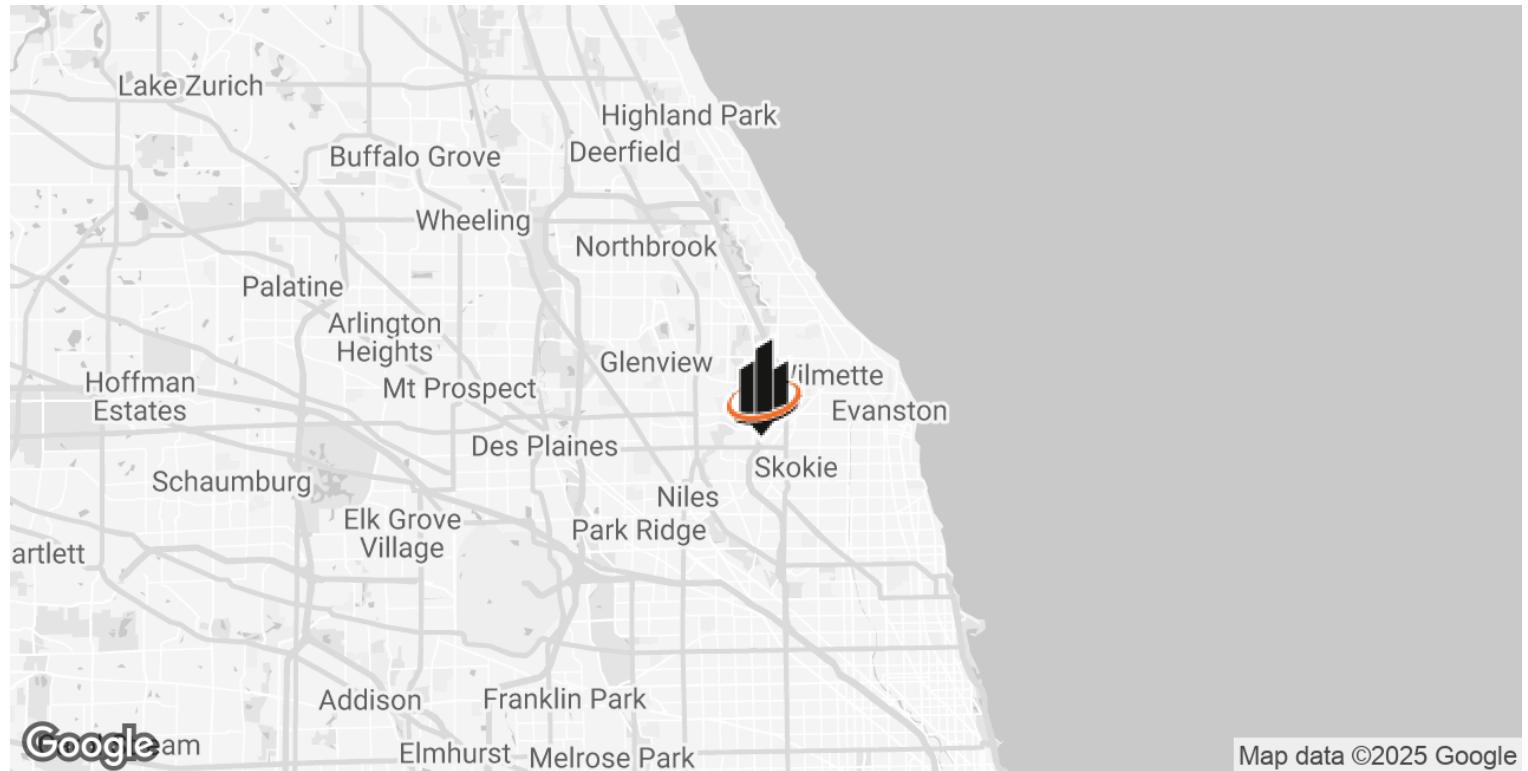
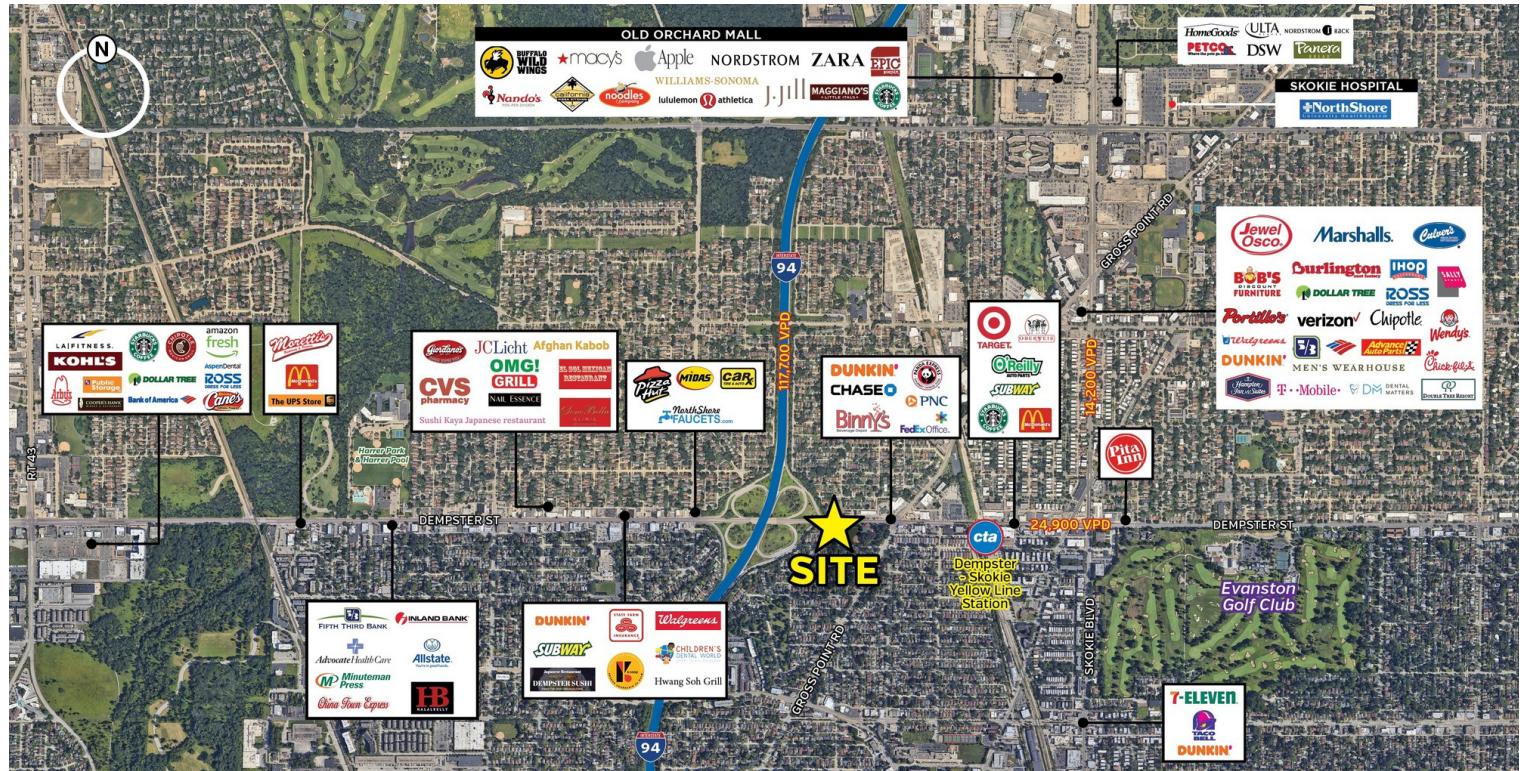
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NEARBY RETAILER MAP & LOCATION MAP



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