



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.

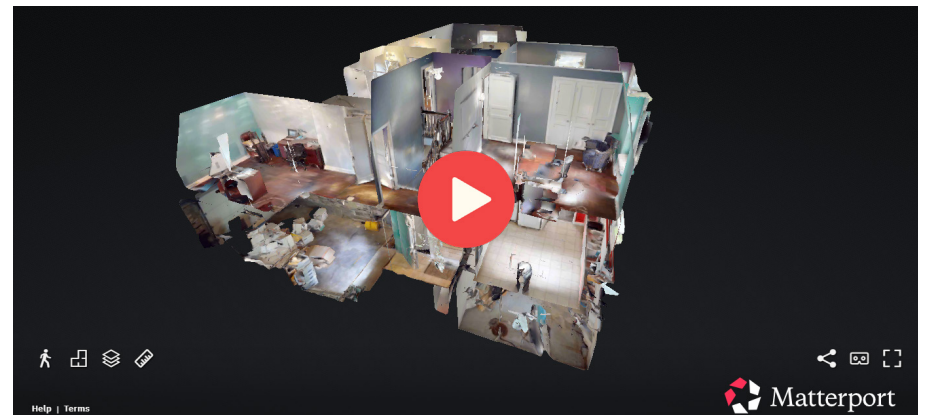
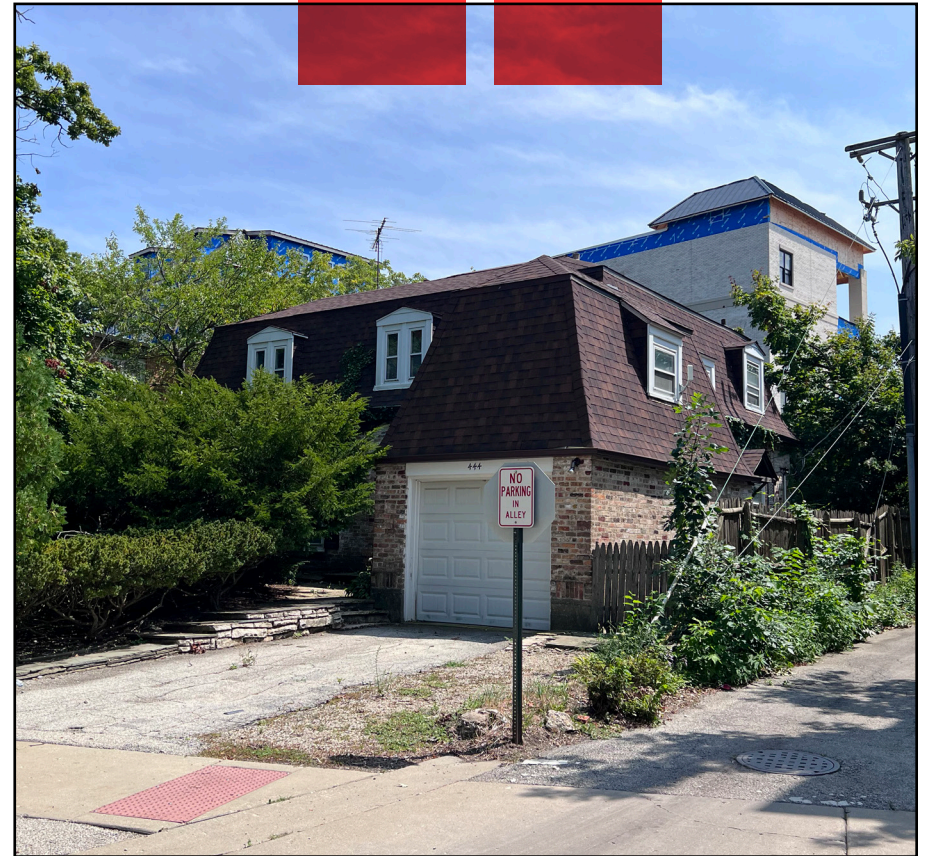
**SALES PRICE:** ..... \$475,000

**PROPERTY SIZE:** ..... 1,930 SF

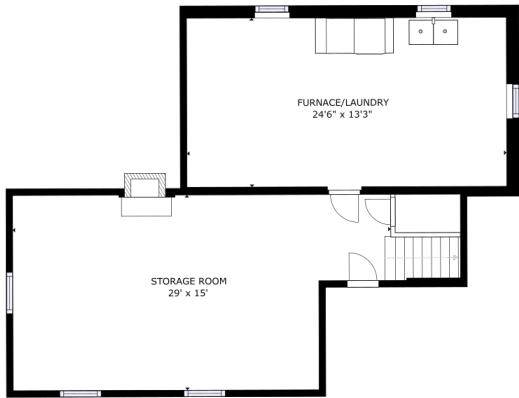
**LAND SIZE:** ..... 7,928 SF

**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

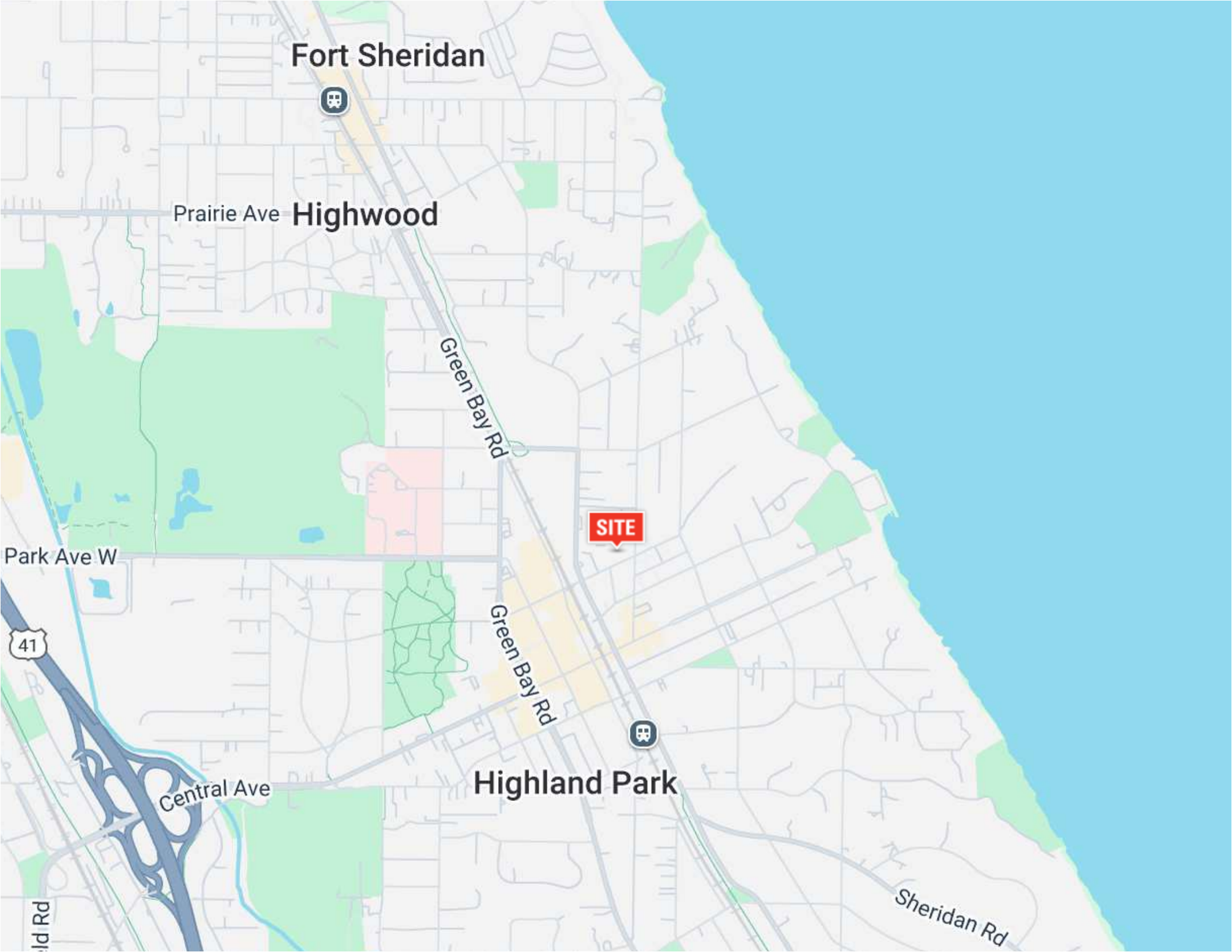
CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: ..... CHICAGO, IL-IN

COUNTRY: ..... UNITED STATES







Fort Sheridan



Prairie Ave Highwood

Green Bay Rd

SITE

Park Ave W

Green Bay Rd



Highland Park

Central Ave

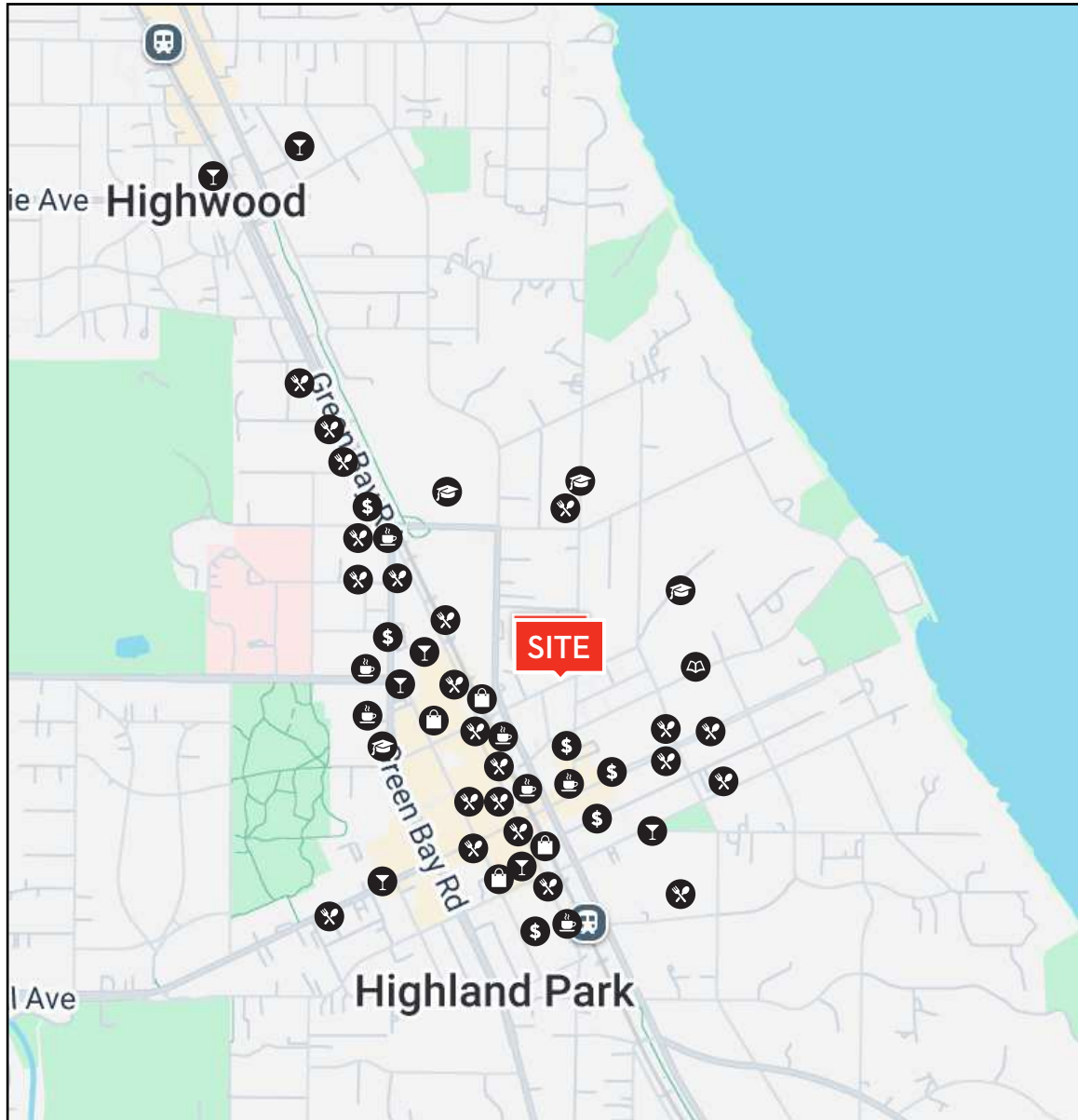
Sheridan Rd

41

Id 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

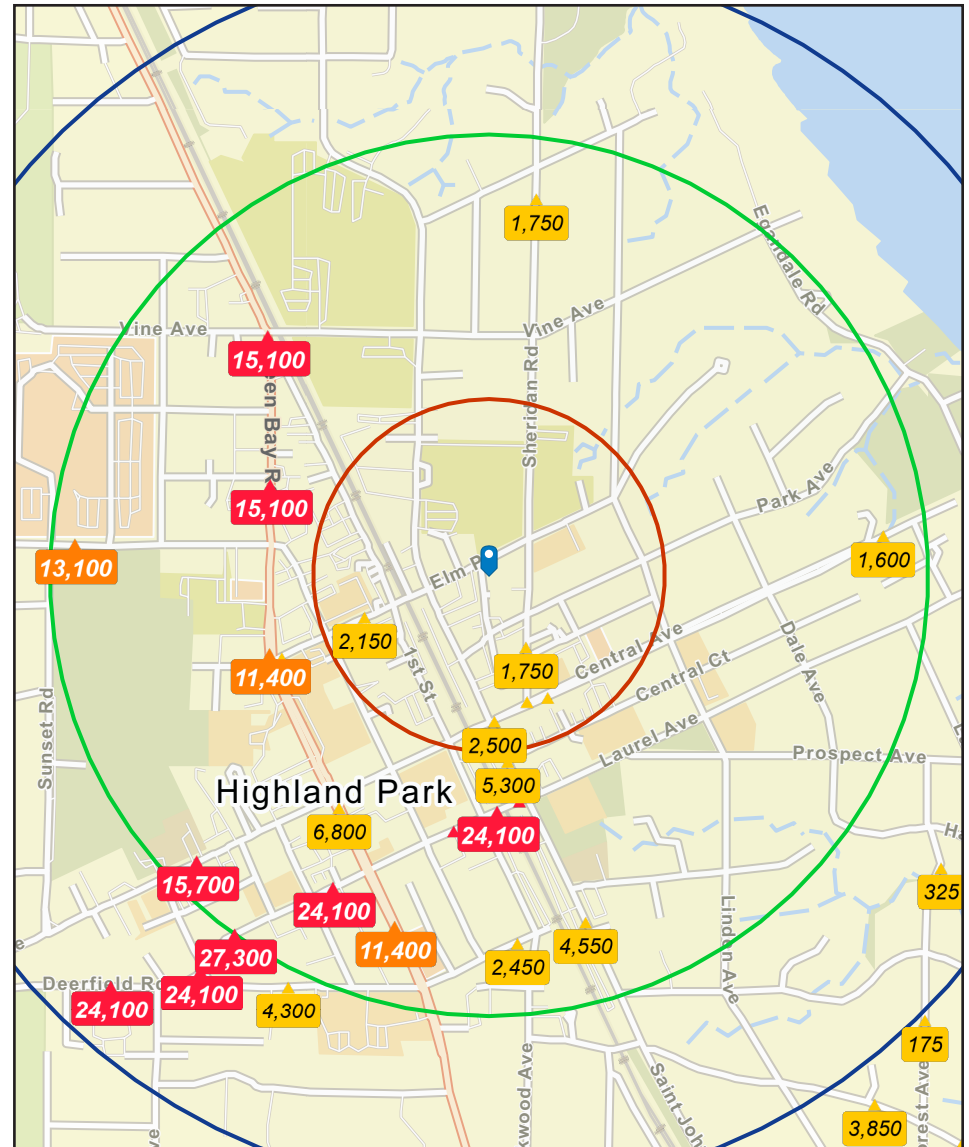
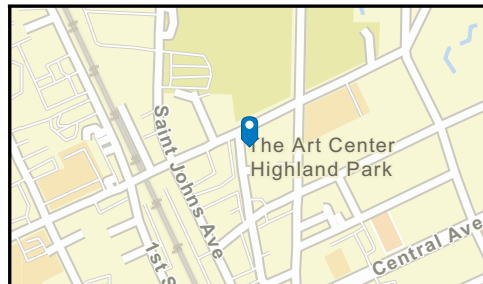
32.1 mi



# 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

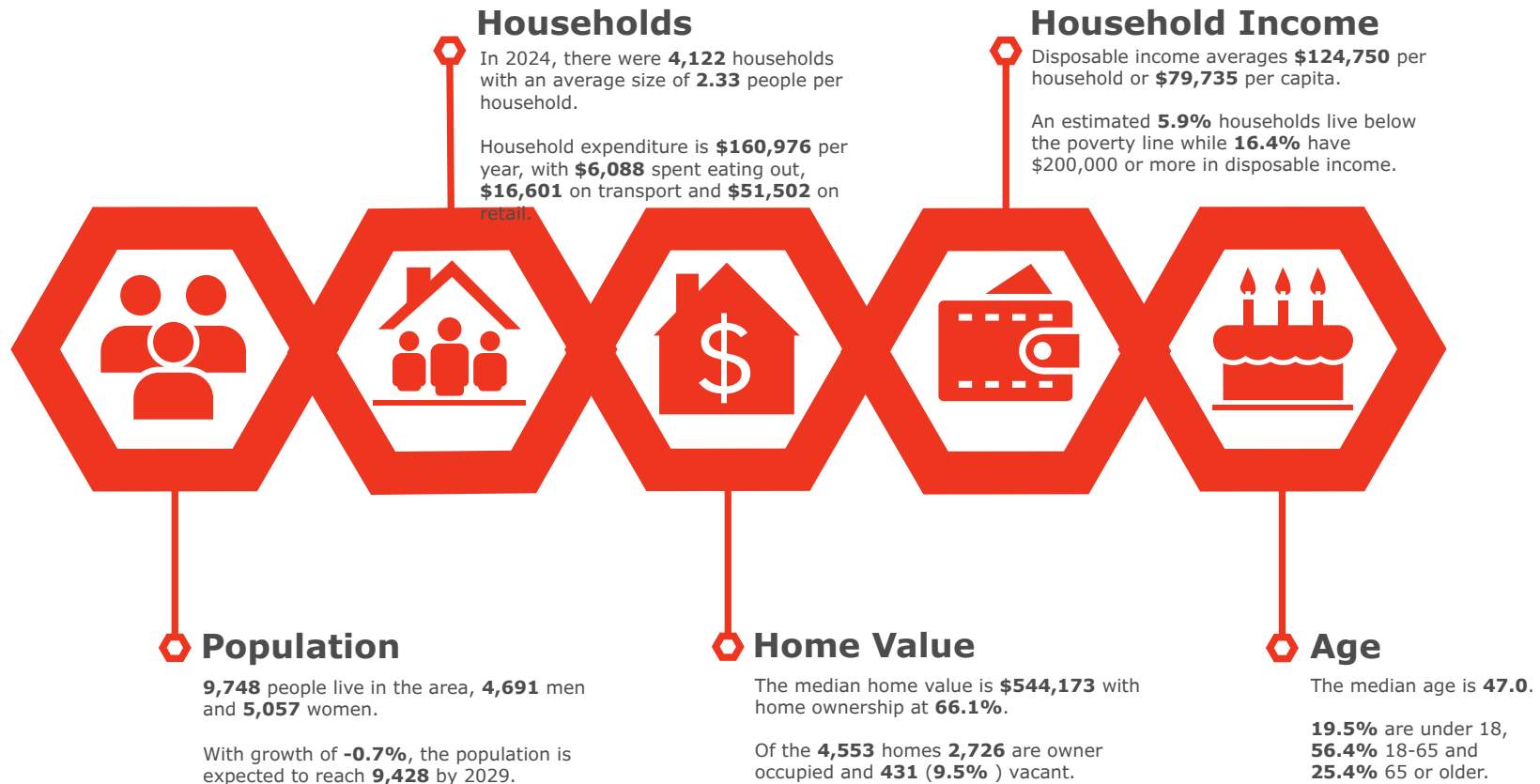
Owning commercial office real estate in Highland Park, Illinois, offers strategic advantages due to the city's thriving economy, affluent demographics, and strong business community. Located along Chicago's North Shore, Highland Park attracts a mix of professional services, medical practices, and high-end 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



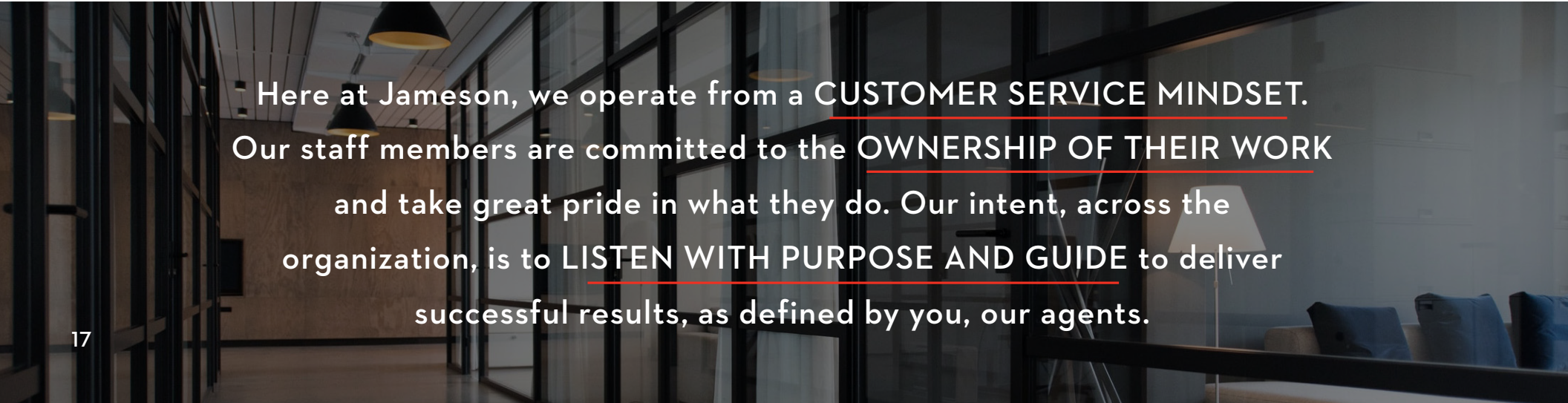
# ABOUT JAMESON COMMERCIAL

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.

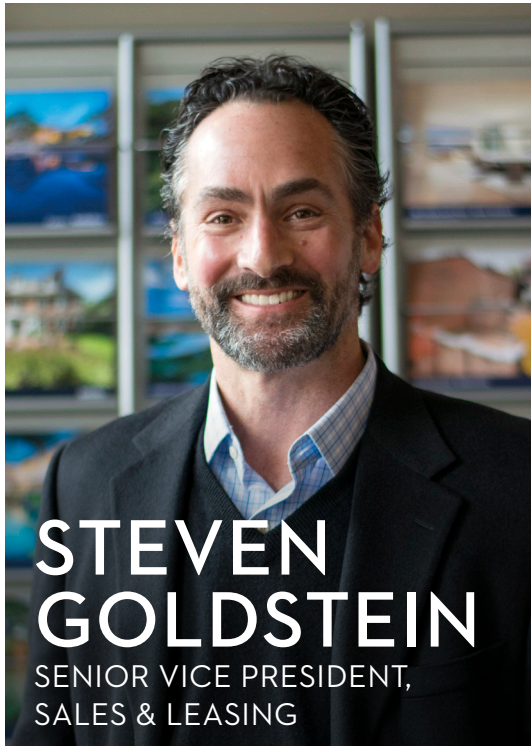
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost 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](http://ChicagoBroker.com) for more information on Steve and his experience and services.





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## JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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