

# 1900 East Lake Avenue

An Exceptional Glenview Redevelopment Opportunity



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*1900 East Lake Ave*

*EXECUTIVE SUMMARY*

# EXECUTIVE SUMMARY



## INCREDIBLE REDEVELOPMENT OPPORTUNITY

- Rare 19.38 acre and 256,700 SF building in the heart of Glenview, ready for redevelopment.
- Potential adaptive reuse from office to alternative uses or build ground up.
- Near the bustling corner of Lake & Waukegan and blocks from the Metra Train station.

## INVESTMENT HIGHLIGHTS

1900 East Lake Avenue is located in one of Chicago's most sought after northern suburbs, Glenview Illinois. Glenview is a well established, urban suburb with very strong demographics.

Finding almost 20 acres and/or 256,700 SF of redevelopment opportunity is incredibly rare, especially in this central part of Glenview. The subject property is only a few blocks walk from the main Glenview Metra train station and enjoys a dedicated stop light and pedestrian walkway.

### Potential Adaptive Reuse Options:

Life Sciences, Educational, Flex, Self-Storage, Healthcare, Sports/Recreation or End User.

Also possible ground up single family residential (60-70 units) or remain as current office use.



*1900 East Lake Ave*

*PROPERTY OVERVIEW*



# Glenview Campus

1900 LAKE AVENUE - GLENVIEW, IL

## BUILDING FEATURES:

<b>Building Size:</b>	256,700 GSF
<b>Total Land Size:</b>	19.38 Acres
<b>Ceiling Heights:</b>	10-25 Feet
<b>Dedicated Parking:</b>	+/-750 Spaces
<b>Address:</b>	1900 E Lake Ave

## DEMOGRAPHICS:

Central location in Glenview proximate to dense suburban housing and an affluent resident base, access to the I-90/94 expressway and significant retail along Waukegan Road.

## HIGH PROFILE ADAPTIVE REUSE:

Opportunity to affordably reuse flexible existing structure (former Scott Foresman HQ) into a best-in-class alternative uses like medical, educational, sport fitness, etc.,

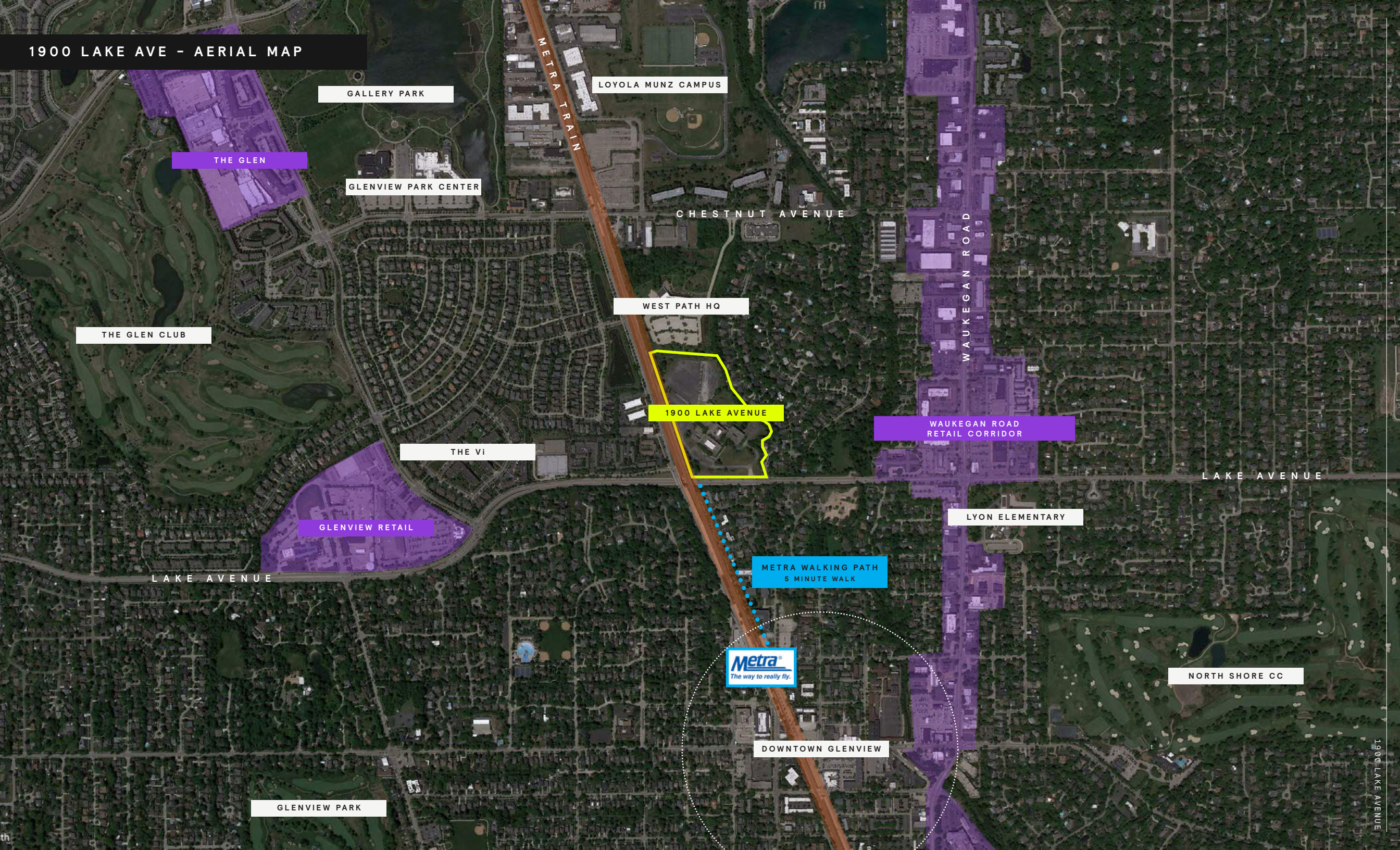
## 20 ACRE SITE:

Large site provides +/-750 parking spaces and opportunity and flexibility for outdoor fitness and wellness opportunities (Golf, Co-Working, Childcare, Climbing), or residential redevelopment on a large North Shore footprint.

## INCENTIVES:

Opportunity for tax incentives that benefit the operator due to reuse of existing historic building.

# 1900 LAKE AVE - AERIAL MAP



GALLERY PARK

LOYOLA MUNZ CAMPUS

THE GLEN

GLENVIEW PARK CENTER

METRA TRAIN

CHESTNUT AVENUE

WEST PATH HQ

WAUKEGAN ROAD

THE GLEN CLUB

1900 LAKE AVENUE

WAUKEGAN ROAD RETAIL CORRIDOR

THE VI

LAKE AVENUE

GLENVIEW RETAIL

LYON ELEMENTARY

LAKE AVENUE

METRA WALKING PATH  
5 MINUTE WALK



NORTH SHORE CC

DOWNTOWN GLENVIEW

GLENVIEW PARK

1900 LAKE AVENUE



GLENVIEW CAMPUS

19.38 ACRES // 256,700 RSF

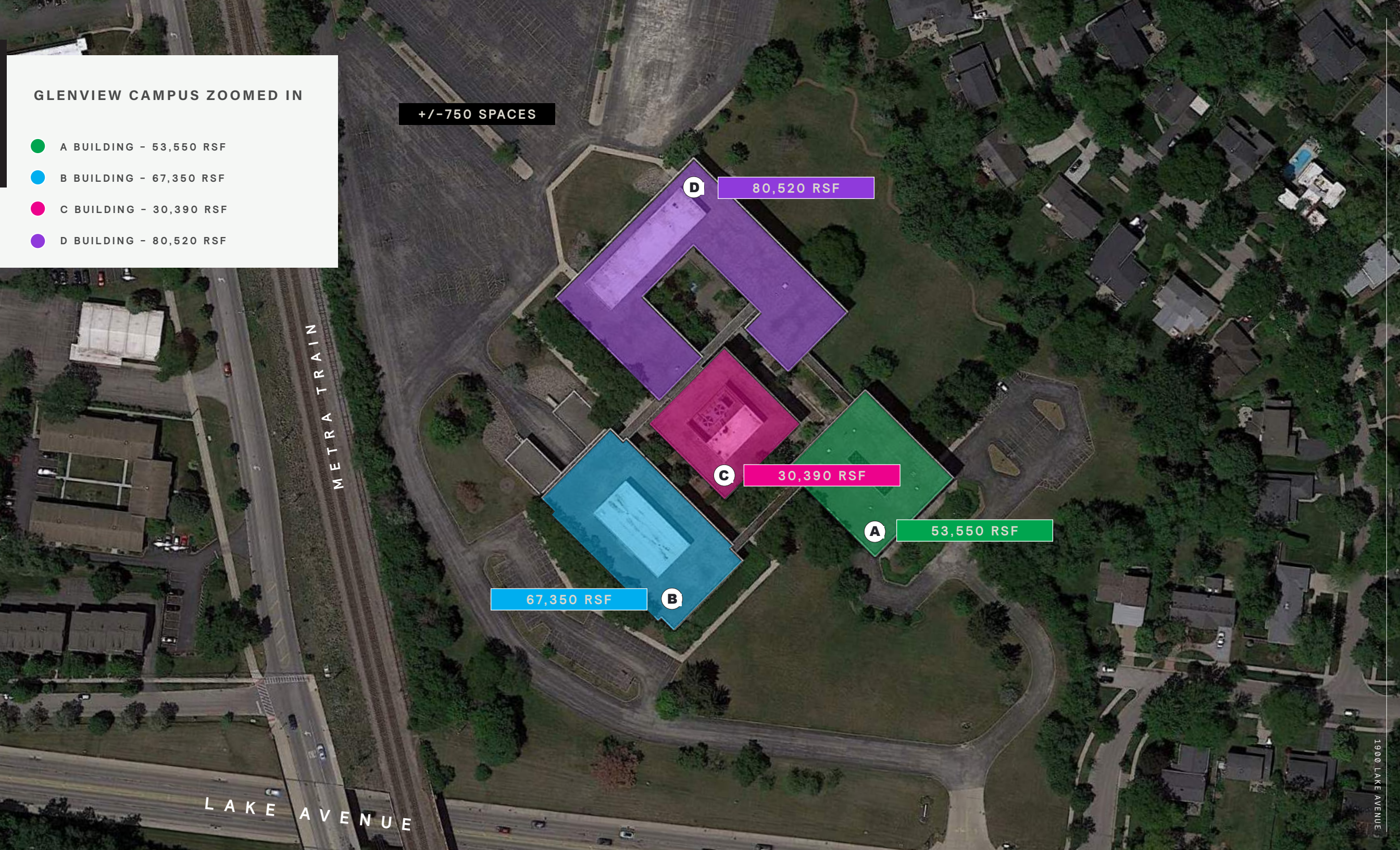


METRA PARKING

**GLENVIEW CAMPUS ZOOMED IN**

**+/-750 SPACES**

- A BUILDING - 53,550 RSF
- B BUILDING - 67,350 RSF
- C BUILDING - 30,390 RSF
- D BUILDING - 80,520 RSF



**67,350 RSF**

**80,520 RSF**

**30,390 RSF**

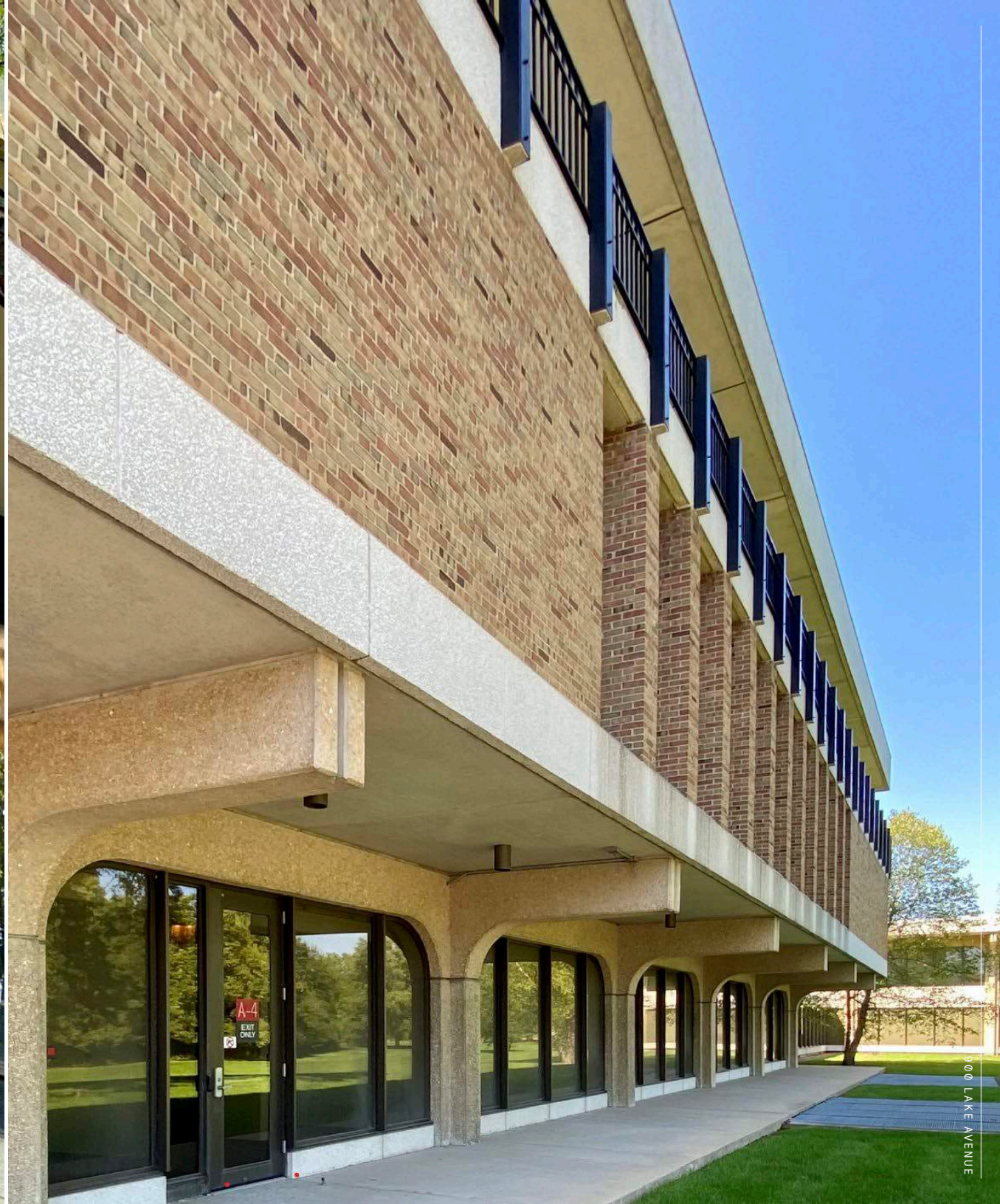
**53,550 RSF**

**LAKE AVENUE**

**METRA TRAIN**



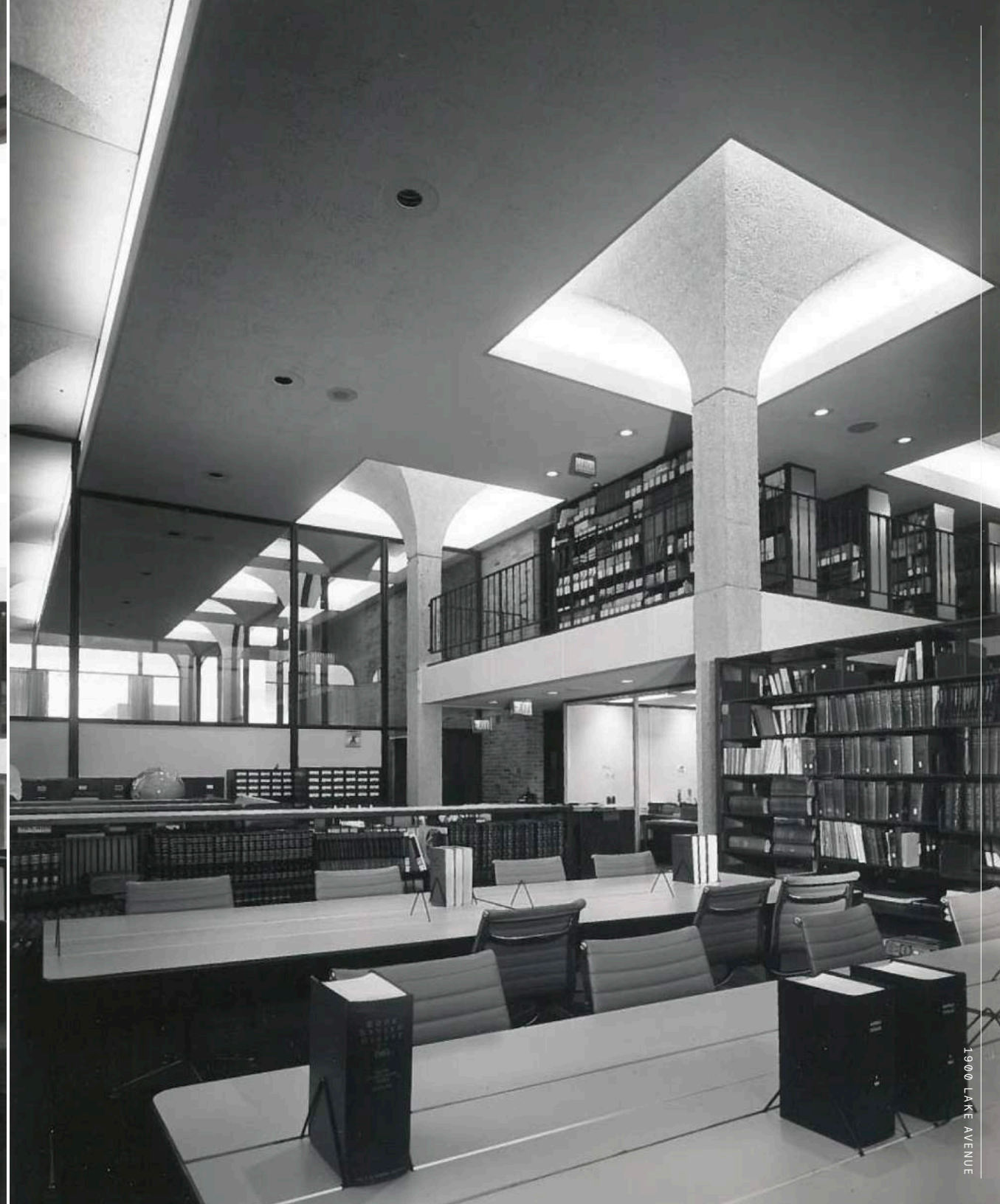
EXISTING PHOTOS







HISTORIC PHOTOS



HISTORIC PHOTOS



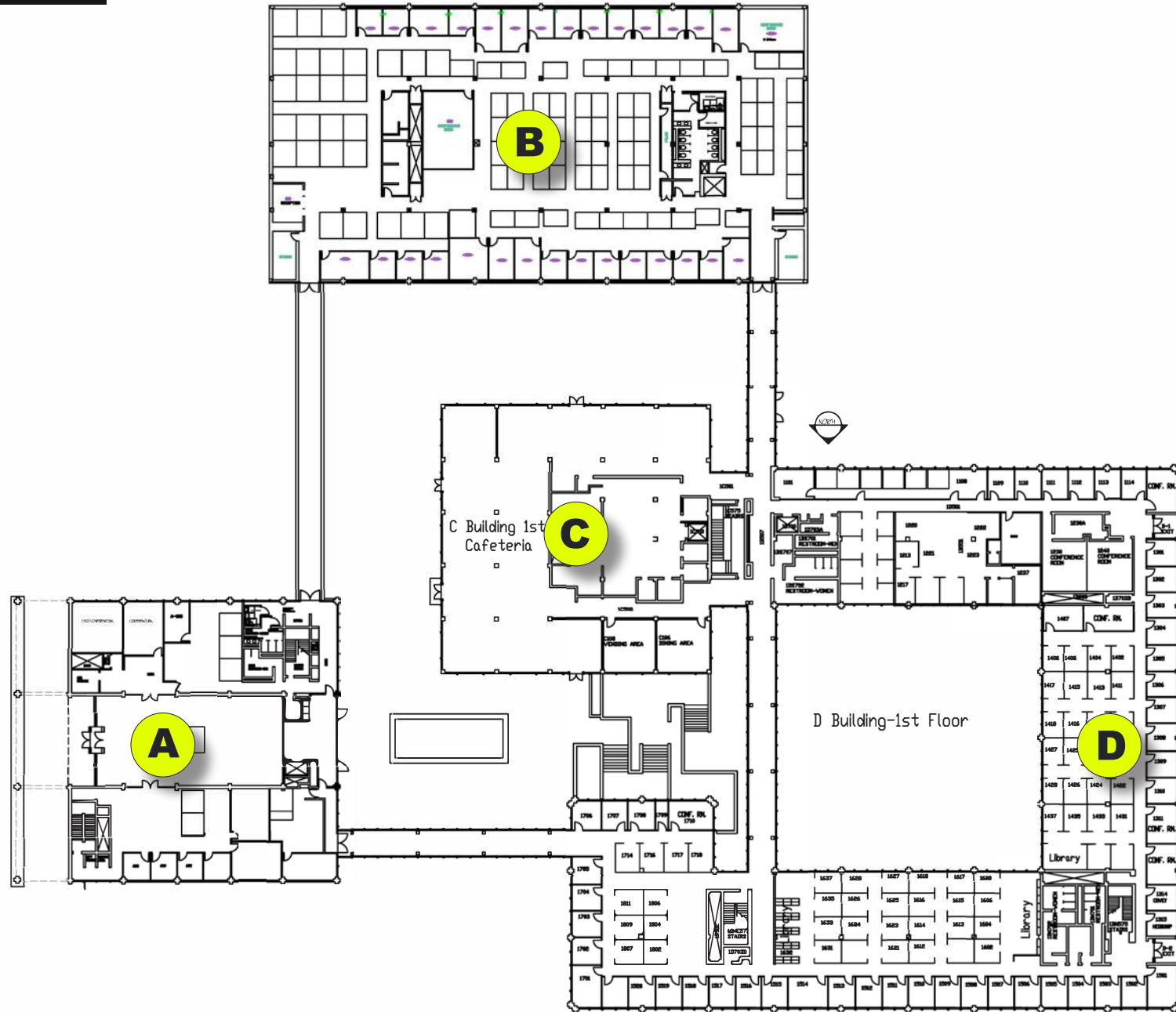


HISTORIC PHOTOS



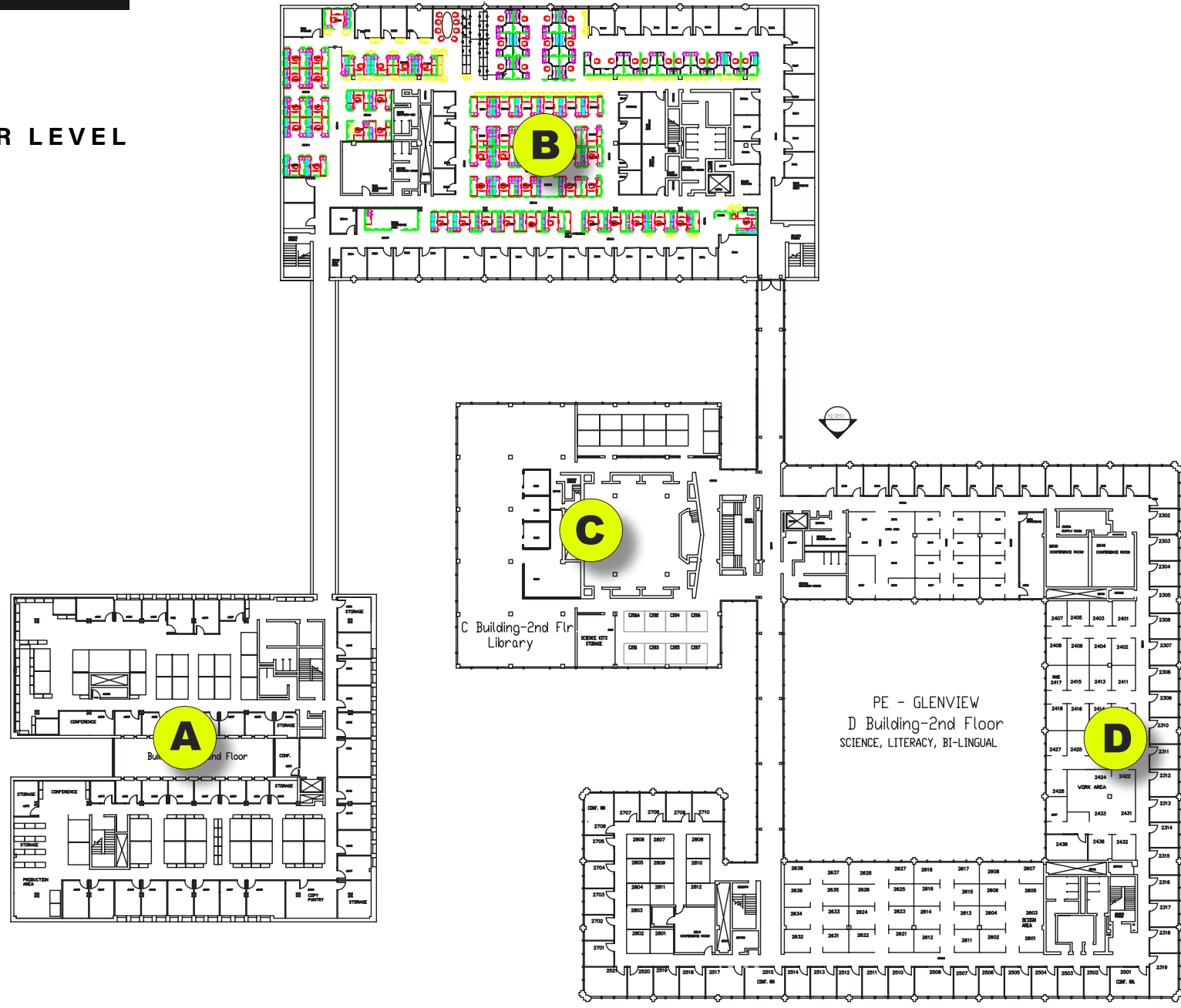


# FIRST FLOOR PLANS

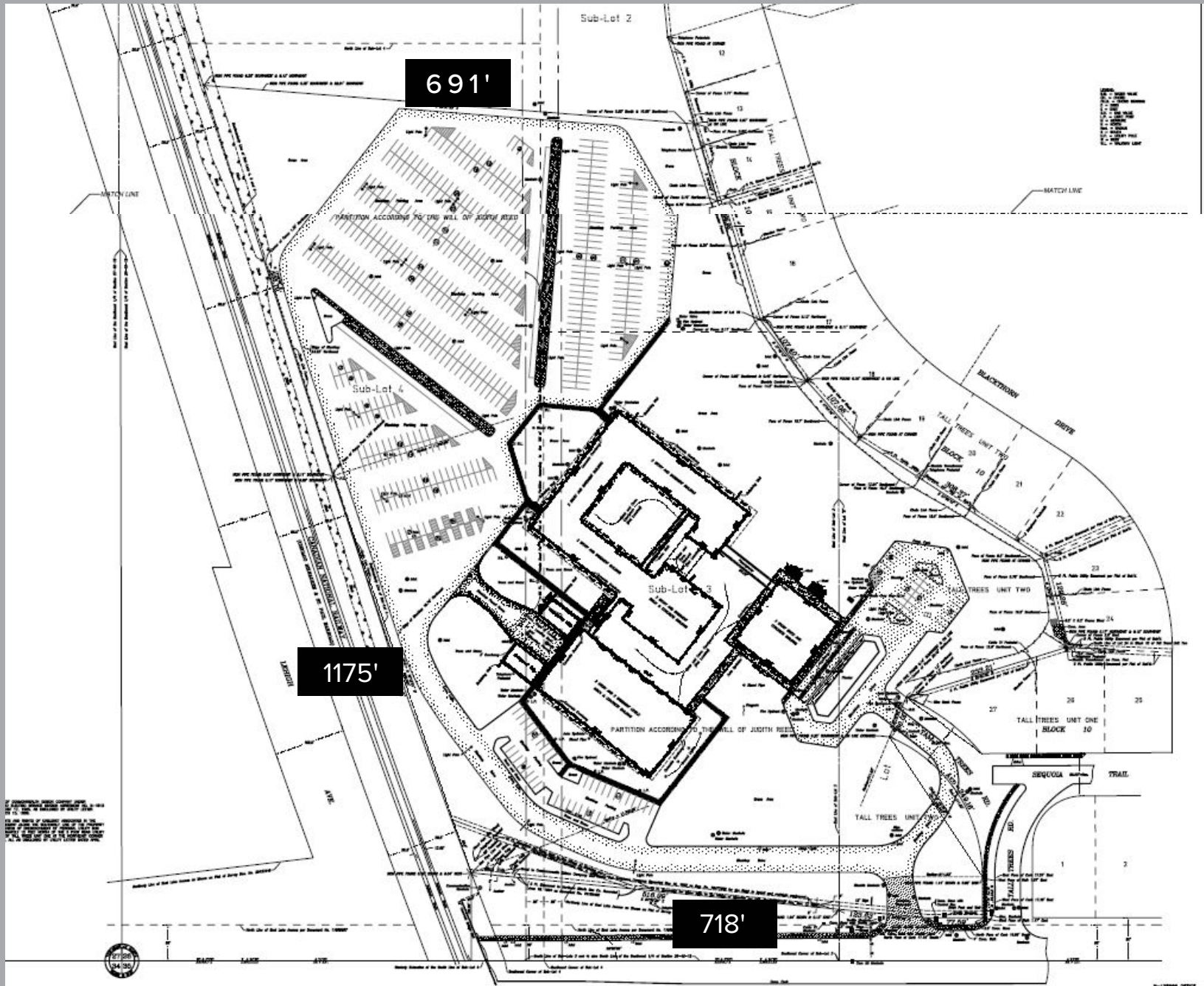


# SECOND FLOOR PLANS

THIRD AND LOWER LEVEL FLOOR PLANS ON WEBSITE



# SURVEY



# PROPERTY OVERVIEW

# PROPERTY AERIAL



# PROPERTY OVERVIEW

# BUILDING EXTERIOR PICS



COURTYARD "D" BUILDING



LIBRARY "C" BUILDING



"D" BUILDING



CONNECTING COURTYARD

# BUILDING INTERIOR PICS



ATRIUM "A" BUILDING



INTERIOR "B" BUILDING



INTERIOR "D" BUILDING



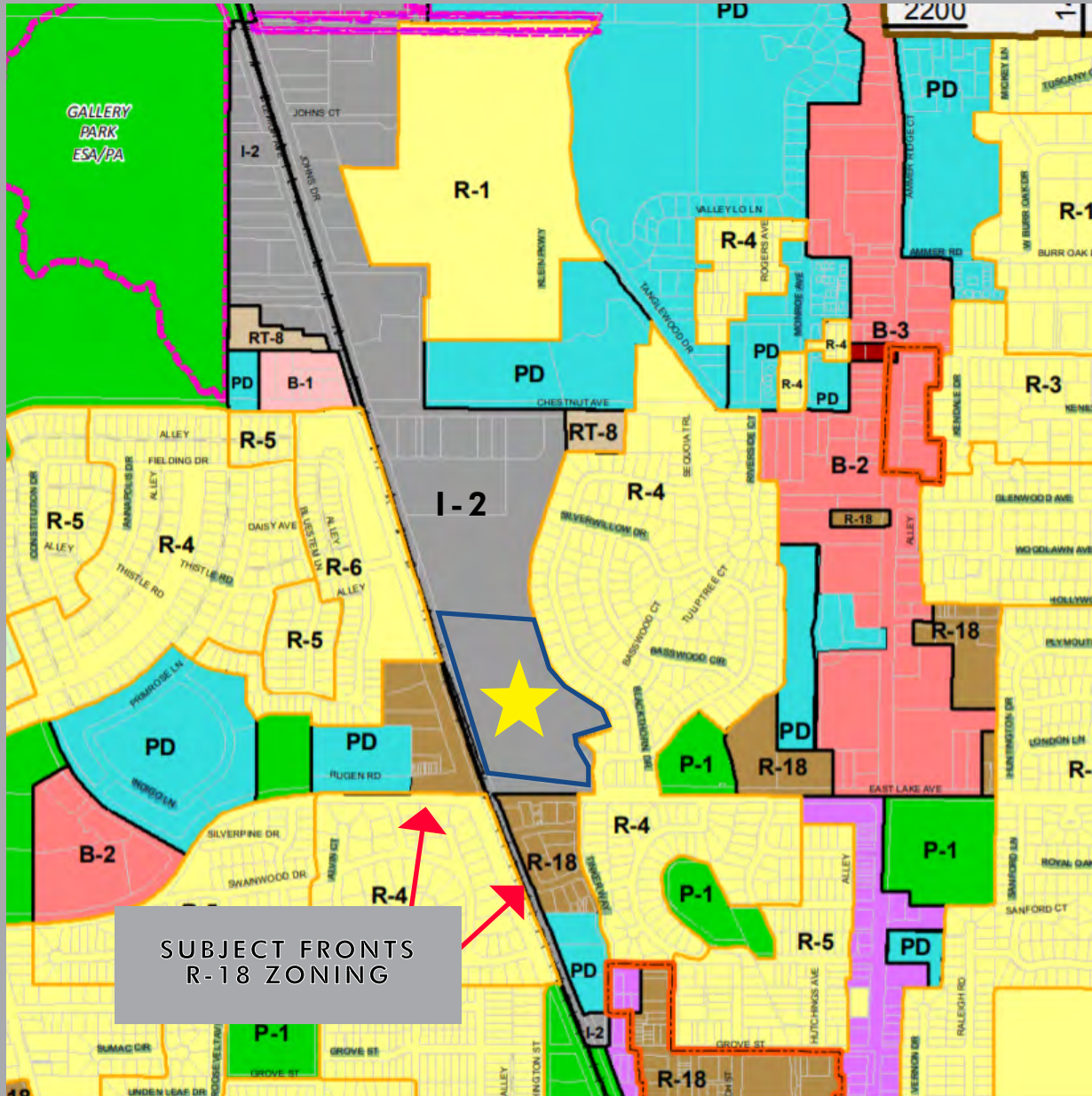
25' CEILINGS "C" BUILDING



CAFETERIA/KITCHEN "C" BUILDING



# ZONING



## Sec. 98-162. - I-2 light industrial district regulations.

- (a) Reserved.
- (b) Bulk regulations. Bulk regulations in the I-2 district are as follows:
  - (1) Maximum building height. There shall be a maximum height of 35 feet; provided, however, that if the building is located more than 100 feet from the nearest lot line, the maximum height may exceed 35 feet by one foot for each ten feet by which the distance between the building and the nearest lot line exceeds 50 feet; provided, **however, that in no case shall the maximum height of the building exceed 70 feet.**
  - (2) Minimum front yard setback. There shall be a minimum front yard depth and setback of 50 feet. Nothing in this chapter or any amendment thereof shall operate to prevent the construction and maintenance of gatehouses, gates, gate posts and fences reasonably required for security purposes.
  - (3) Minimum side yard setback. There shall be a minimum side yard width of 25 feet, provided that, if a side yard adjoins a residential district or a public street, there shall be a minimum side yard width and set back of 50 feet.
  - (4) Minimum rear yard setback. There shall be a minimum rear yard depth of 25 feet.
  - (5) Maximum lot coverage. There shall be a maximum lot coverage of 60 percent.

# ADAPTIVE REUSE

- 1900 East Lake Avenue is comprised of four interconnected buildings totaling 256,700 GSF. Mostly three levels with building “A” having an additional floor.
- Building Structure: Concrete decking and columns.
- Building Height: 9’ to dropped ceiling & 12’ deck to deck. Some floors (Library & Atrium) have 25’+ ceiling heights.
- Buildings have been incredibly well maintained and show very well.
- Courtyard and walkways create a nice campus feel with tons of sunlight.
- Great adaptive reuse candidate with a solid building core and structure.



THICK CONCRETE DECKING AND COLUMNS



LOWER LEVEL WINDOWS



PRIVATE COURTYARD

## TONS OF POWER

- Each of the four buildings has a 600A service (480/277V, 3 Ph, 4 Wire) and two of the four have (2) 600A services. Approximately 3600A at 480/277V. There is also a 150 KVA natural gas powered generator. There is a Comed substation on the property and a Comed utility vault in building B.

*1900 East Lake Ave*

***GLENVIEW***

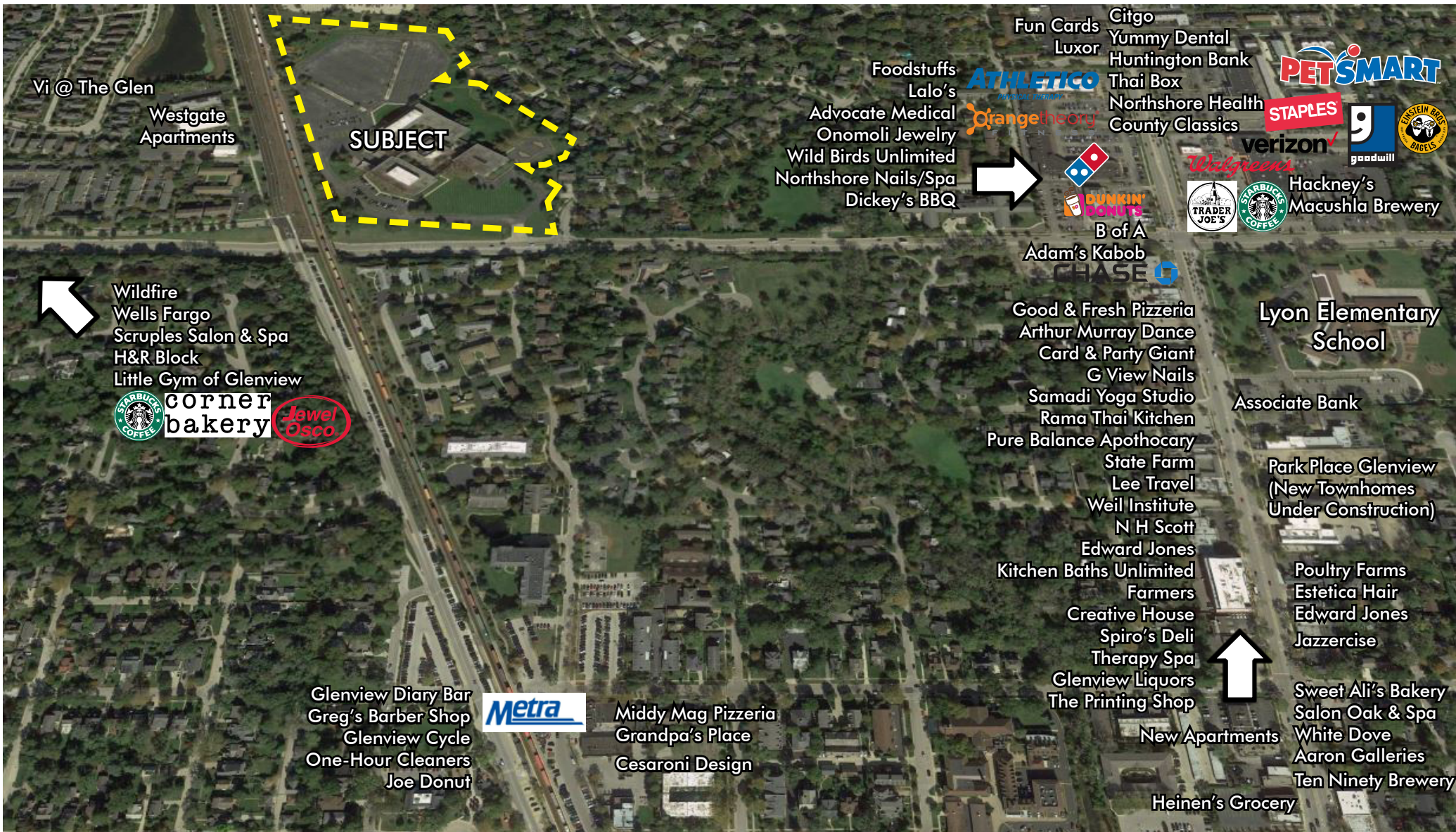
# GLENVIEW NEIGHBORHOOD OVERVIEW



The subject property is located in Glenview, Illinois. The median household income in 2021 was \$179,122. The median value of owner occupied housing units was \$600,000. 76% of the population, ages 25 and over, have received a Bachelor's degree or higher.

Glenview also has some of the states best public and private schools. Many families call Glenview home.

# NEIGHBORHOOD

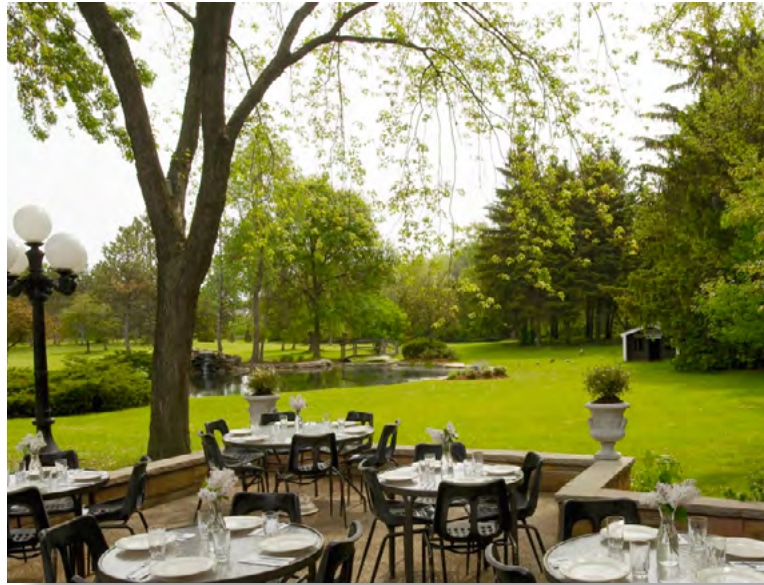


# MANY VIBRANT AMENITIES

The subject property is centrally located to many dining and entertaining options



Chuck Lager



Blufish



Wildfire



Yard House



Hackney's on Lake



Curragh Irish Pub

# THE GLEN

Nearby is The Glen- A retail and restaurant life center



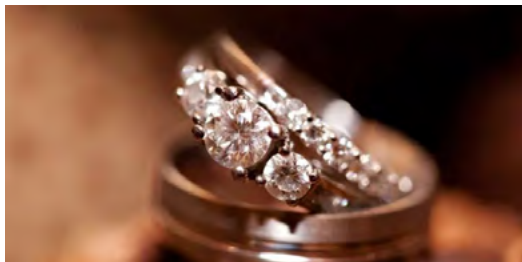
Air Station Tower



## THE GLEN TOWN CENTER



Flight Restaurant & Wine



Glenview Jewelers



Arlight Cinemas



Skin Deep Med Spa

# BREWERIES

Glenview is home to many local breweries



Une Année Brewery



Ten Ninety Brewing



Macushla Brewing





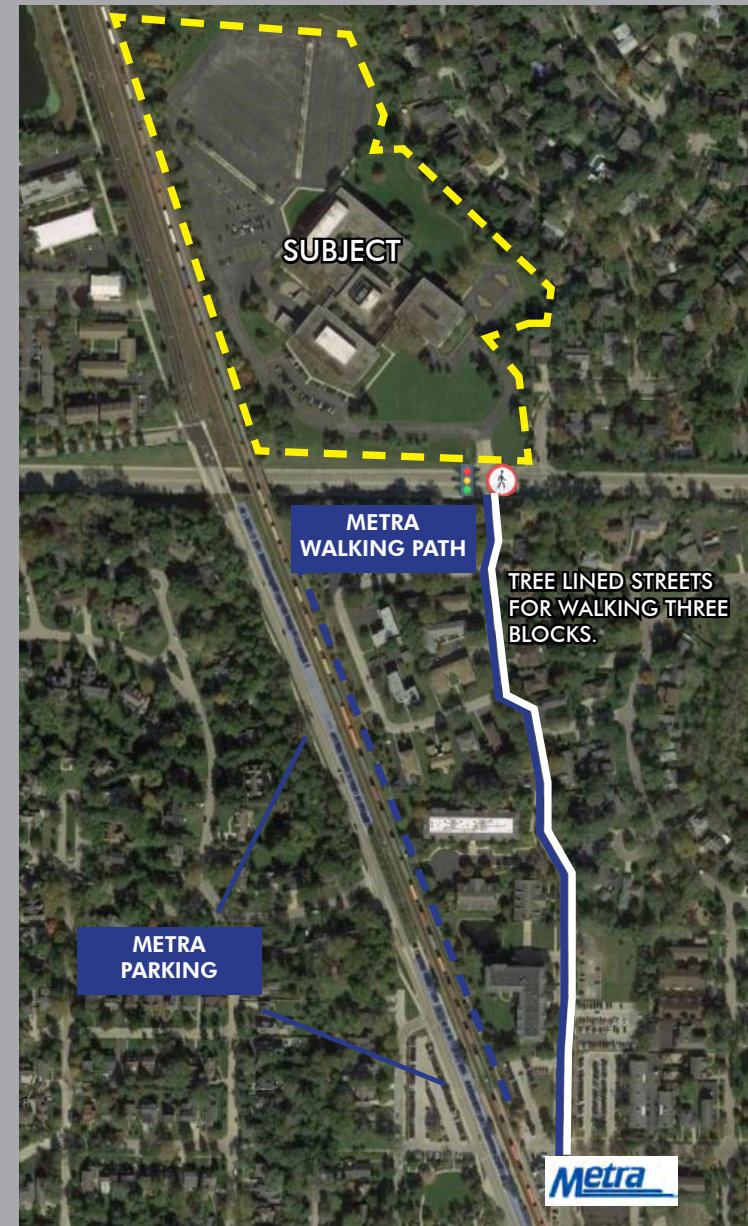
## WALKING DISTANCE TO MAIN METRA TRAIN STATION

1900 East Lake Avenue is located a few blocks north of this Metra's line's busiest train station. The Glenview Metra stop is only a three block walk down a tree-lined neighborhood street.

There is also a dedicated traffic/pedestrian light only for this property. This traffic light and pedestrian walkway align with the entrance to the street to walk to the Metra stop.



GLENVIEW METRA STATION



# *1900 East Lake Avenue*

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