

300 E IRVING PARK RD.

# AFFORDABLE OFFICE SPACES AVAILABLE FOR LEASE

Wood Dale, IL 60191



**SIZE:**

919 SF - 2,000 SF Available

**ADDRESS:**

300 E Irving Park Rd Wood Dale, IL 60191

**ZONING:**

C

**SUMMARY:**

7,000 SF Multi-Tenant Office Building with units available for lease.

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134  
630.567.7800 | morkenassociates.com

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# Executive Summary



## OFFERING SUMMARY

Lease Price:	\$10 SF
Building Size:	7,000 SF
Available SF:	2,000 SF
Lot Size:	22,767 SF
Year Built:	1966

## PROPERTY OVERVIEW

- Suite 1A is approximately 1,000 SF-Occupied
- Suite 1B is approximately 700 SF -Occupied
- Suite 1C is approximately 919 SF and is available for lease \$765.83 monthly
- Suite 1D is approximately 740 SF -Occupied
- Suite 1E is approximately 1,610 SF-owner occupied
- Suite 2A is approximately 1,098 SF and is available for lease \$915.00 monthly
- Suite 2B is approximately 899 SF-Occupied

## PROPERTY HIGHLIGHTS

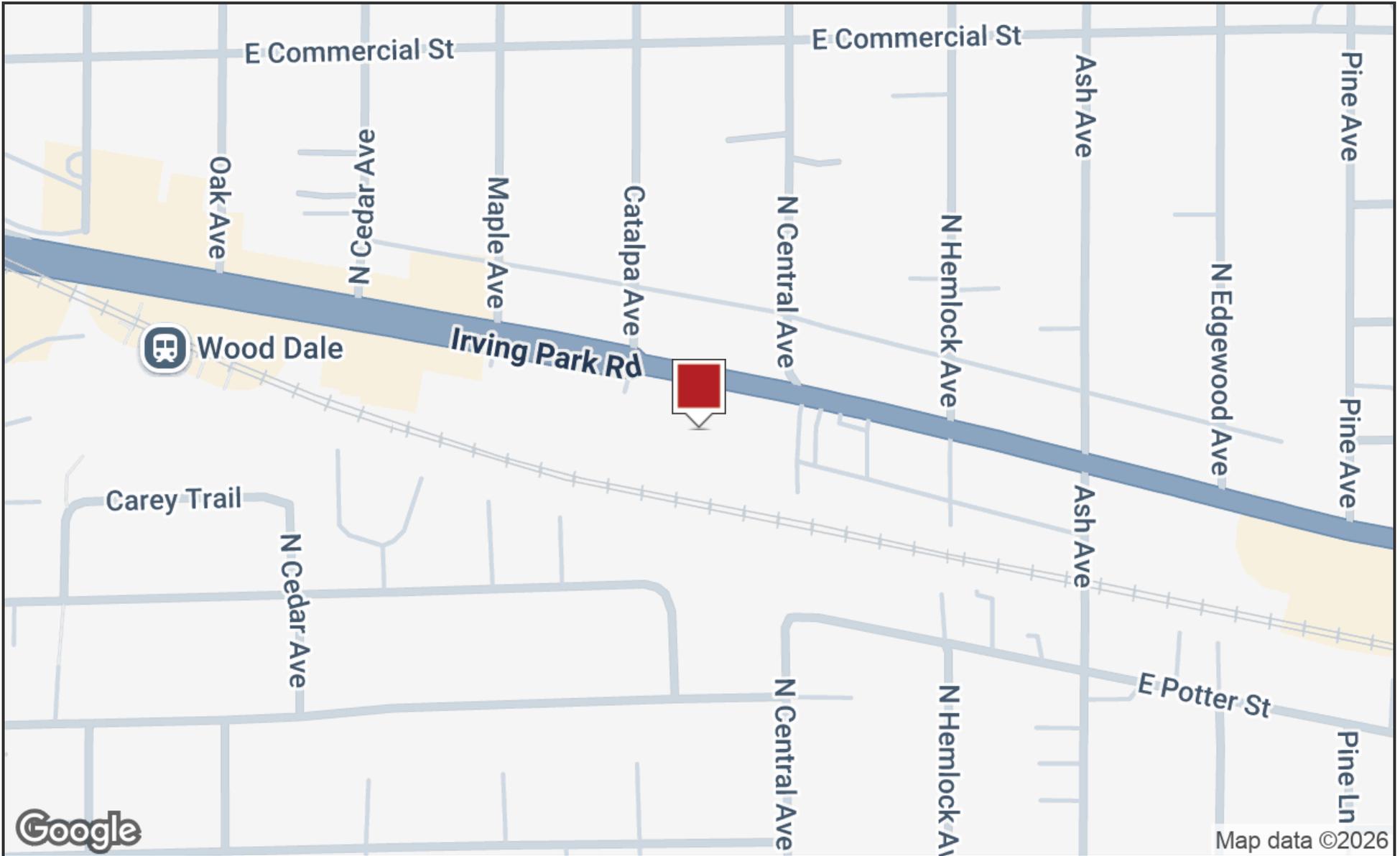
Great Investment Potential or Owner/User Property.

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# Location Map

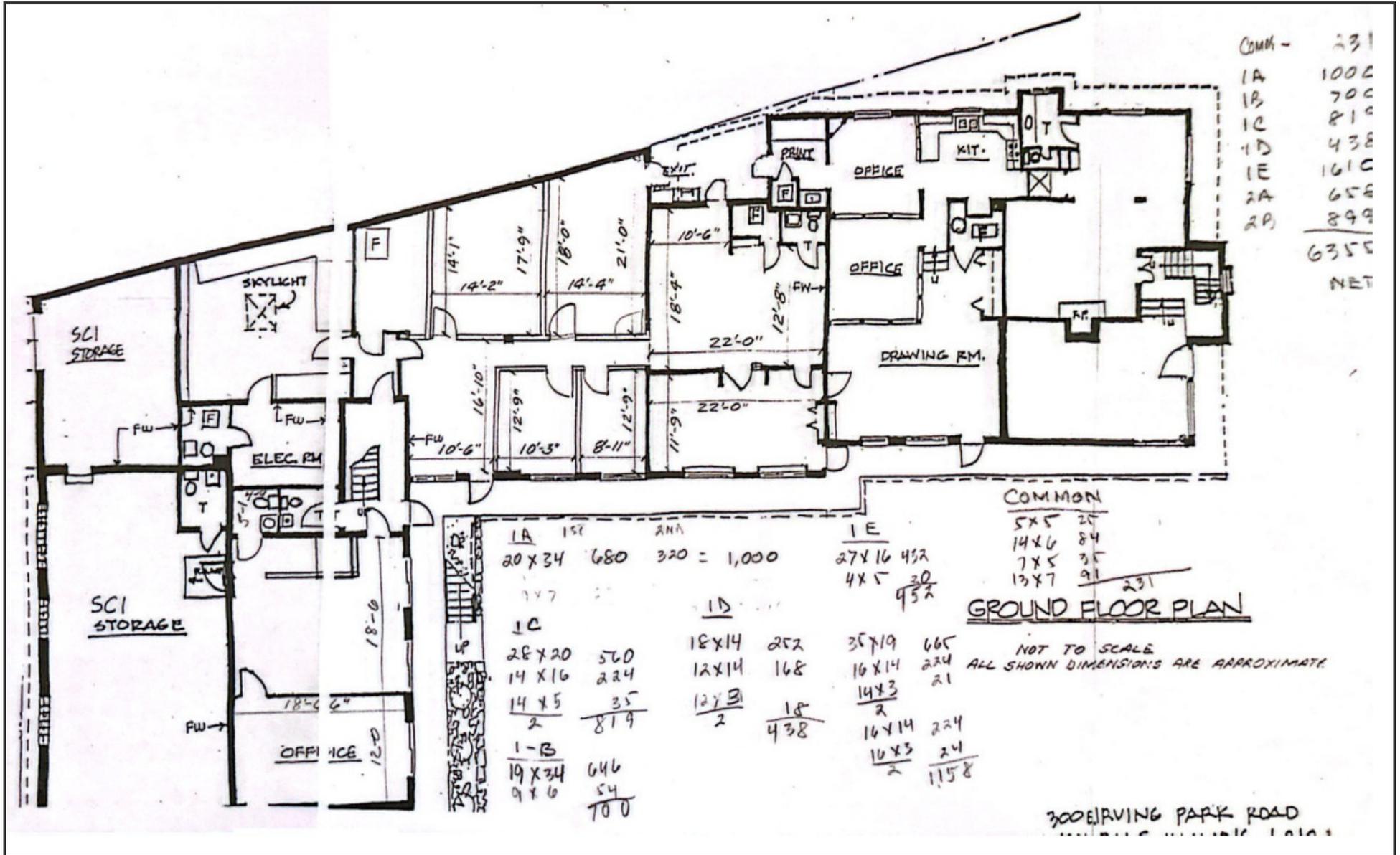


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# 1st Floor



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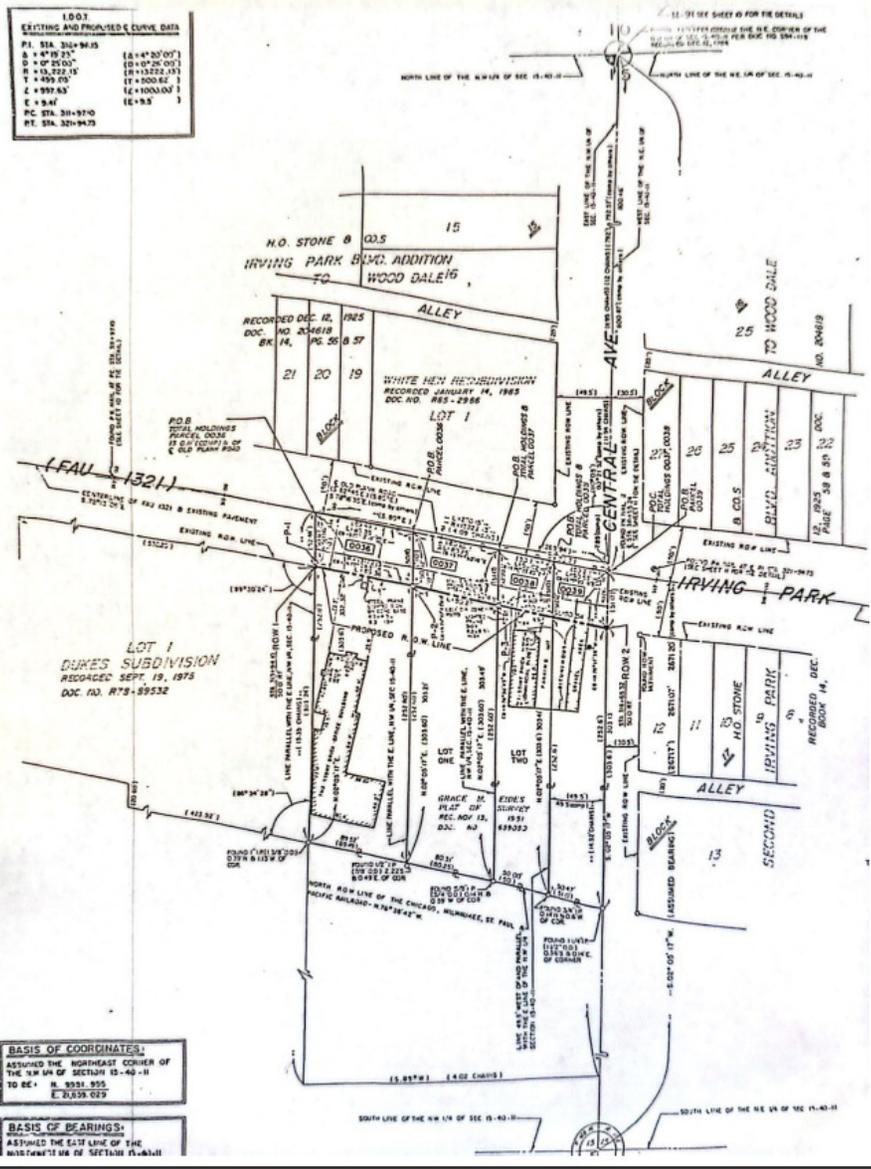
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# Survey



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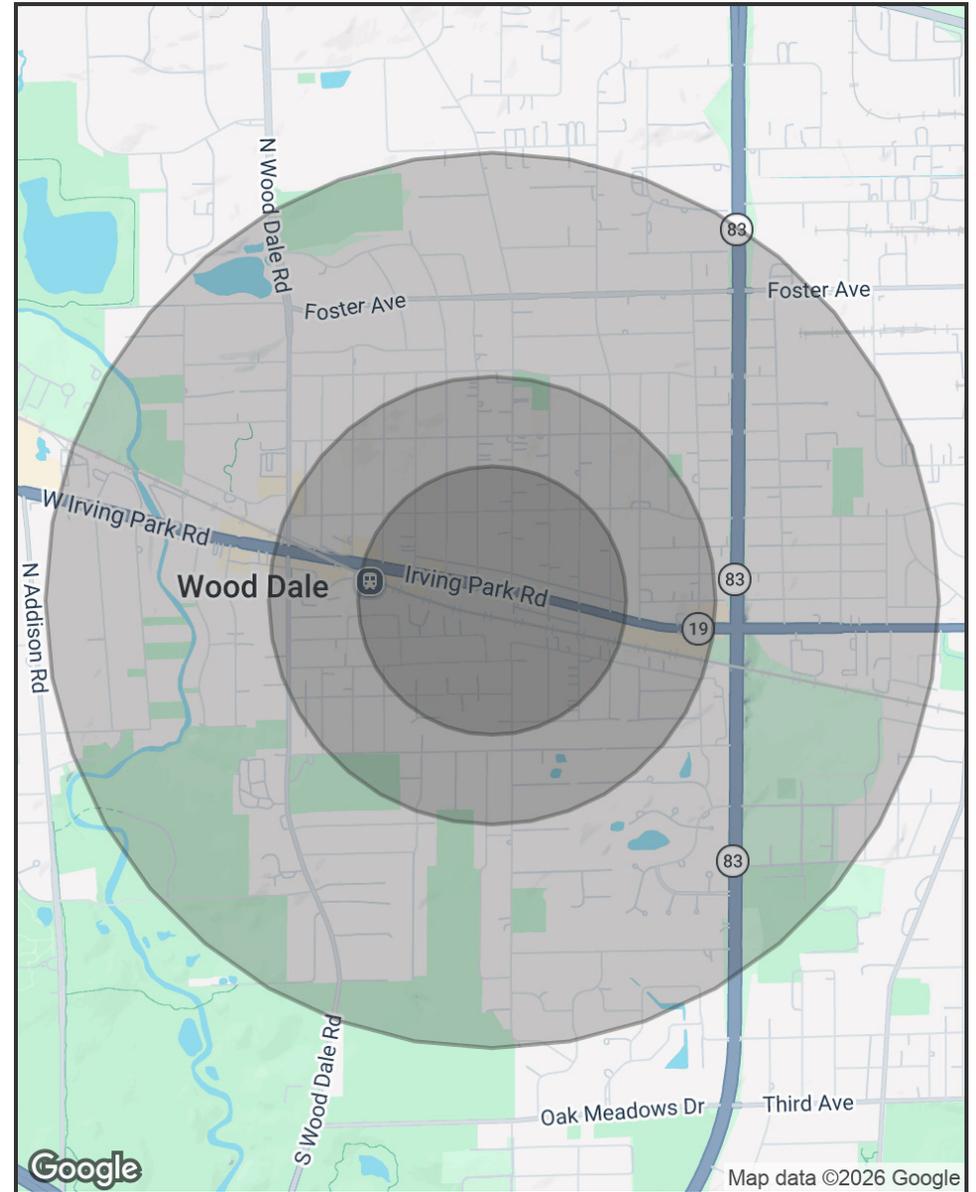
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	1,744	4,521	12,475
<b>Average Age</b>	41	42	42
<b>Average Age (Male)</b>	40	41	41
<b>Average Age (Female)</b>	42	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	585	1,541	4,294
<b># of Persons per HH</b>	3	2.9	2.9
<b>Average HH Income</b>	\$96,718	\$101,666	\$103,051
<b>Average House Value</b>	\$352,582	\$353,385	\$337,200

Demographics data derived from AlphaMap



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