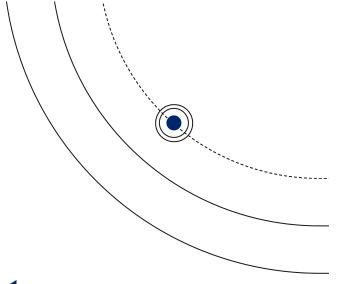


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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

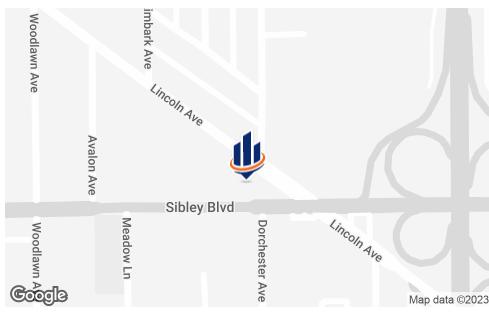
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



PROPERTY SUMMARY





OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (MG)
BUILDING SIZE:	32,500 SF
AVAILABLE SF:	430 - 3,780 SF
LOT SIZE:	0.89 Acres
YEAR BUILT:	1975
ZONING:	Commercial

PROPERTY OVERVIEW

SVN is pleased to present for lease office spaces at the US Bank building at 1350 E. Sibley Blvd in Dolton, Illinois Cook County. The building is a 5 story elevator building that features US Bank on the ground level first Floor and multiple tenants on floors 2 through 4 and a vacant penthouse space on the top 5th floor. The property is aided by its large onsite parking lot.

Ownership is flexible in combing office spaces as needed by new tenants at the present time. Spaces range for 430 SF to 3,780 SF and multiple levels can be leased by one tenant.

PROPERTY HIGHLIGHTS

- Great location just off the I-94 interstate at Sibley Blvd.
- Large on-site parking field
- 1st Floor anchored by US Bank Branch with drive-up windows.
- Elevator Building
- 2nd floor features common break room
- Top 5th floor is a penthouse type space

INTERIOR PHOTOS









LEASE SPACES

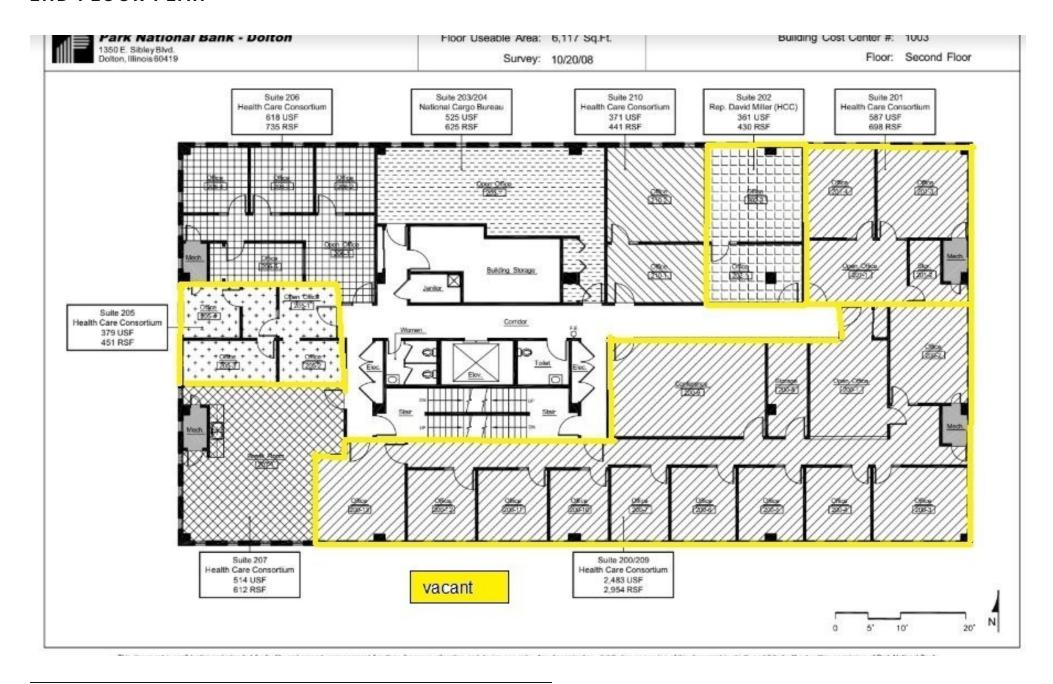
LEASE INFORMATION

 LEASE TYPE:
 MG
 LEASE TERM:
 60 months

 TOTAL SPACE:
 430 - 3,780 SF
 LEASE RATE:
 \$30.00 SF/yr

AVAILABLE	SPACES				
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200-209	Available	2,954 SF	Modified Gross	\$30.00 SF/yr	-
201	Available	698 SF	Modified Gross	\$30.00 SF/yr	-
202	Available	430 SF	Modified Gross	\$30.00 SF/yr	-
205	Available	451 SF	Modified Gross	\$30.00 SF/yr	-
300	Available	522 SF	Modified Gross	\$30.00 SF/yr	-
301 A	Available	1,644 SF	Modified Gross	\$30.00 SF/yr	-
301 B	Available	1,091 SF	Modified Gross	\$30.00 SF/yr	-
303	Available	1,749 SF	Modified Gross	\$30.00 SF/yr	-
401	Available	985 SF	Modified Gross	Negotiable	-
404 &410	Available	3,780 SF	Modified Gross	\$30.00 SF/yr	-
Penthouse	Available	2,678 SF	Modified Gross	\$30.00 SF/yr	-
Suite 400	Available	839 SF	Modified Gross	\$30.00 SF/yr	-

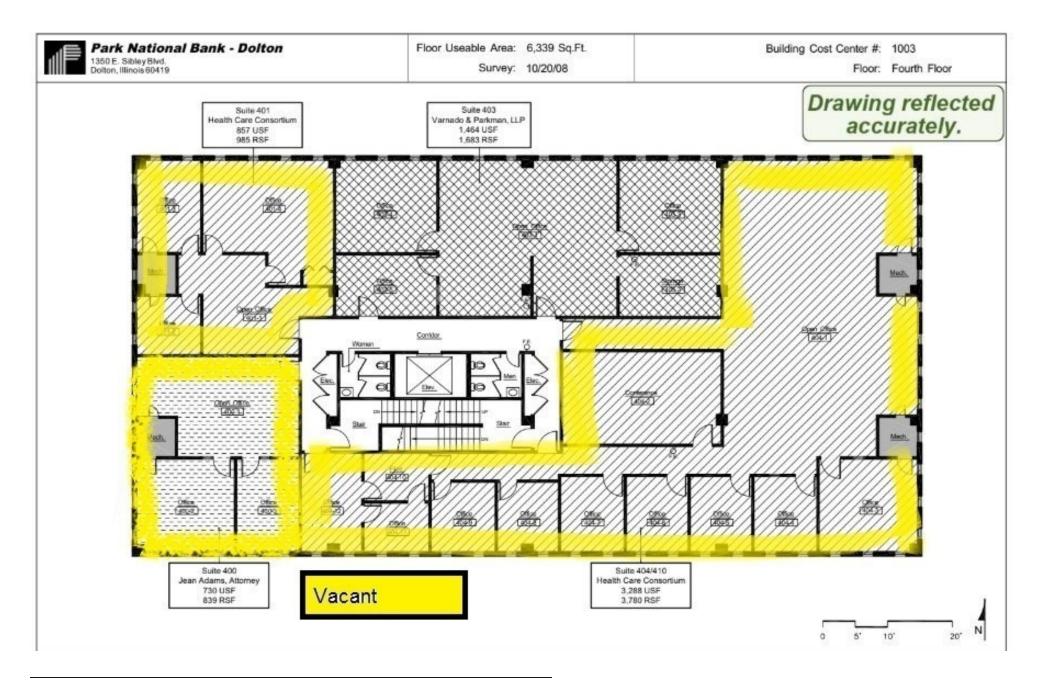
2ND FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



5TH FLOOR PENTHOUSE PLAN





CITY INFORMATION



LOCATION DESCRIPTION

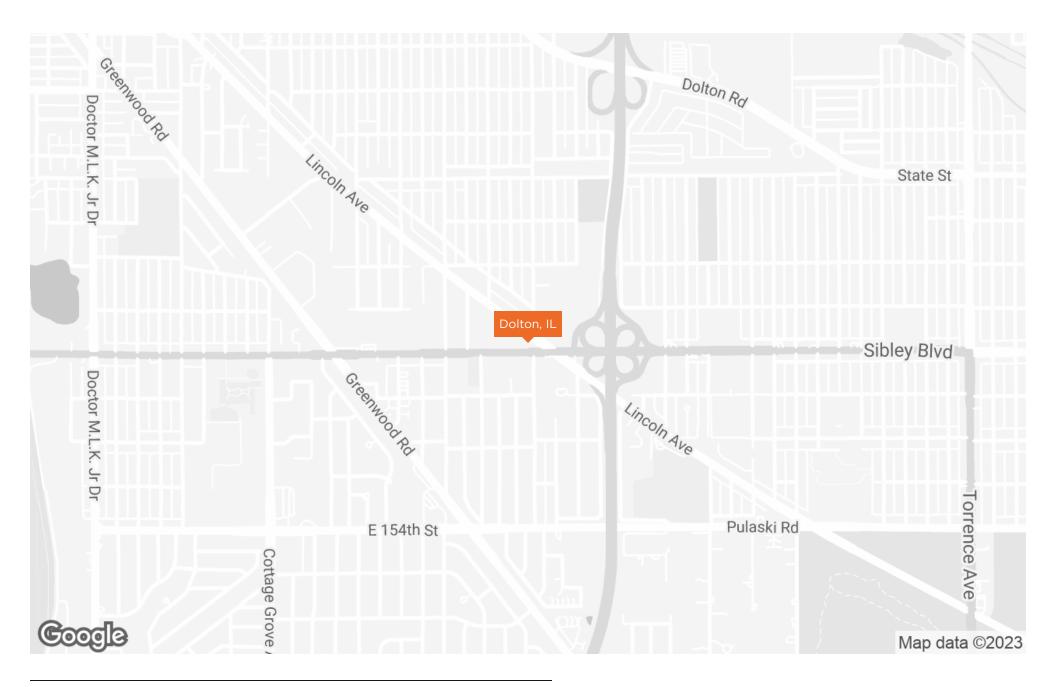
The subject property is located just off interstate I-94 at the major interchange with Sibley Blvd. The property is on the west side of the interchange on Sibley Blvd. in Dolton Illinois, Cook County. This location features major exposure to high traffic and is a highly visible building anchored by US Bank on the ground level 1st floor.

LOCATION DETAILS

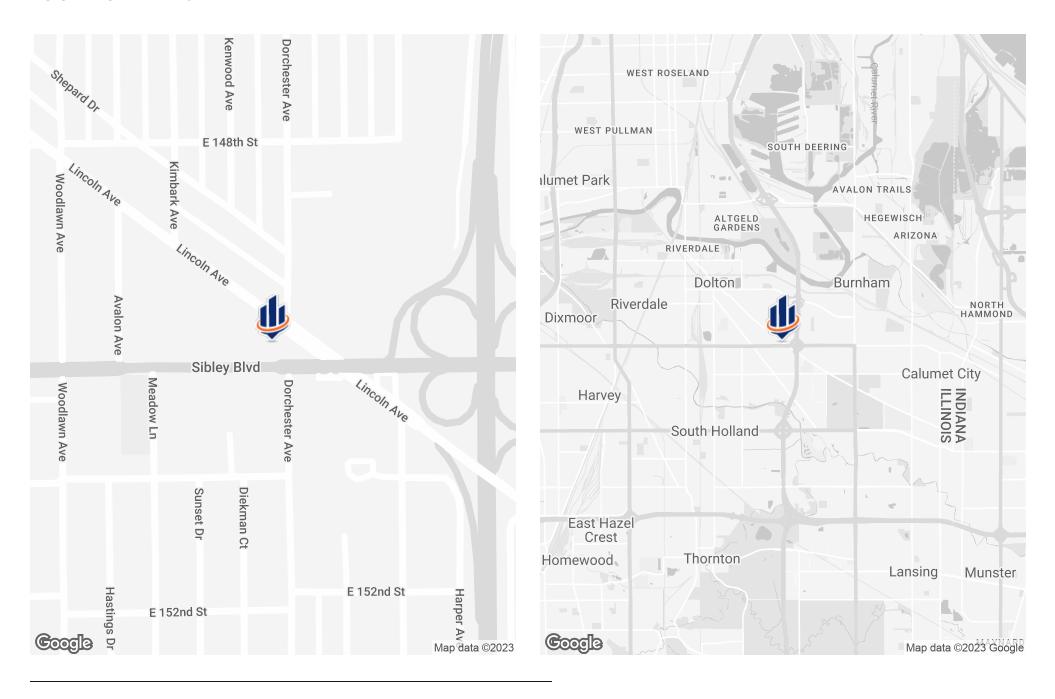
COUNTY	Cook



REGIONAL MAP



LOCATION MAPS





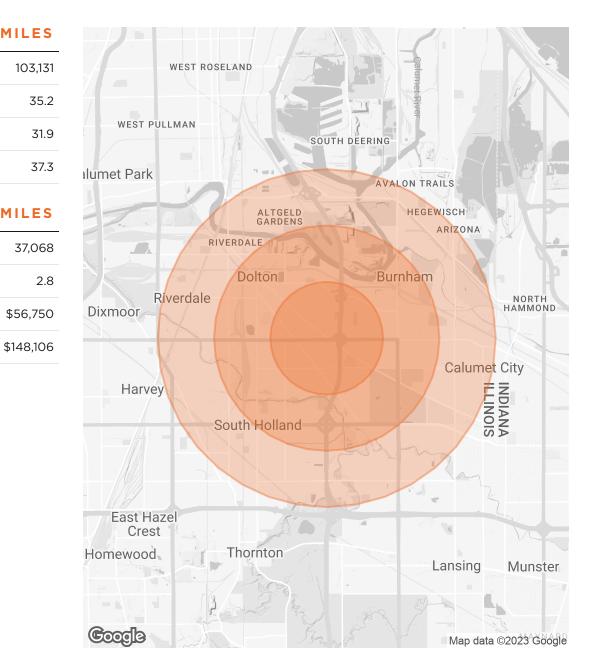
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	18,557	56,272	103,131
AVERAGE AGE	34.1	34.8	35.2
AVERAGE AGE (MALE)	30.8	31.5	31.9
AVERAGE AGE (FEMALE)	37.1	37.1	37.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	6,710	20,548	37,068
# OF PERSONS PER HH	2.8	2.7	2.8
AVERAGE HH INCOME	\$60,236	\$58,365	\$56,750

\$146,085

\$148,773

AVERAGE HOUSE VALUE



^{*} Demographic data derived from 2020 ACS - US Census