



JAMESON.

OFFERING
MEMORANDUM

444 ELM PLACE
HIGHLAND PARK, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
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312.840.9002



PROPERTY INFORMATION

EXECUTIVE SUMMARY

Jameson Commercial is pleased to present this prime investment opportunity in Highland Park, IL. This meticulously renovated 1,930 SF building presents a compelling option for office space in a highly sought-after area. The property's modern amenities and strategic location make it an attractive choice for discerning investors. Renovated in 2018, this building seamlessly blends contemporary design with functional workspace, creating an inviting environment for businesses to thrive. With its premium features and close proximity to major amenities, this property is poised to elevate your investment portfolio in the vibrant Highland Park area. Don't miss this chance to own a standout asset in a flourishing commercial real estate market.

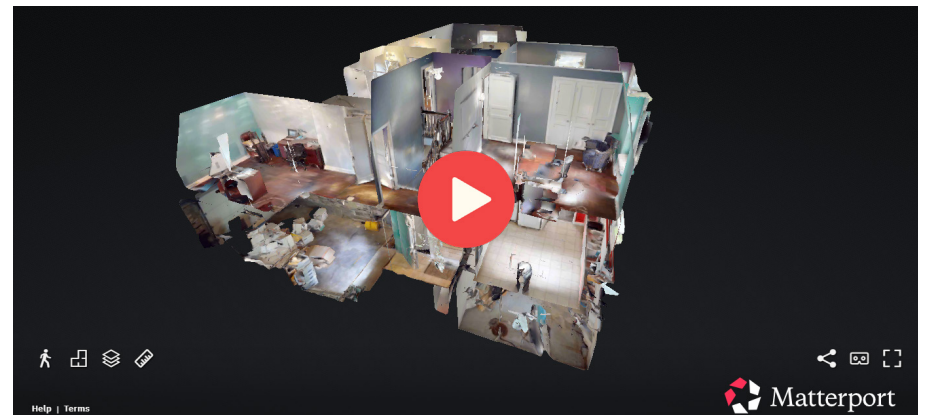
SALES PRICE: \$475,000

PROPERTY SIZE: 1,930 SF

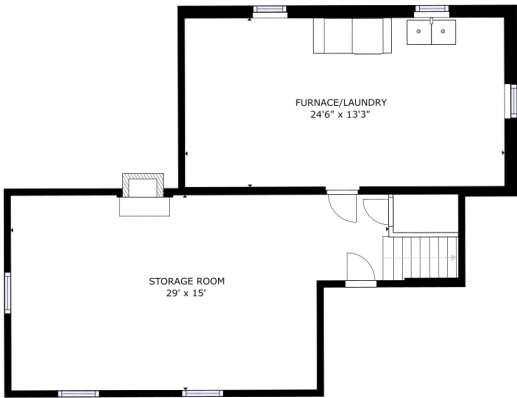
LAND SIZE: 7,928 SF

ZONING: B-5

INVESTMENT TYPE: OWNER/USER



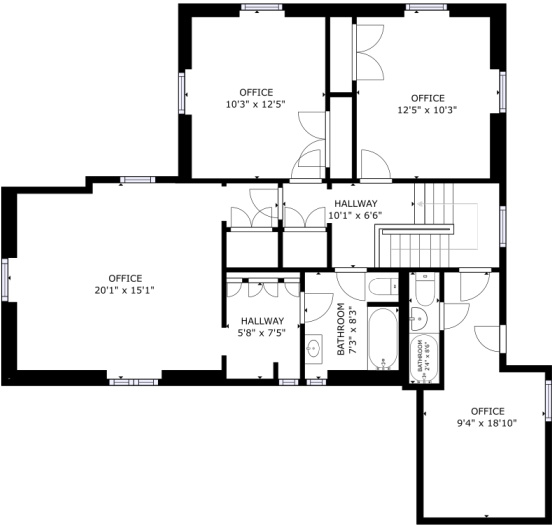
FLOOR PLAN



FLOOR 1



FLOOR 2



FLOOR 3



INVESTMENT HIGHLIGHTS

PRIME LOCATION:

- Rare opportunity in Highland Park
- Dedicated parking & ample space for clientele
- Close proximity to public transit to downtown Chicago
- Near downtown Highland Park, close to shops, restaurants, and entertainment

UNIQUE INVESTMENT OPPORTUNITY:

- Purchase Price: \$475,000
- Recently converted from a single-family-home into a modern office building, featuring many improvements throughout the property
- Possibility for site to be raised and developed as commercial or rezoned for residential or multi-family use

This offering presents a unique chance to acquire a recently renovated modern office building in Highland Park.

PLAT MAP



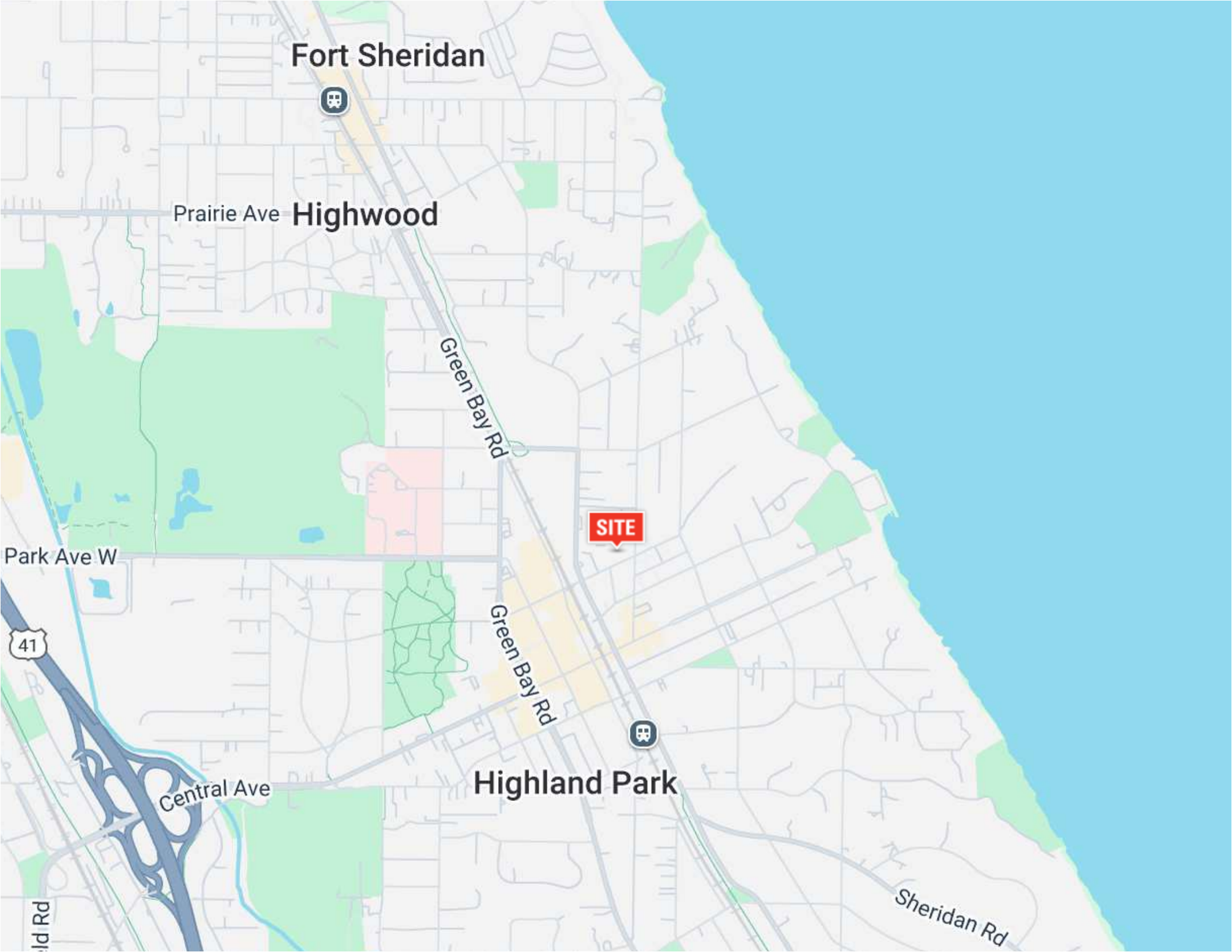


LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60035
SUB-MARKET: CENTRAL NORTH
SUB-MARKET CLUSTER: NORTH
LOCATION TYPE: SUBURBAN
MARKET: CHICAGO
COUNTY: LAKE
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES





Fort Sheridan



Prairie Ave Highwood

Green Bay Rd

SITE

Park Ave W

41

Green Bay Rd



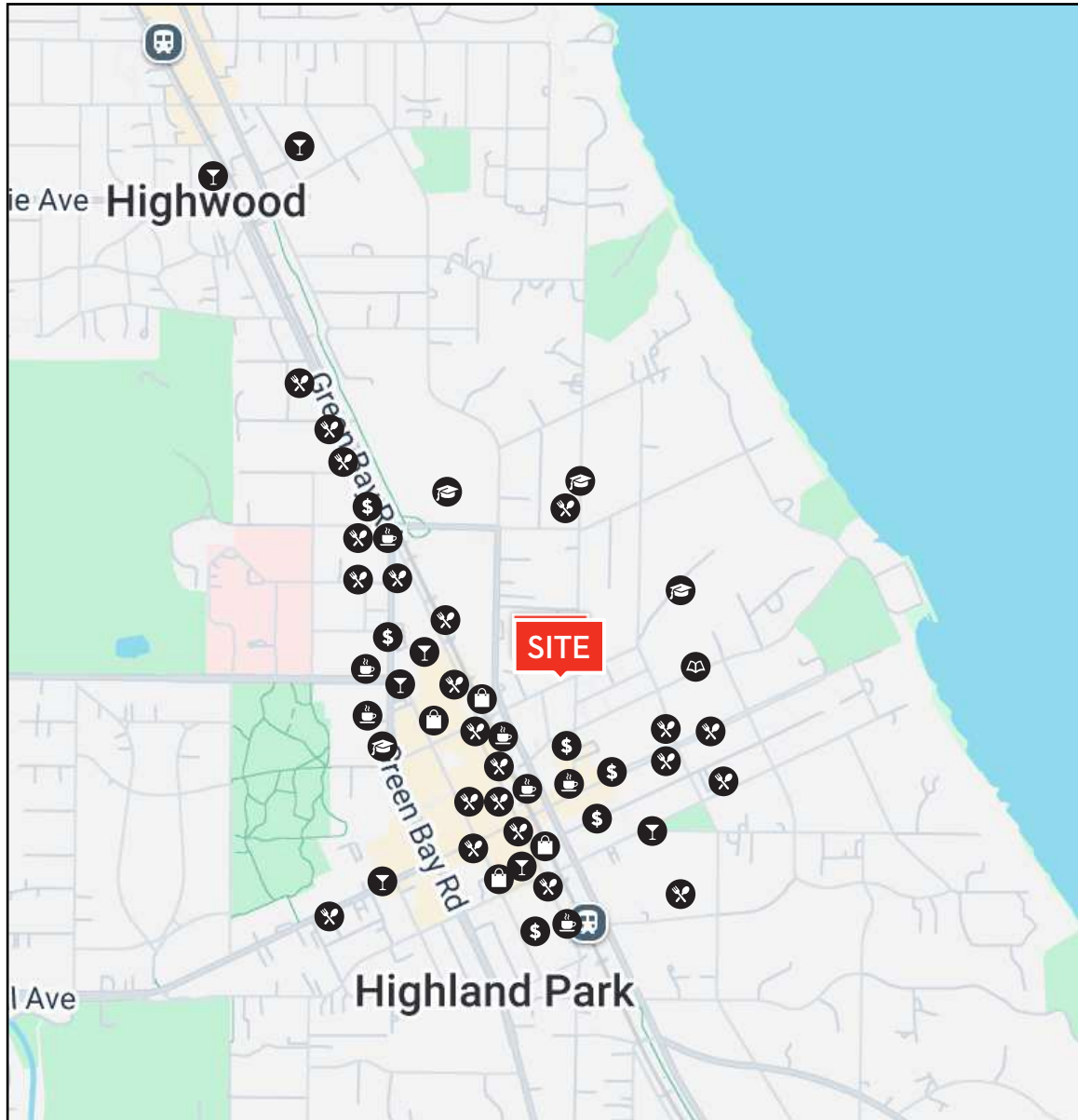
Highland Park

Central Ave

Sheridan Rd

ld Rd

POINTS OF INTEREST



RESTAURANTS

PIXCA SEASONAL BISTRO
VIAGGIO HIGHLAND PARK
RAVINIA DINING PAVILION
LA TAQUIZA HIGHLAND PARK
TAPAS DEL LAGO
FROGGY'S FRENCH CAFE
NORTON'S RESTAURANT
DEL RIO RESTAURANT
MARIA'S CAFE
FREEHLIG ROOM AT RAVINIA
MIRAMAR BISTRO
LONGITUD315
FRANCESCO'S HOLE IN WALL

BARS

BLUE MARGARITA'S
SANTI'S
THE TOADSTOOL PUB
MOJO'S VINYL BAR
NORTON'S
28 MILE DISTILLING
DESERT HAWK
THE HURLEY TAP

SHOPPING

DEERFIELD SQUARE
THE CONTAINER STORE
T.J. MAXX
MARSHALLS
ROSS'S HIGHLAND PARK
EILEEN FISHER DESIGNER

COFFEE SHOP

HARMONY COFFEE BAR
PERFECT BLEND
D'S COFFEE SHOP
THE WILD ROASTER
ASTRA COFFEE ROASTERS
STARBUCKS
DUNKIN'

FINANCIAL

HIGHLAND PARK BANK & TRUST
OLD NATIONAL BANK
BANK OF HIGHWOOD
CHASE BANK
HUNTINGTON BANK
FIRST BANK OF HIGHLAND PARK

SCHOOLS

HIGHLAND PARK HIGH SCHOOL
INDIAN TRAIL ELEMENTARY
ELM MIDDLE SCHOOL
RAVINIA ELEMENTARY SCHOOL

ENTERTAINMENT

THE LOT OF HIGHLAND PARK
SUNSET VALLEY GOLF CLUB
NORTH SHORE YACHT CLUB
STUPEY LOG CABIN
PRAIRIE WOLF FOREST PRESERVE
HIGHLAND PARK

TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Highland Park Station
(Union Pacific North Line)

DRIVE

2 min

DISTANCE

0.4 mi

Highwood Station
(Union Pacific North & Northeast Line)

3 min

1.3 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

31 min

DISTANCE

20.8 mi

Chicago Midway International Airport

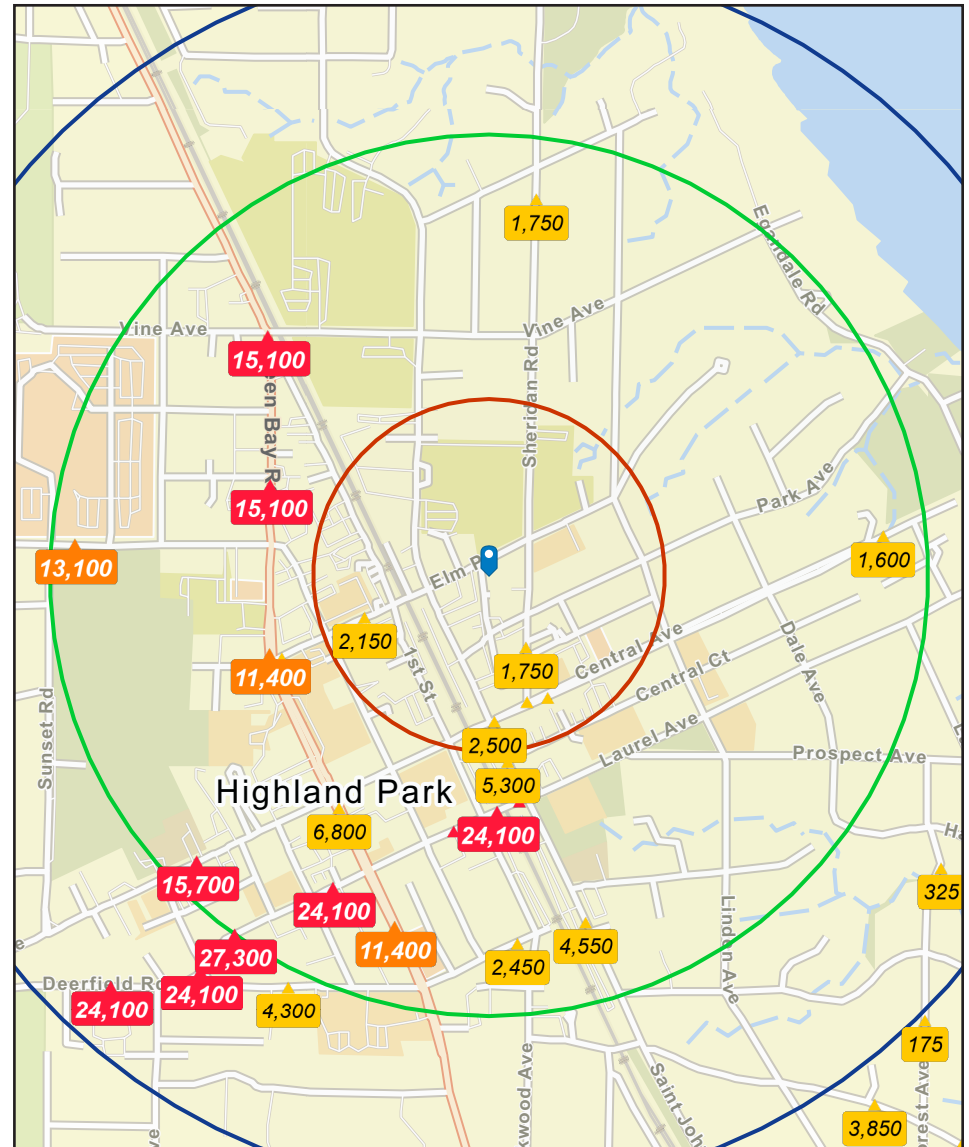
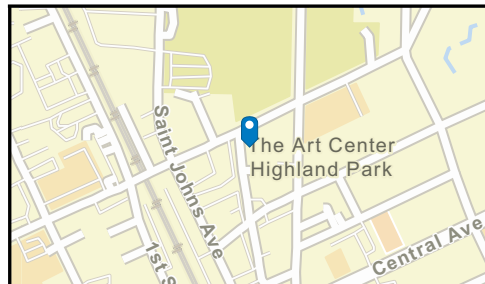
49 min

32.1 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

MARKET OVERVIEW

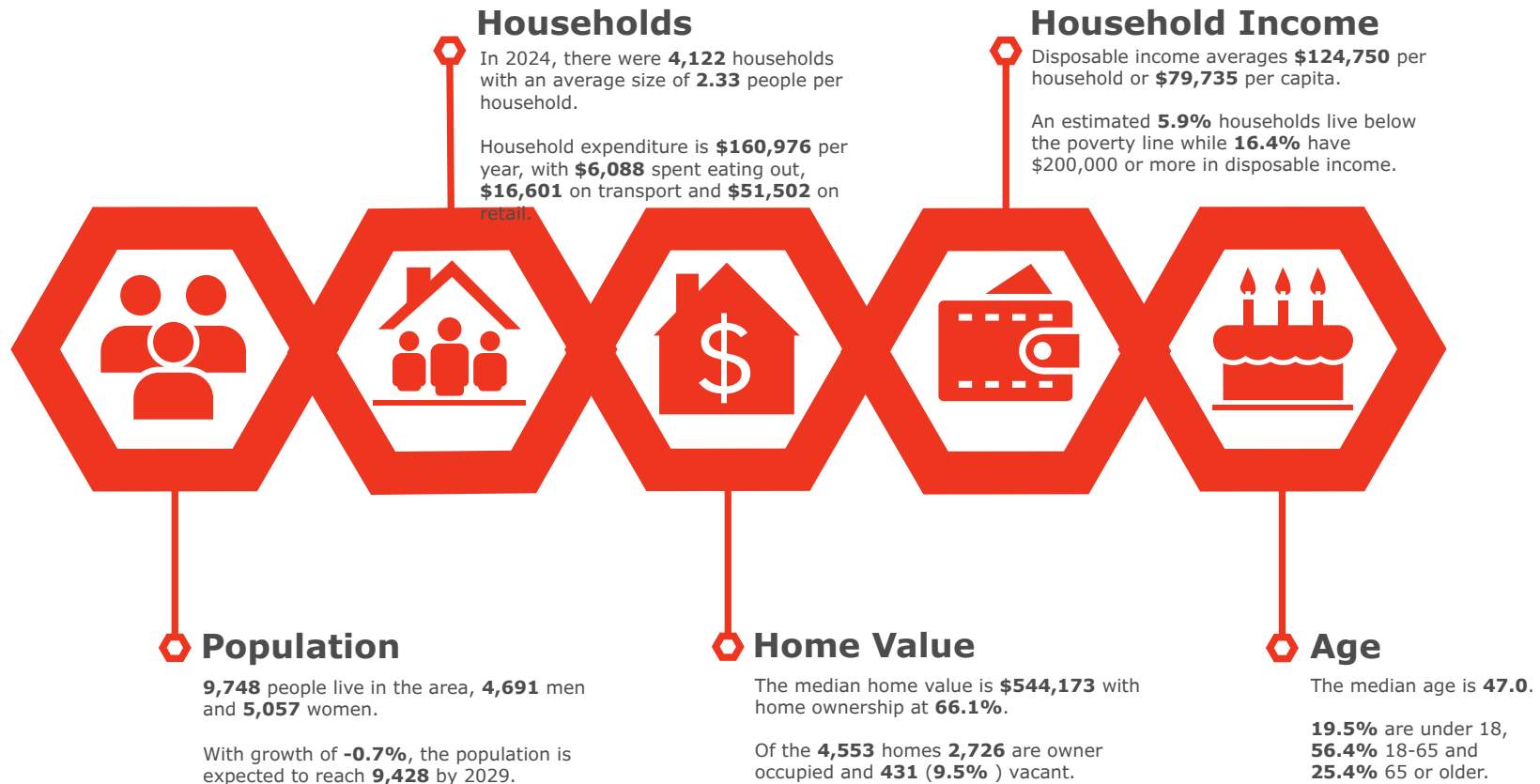
HIGHLAND PARK, IL

Owning commercial office real estate in Highland Park, Illinois, offers strategic advantages due to the city's thriving economy, affluent demographics, and strong business community. Located along Chicago's North Shore, Highland Park attracts a mix of professional services, medical practices, and high-end retailers, providing steady demand for office space. The city's well-connected transit options, including proximity to Metra rail stations and major highways, make it highly accessible for both businesses and clients, further boosting the area's attractiveness for commercial office investments.

Additionally, Highland Park is known for its well-maintained public spaces, reputable schools, and scenic landscapes, drawing a workforce and clientele interested in a high-quality environment. The local government supports business growth, offering incentives and maintaining a business-friendly atmosphere that benefits commercial property owners. As a desirable suburban hub, Highland Park offers commercial investors a unique opportunity to secure stable returns and long-term value growth in a region with a strong local economy and a robust commercial leasing market.



DEMOGRAPHIC INSIGHTS





ADDITIONAL INFORMATION

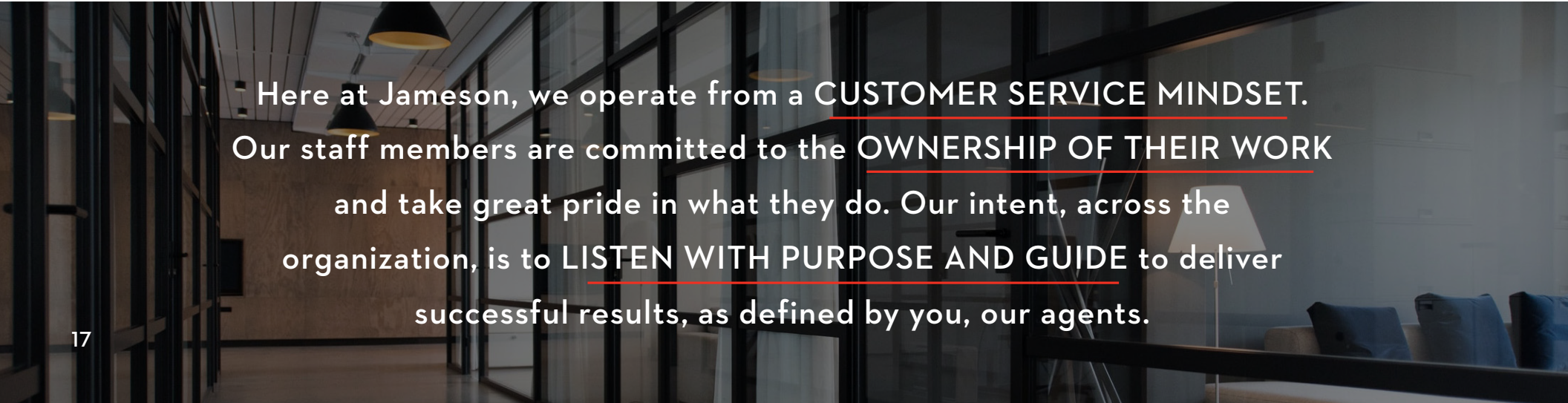
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

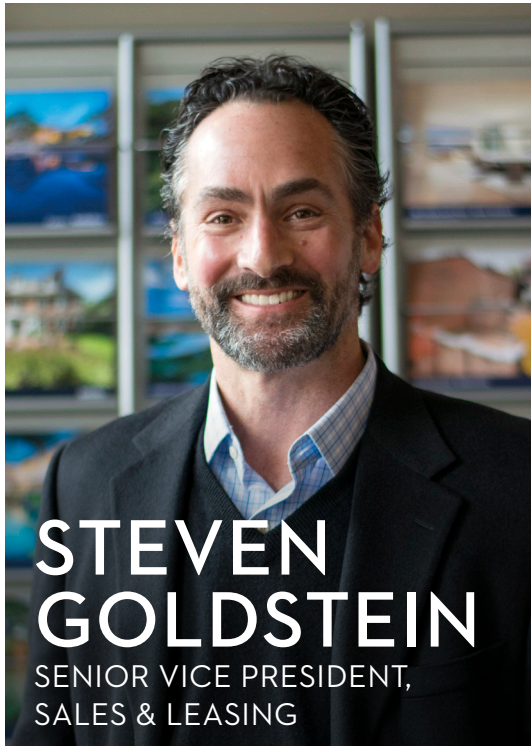
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



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