

# OFFICE/FLEX SPACES FOR LEASE

310-340 MELVIN DRIVE  
NORTHBROOK, IL  
AVALONREAL.COM



NORTHBROOK, IL



**CARLO SANTUCCI, COMMERCIAL BROKER**

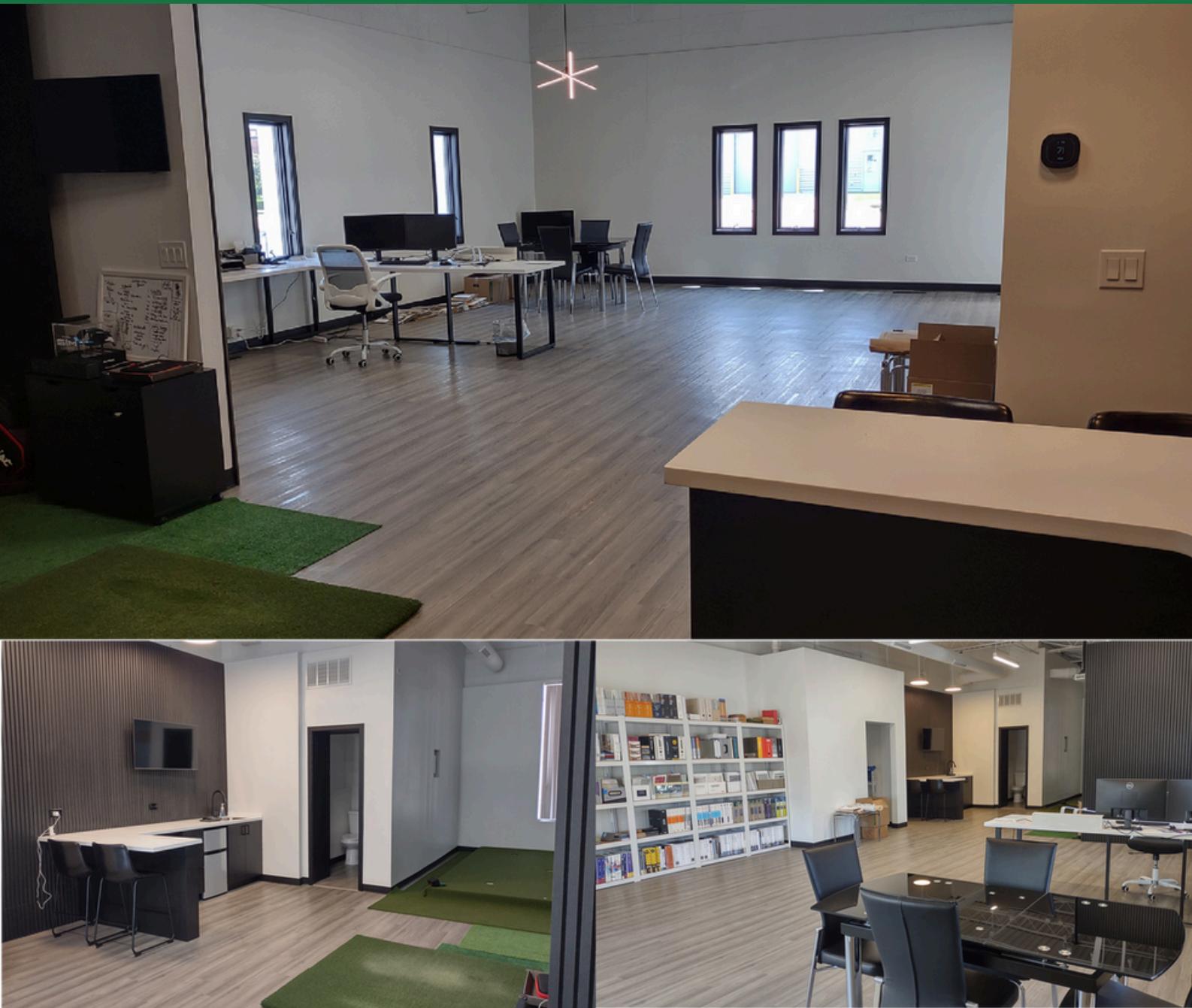
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**JOSEPH SANTUCCI, MANAGING BROKER**

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- ✓ **AVAILABLE SPACE: OFFICE**
- ✓ **650 SF & 740 SF**
- ✓ **ASKING PRICE: \$16/SF MODIFIED GROSS**
- ✓ **CAM: \$3.12/ SF**
- ✓ **TAXES: \$4.46/SF**
- ✓ **CLOSE TO 294 & 94**





## DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

|                             |           |           |           |
|-----------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>           | 37,176    | 194,661   | 825,873   |
| <b>HOUSEHOLDS</b>           | 13,853    | 73,147    | 310,560   |
| <b>AVG HOUSEHOLD INCOME</b> | \$173,470 | \$149,403 | \$134,107 |

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Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.

Available

|      |                            |
|------|----------------------------|
| YARD | Unit A<br>768 sq. ft.      |
|      | Unit B 384 ft <sup>2</sup> |
|      | Unit C 384 ft <sup>2</sup> |
|      | 368 SF<br>368 SF<br>352 SF |
|      | 768 SQ. FT.                |

|                              |
|------------------------------|
| 330 - 8<br>1320 SQ. FT.      |
| 330 - 7<br>1320 SQ. FT.      |
| 330 - 5 & 6<br>3960 SQ. FT.  |
| 330 - Garage<br>1925 SQ. FT. |

|                          |
|--------------------------|
| 320 - 9<br>2575 SQ. FT.  |
| 320 - 10<br>1320 SQ. FT. |

|                          |
|--------------------------|
| 310-11<br>1140 SQ. FT.   |
| 310 - 12<br>1500 SQ. FT. |
| 310 - 13<br>1320 SQ. FT. |
| 310-14<br>1320 SQ FT     |
| 310 - 15<br>1230 SQ. FT. |
| 310-16<br>1130 SQ FT     |

|                          |
|--------------------------|
| 310 - 17<br>1320 SQ. FT. |
| Open<br>Court            |
| 310-19<br>740 SF         |

310 - 21  
1320 SQ. FT.

MELVIN DRIVE

## GARAGE/WAREHOUSE SPACE FOR LEASE

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