

4 YOUR REALTY
OFFICE SPACE FOR LEASE
312.761.1948

FOR LEASE
630.330.3352
Karen Kulczyk
312.770.0119
Olivia Wirth
SVN

6955
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LEASE

2-Story Oak Park Office Available

6955 W. NORTH AVENUE

Oak Park, IL 60302

PRESENTED BY:

KAREN KULCZYCKI, CCIM

O: 630.330.3352

kkulczyk@svn.com

IL #471020279

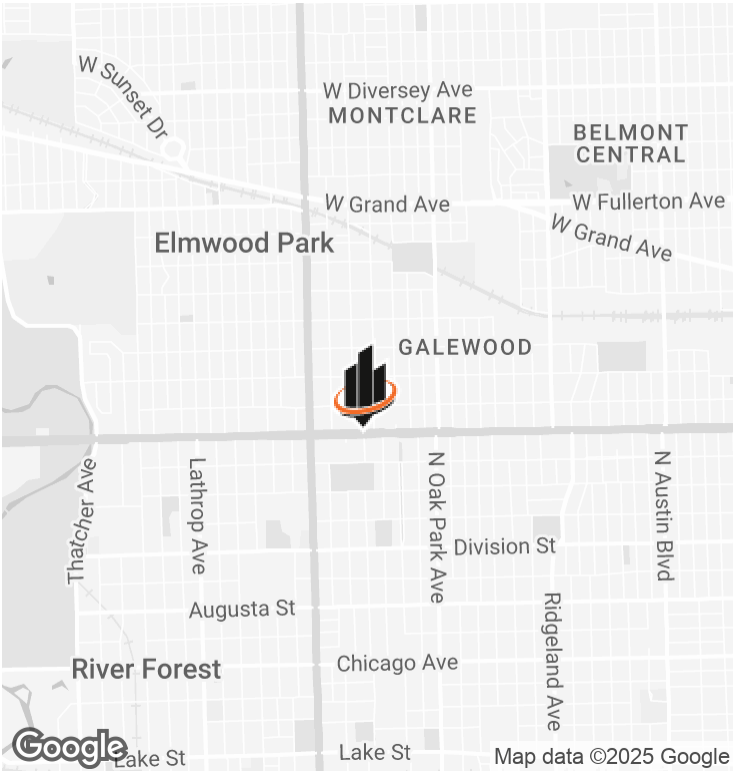
OLIVIA WIRTH

O: 312.770.0119

olivia.wirth@svn.com

IL #475.161032

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------------|---|
| LEASE RATE: | \$16.00 SF/yr (NNN) NNN/SF \$7.24 (2024) |
| TOTAL NUMBER OF UNITS: | 12 |
| AVAILABLE SF: | 450 - 1,000 SF |
| LOT SIZE: | 0.14 Acres |
| BUILDING SIZE: | 6,700 SF |

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 6955 West North Avenue, a ±6,700 SF 2-story office building with garden level in Oak Park, Illinois. 12-Units and 17% occupancy. Various small suites available. Frontage on North Ave (33,500 VPD) just east of Harlem Avenue. With nearby access to I-290, I-294, the CTA Green Line and multiple bus routes, the property enjoys seamless connections to the broader Chicago metropolitan area.

PROPERTY HIGHLIGHTS

- Flexible office and medical office suites under 1,000 SF
- Full Windows | Open Concepts
- Ample street parking | Frontage on North Avenue
- Nearby access to CTA Green Line, bus routes, I-290, and I-294

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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 450 - 1,000 SF | LEASE RATE: | \$16.00 SF/yr |

AVAILABLE SPACES

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------|-----------|------------|---------------|---|
| Suite G4 & 5 | 1,000 SF | NNN | \$16.00 SF/yr | Former Salon Open Concept |
| Suite 101 | 560 SF | NNN | \$16.00 SF/yr | 2 private offices, open area, private restroom. |
| Suite 102 | 450 SF | NNN | \$16.00 SF/yr | Large Office, Kitchenette, Reception Area, Restroom, Storage |
| Suite 103 | 670 SF | NNN | \$16.00 SF/yr | Lobby, Reception, 3 Offices, Restroom, Kitchenette |
| Suite 201 | 510 SF | NNN | \$16.00 SF/yr | 2 private offices, open area, private restroom, storage closet. |
| Suite 202 | 500 SF | NNN | \$16.00 SF/yr | 2 private offices, open area, private restroom. Windowline facing North Avenue. |

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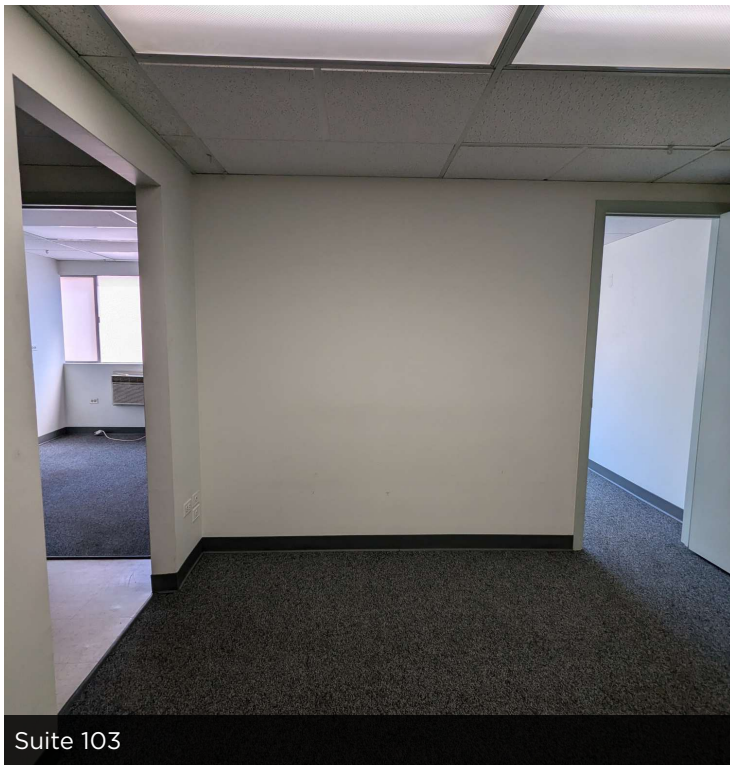
INTERIOR PHOTOS



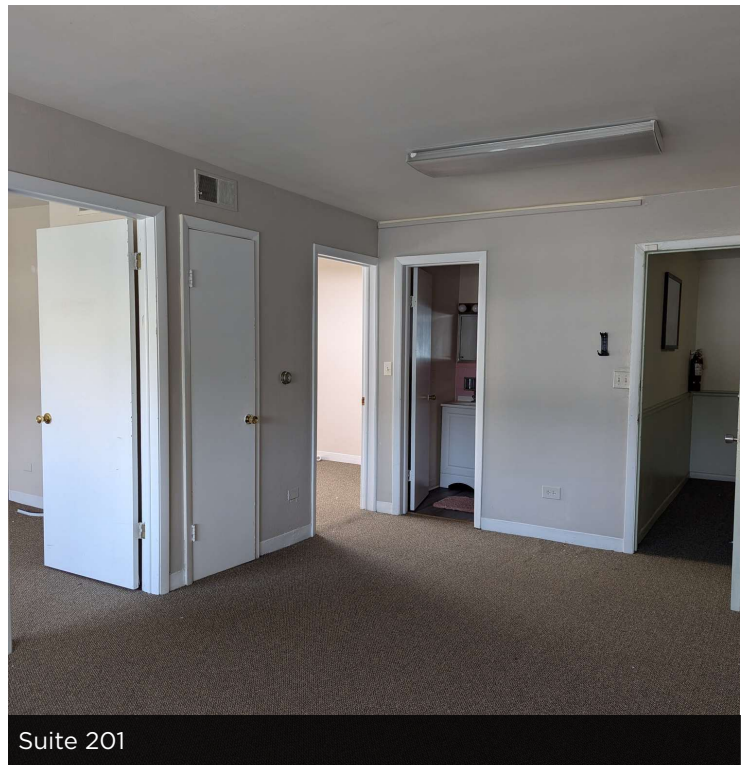
Suite 101



Suite 102



Suite 103



Suite 201

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INTERIOR PHOTOS



Suite 202



Suite G 4 & 5



1st Floor Corridor



Exterior Parking

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RETAILER MAP



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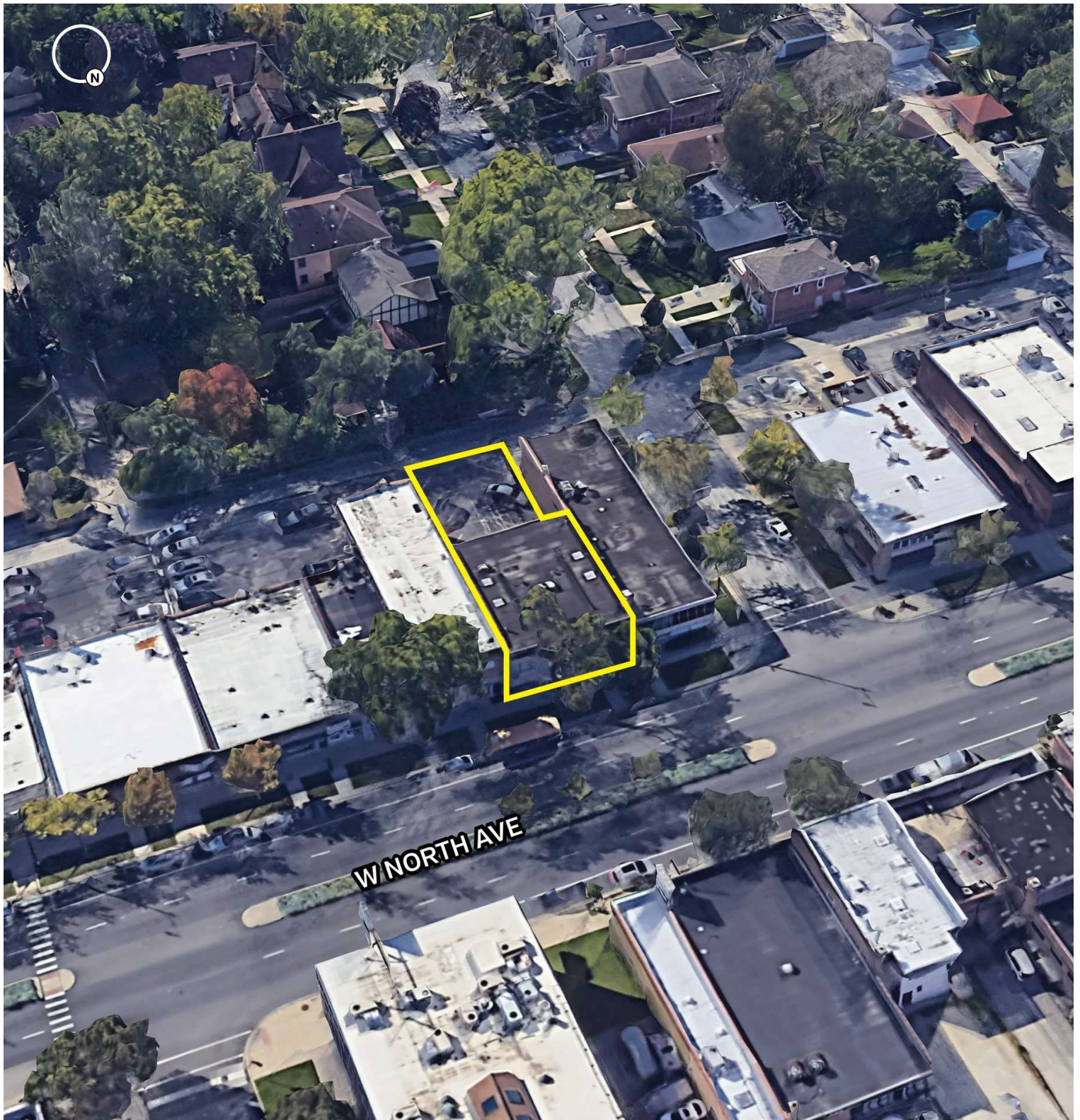
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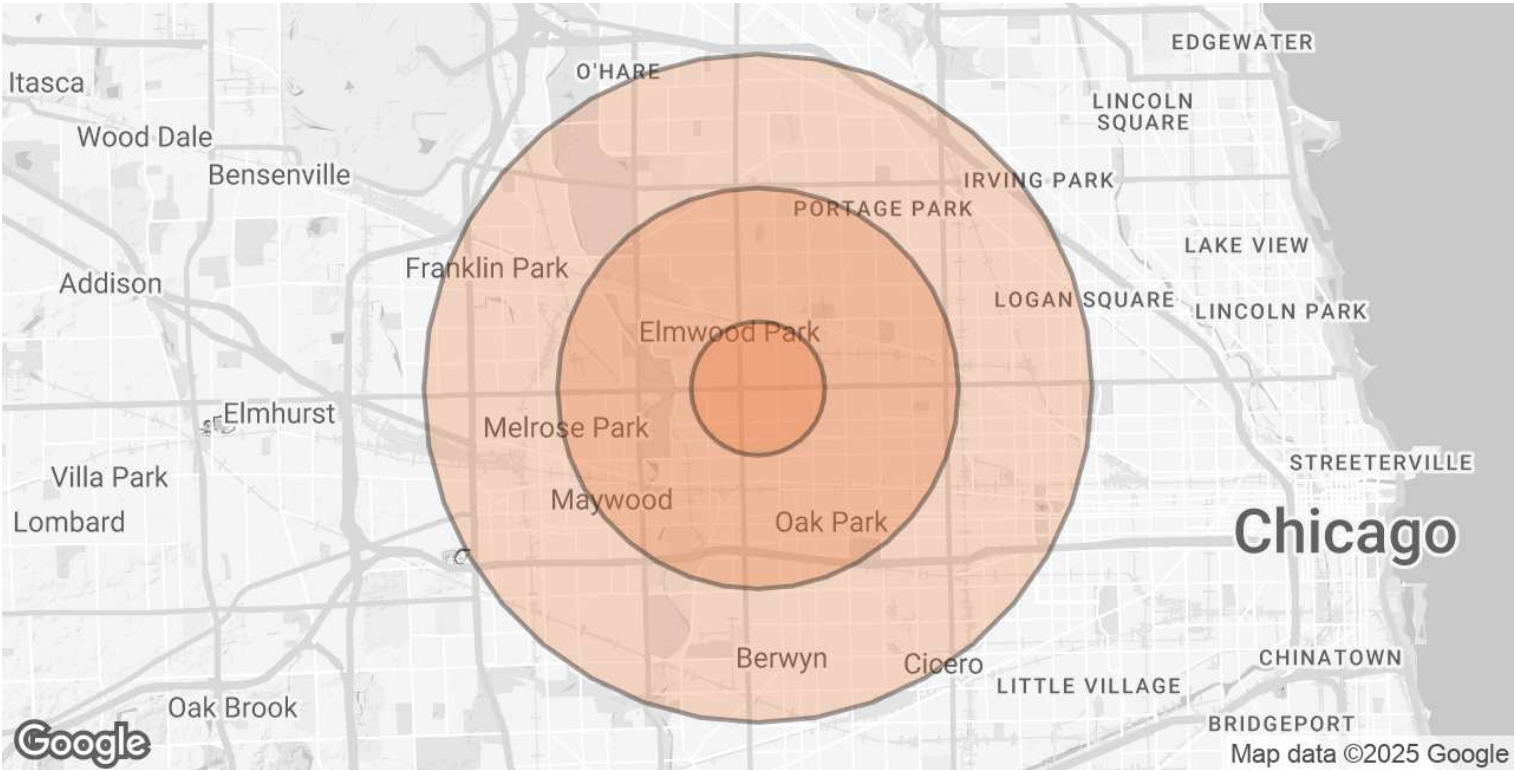
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION | 25,884 | 311,562 | 833,901 |
| AVERAGE AGE | 42 | 40 | 39 |
| AVERAGE AGE (MALE) | 41 | 39 | 38 |
| AVERAGE AGE (FEMALE) | 43 | 41 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 9,875 | 116,204 | 306,339 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$162,332 | \$103,536 | \$96,818 |
| AVERAGE HOUSE VALUE | \$519,483 | \$381,911 | \$368,438 |

Demographics data derived from AlphaMap

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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