



JAMESON.

OFFERING
MEMORANDUM

**444 ELM PLACE
HIGHLAND PARK, IL**

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
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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.

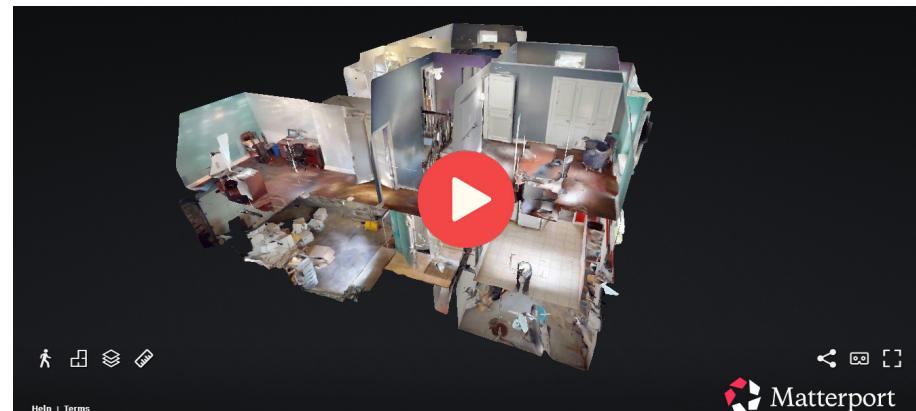
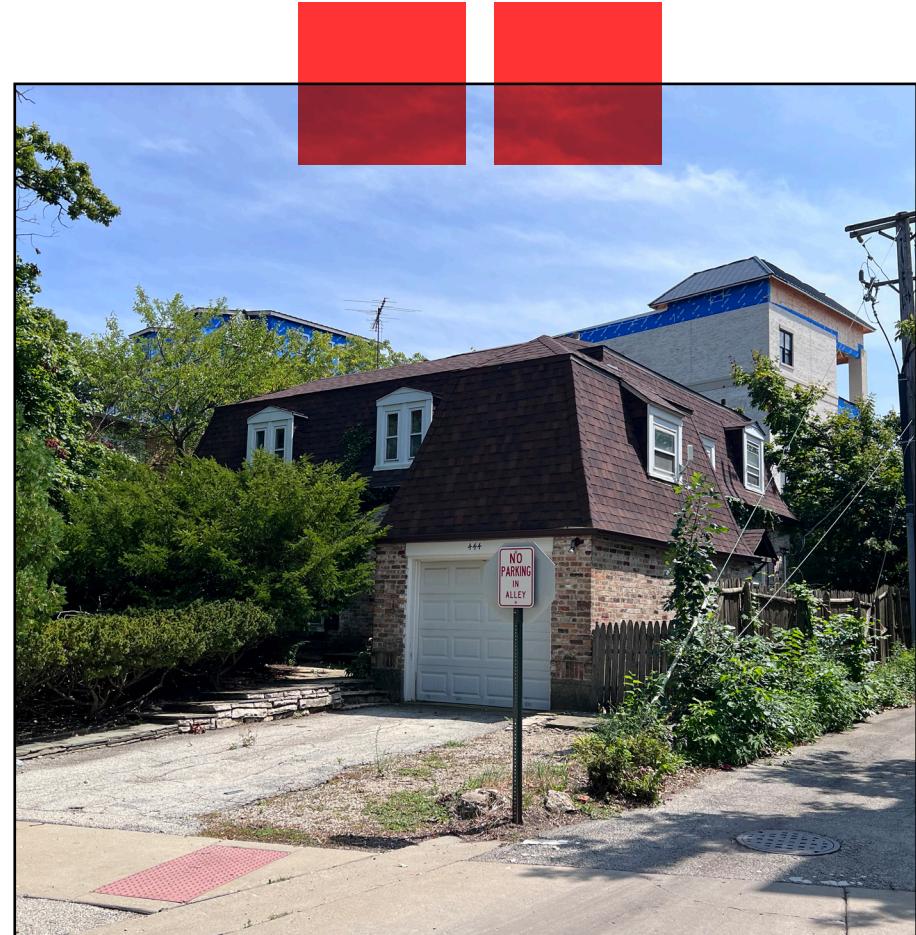
SALES PRICE: \$475,000

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



A photograph of the Chicago skyline at sunset, featuring the Willis Tower (formerly Sears Tower) and other skyscrapers against a vibrant orange and red sky.

LOCATION INFORMATION

LOCATION OVERVIEW

ZIP: 60035

SUB-MARKET: CENTRAL NORTH

SUB-MARKET CLUSTER: NORTH

LOCATION TYPE: SUBURBAN

MARKET: CHICAGO

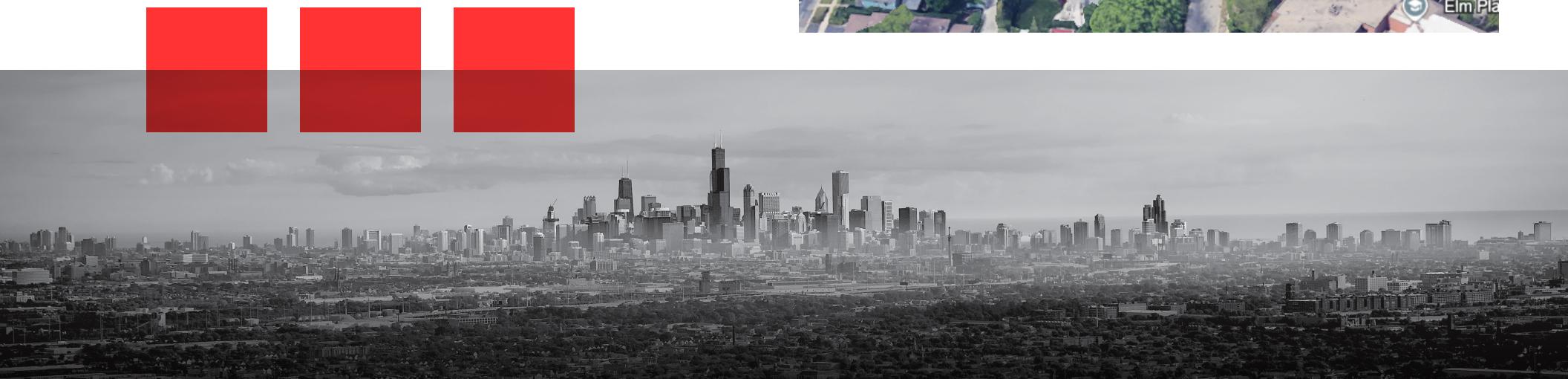
COUNTY: LAKE

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

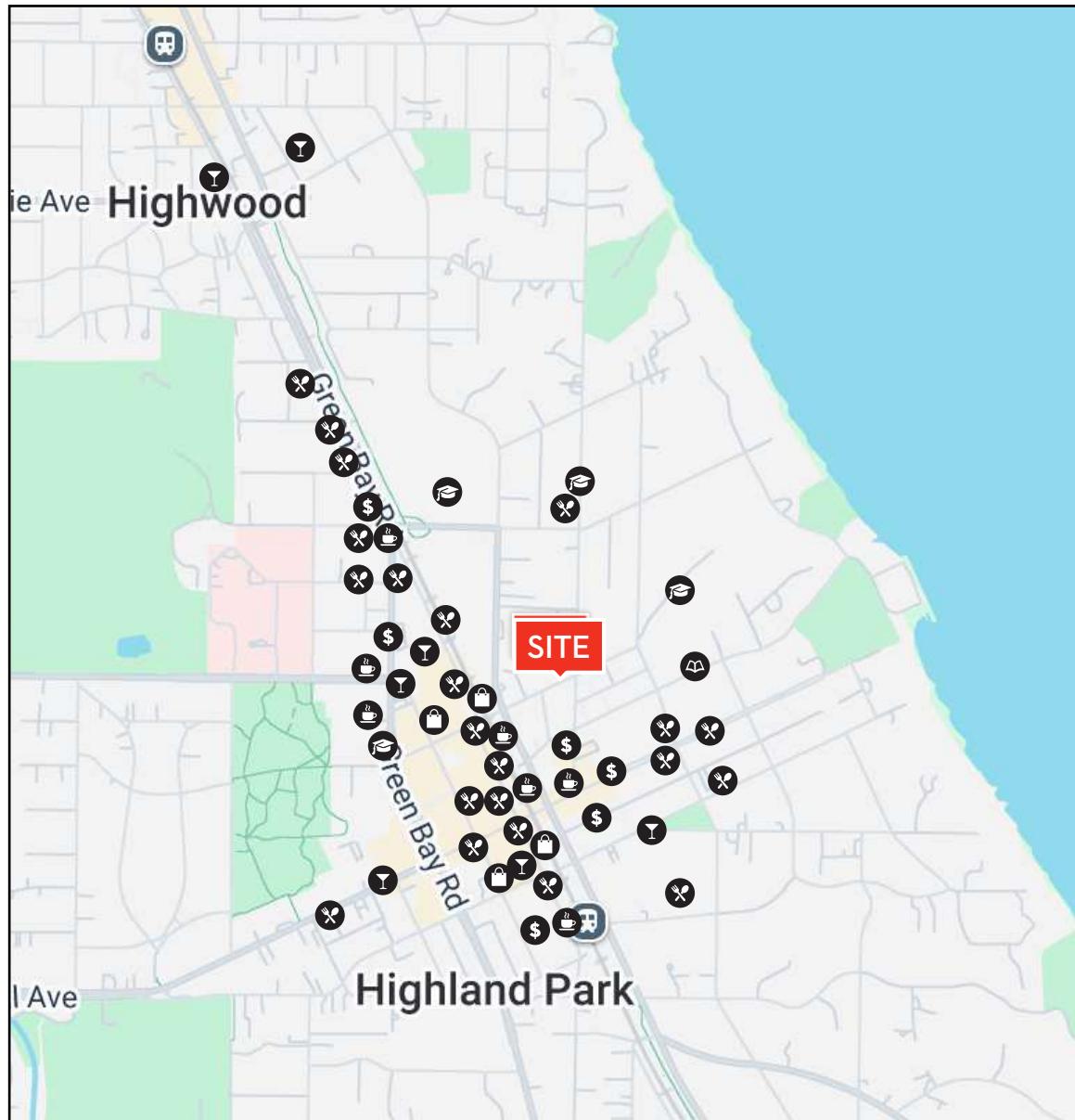
Central Ave

Highland Park

Sheridan Rd

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
- FREEHIG ROOM AT RAVINIA
- MIRAMAR BISTRO
- LONGITUD315
- FRANCESCO'S HOLE IN WALL

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 HIGHLAND PARK
- CHASE BANK
- HUNTINGTON BANK
- FIRST BANK OF HIGHLAND PARK

BARS

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

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

SHOPPING

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

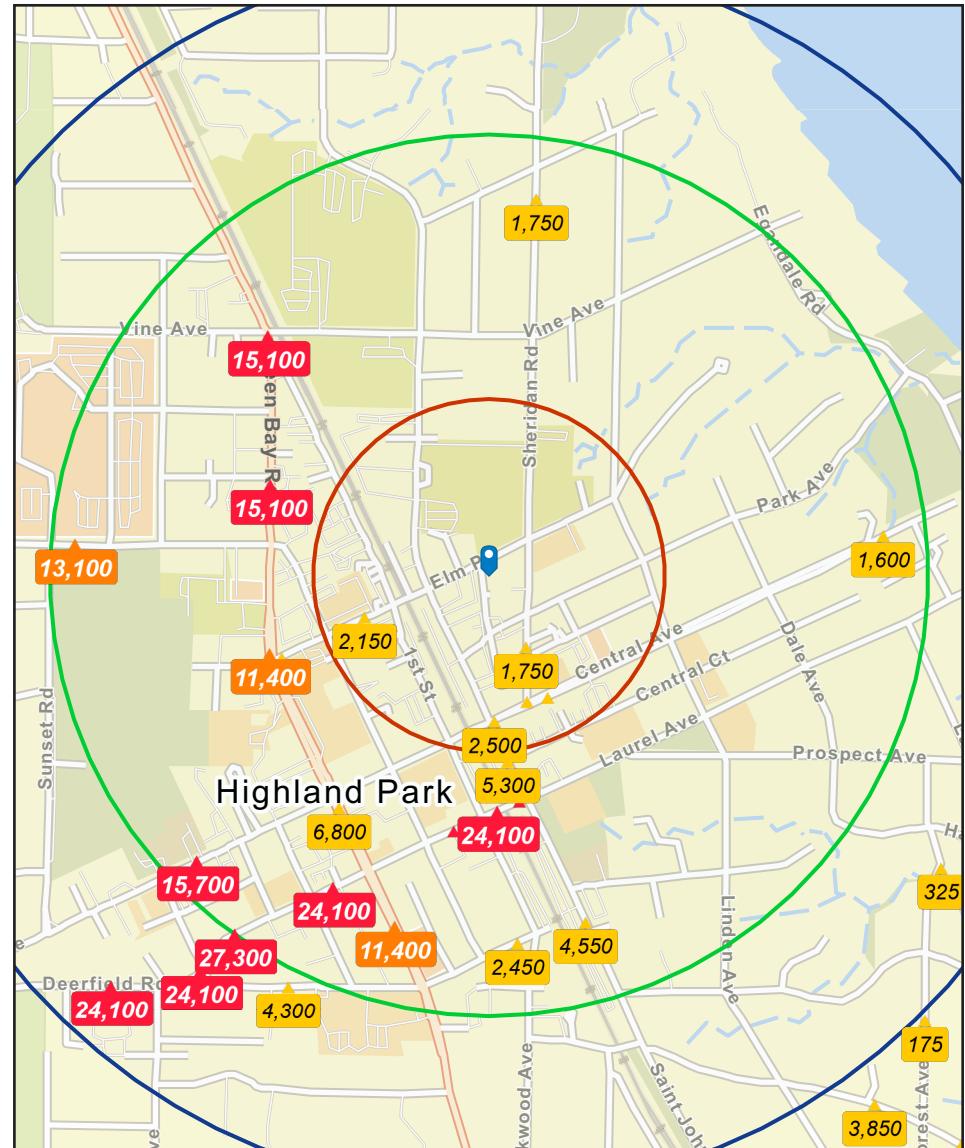
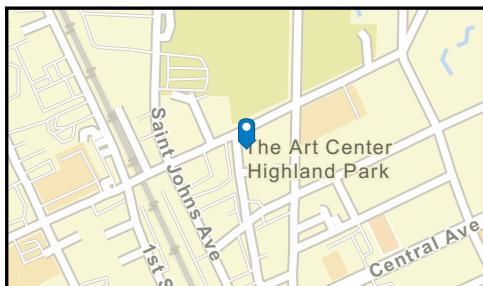
TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL	DRIVE	DISTANCE
Highland Park Station (Union Pacific North Line)	2 min	0.4 mi
Highwood Station (Union Pacific North & Northeast Line)	3 min	1.3 mi
AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	31 min	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

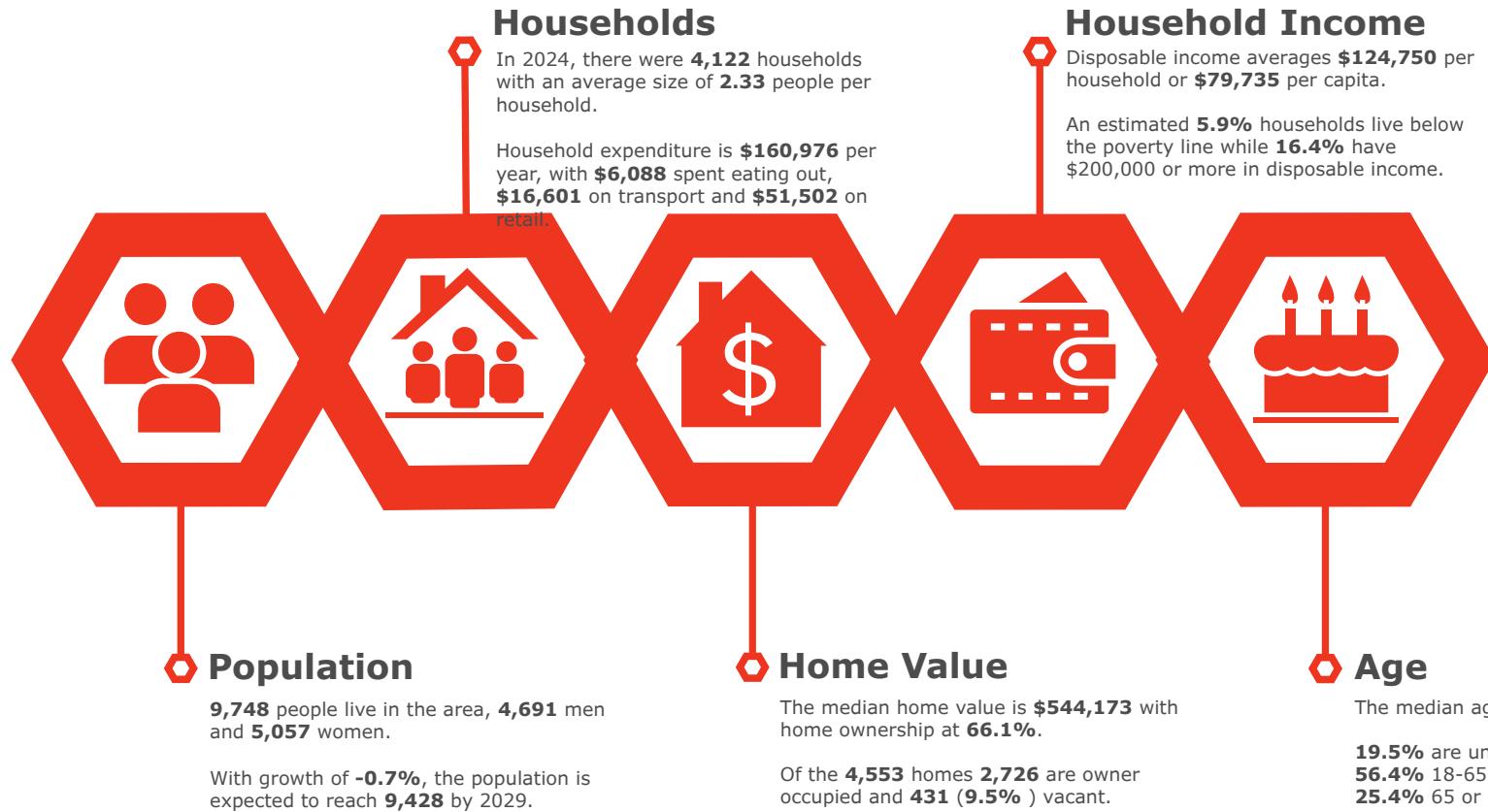
HIGHLAND PARK, IL

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

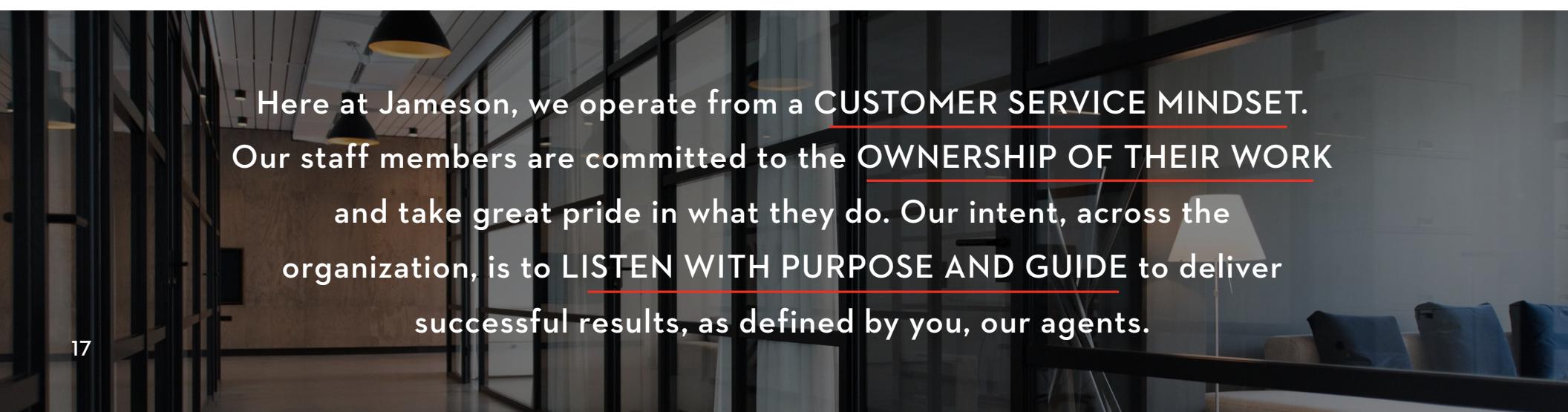
ABOUT JAMESON COMMERCIAL

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.

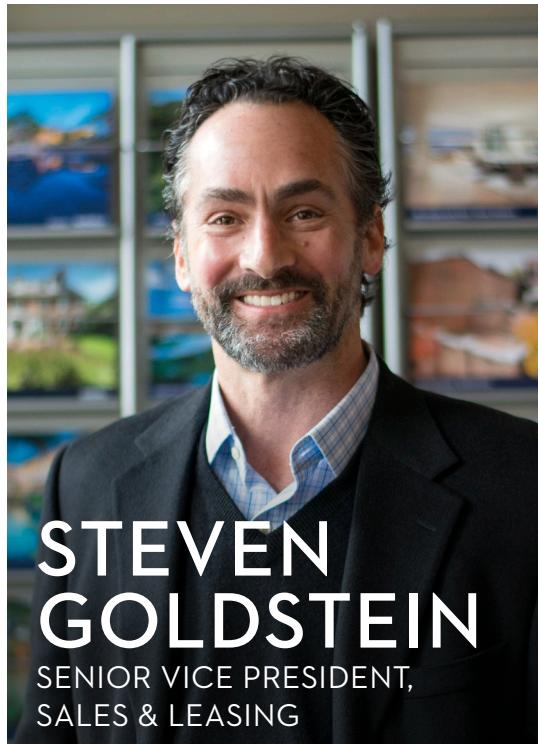
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost 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



**STEVEN
GOLDSTEIN**
SENIOR VICE PRESIDENT,
SALES & LEASING

■ 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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