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PROPERTY VIDEO



# FOR SALE OR LEASE

14,517 SF Office Building

\$2,900,000 | \$14.75 PSF NNN

**739**  
NORTH AVENUE  
Glendale Heights, IL

Presented By



Your SVN Suburban  
**NEXT LEVEL TEAM**

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## TERMS

The property is being offered on an “**As-Is, Where Is**” basis, without structural, economic, or environmental representations.

## TOURS

Property/market tours will be available by request. Per the terms of the confidentiality agreement or this offering memorandum, you agree to direct all questions to the broker and not to contact the owner, the tenants, or the property management staff of the property or to tour the property without being accompanied by a representative of the broker.

## CONSIDERATION FACTORS

- Offer price and terms
- Financial strength of prospective purchaser
- Ability to close in a timely manner
- Real Estate taxes will be prorated on a cash basis for the calendar year of closing
- Closing costs for seller including DuPage County and State of Illinois transfer taxes and standard title insurance policy
- Typical buyer’s closing costs along with special endorsements and municipal transfer taxes

## Sale Details

Sale Price	\$2,900,000 (\$199.76 PSF)
Lease Rate	\$14.75 PSF NNN
RE Taxes (2024)	\$27,051 (\$1.86 PSF)
Floors	3 (including a fully finished lower level)
PIN	05-02-203-028
Lot Size	0.49 Acres
Zoning	C-2
Occupancy	Vacant
Year Built	2005; Recently renovated with high-end finishes throughout
Surface Parking	40 Spaces

## Property Location

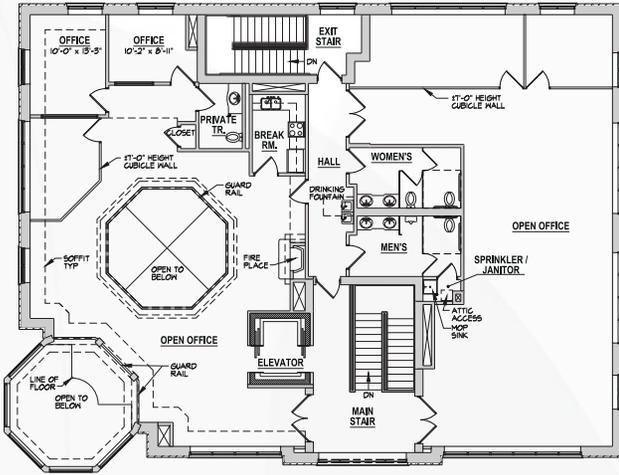
- DuPage County
- Located within 2-3 miles of the Glen Ellyn and Lombard Metra stations
- 16.9 miles to Chicago O'Hare International Airport
- 21.9 miles to Chicago Midway International Airport
- Great access to major highways: I-355 (Veterans Memorial Tollway) & I-290 (Eisenhower Expressway), quick connection to the wider Chicagoland area
- 54,500 VPD on North Avenue

## Property Highlights

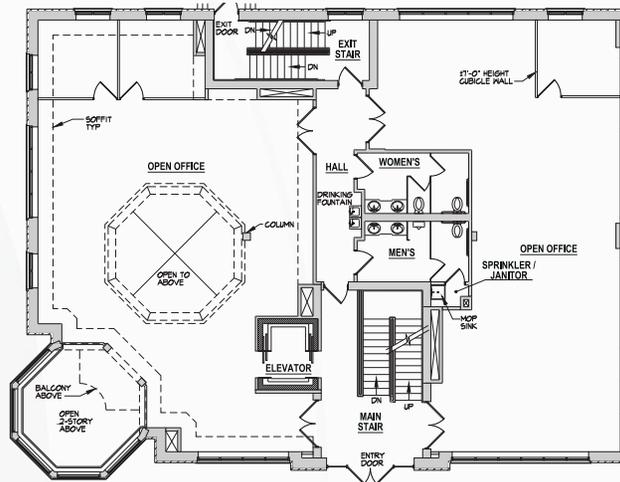
- 14,517 SF building in well-connected Glendale Heights
- Excellent curb appeal with stone facade
- Well-maintained property with modern interior design
- Ample parking in front and rear of building
- High-end interior and exterior finishes include
  - Stunning stone façade
  - Custom staircase
  - 3 elevators
  - Zoned heating & cooling
  - Crown molding
  - Beautiful mezzanine
  - Large windows that provide ample natural light



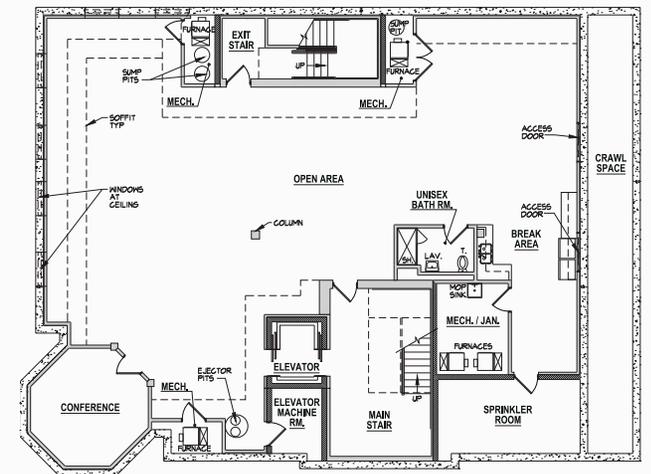
### Upper Level



### Main Level



### Lower Level



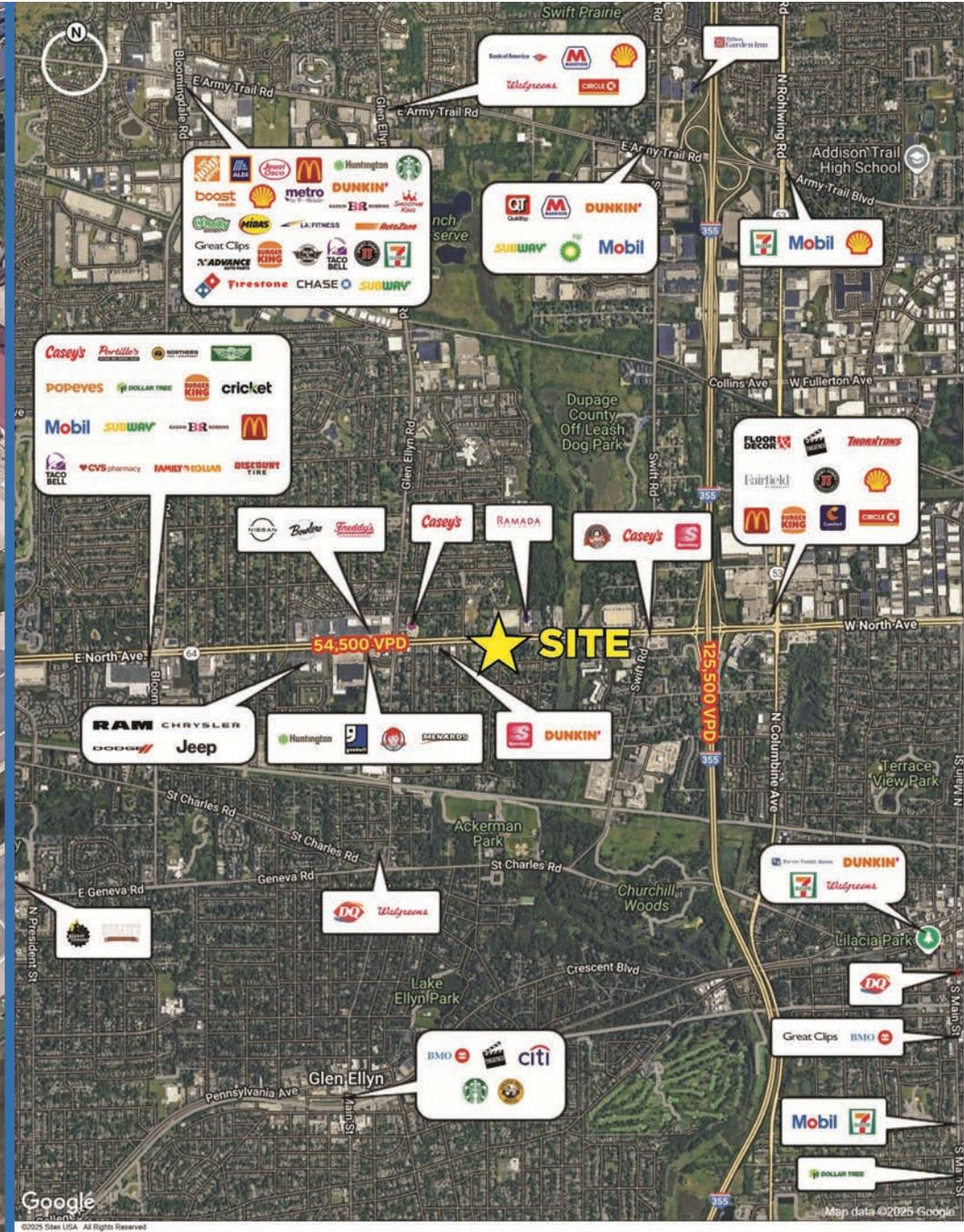


# BUILDING AERIAL & AREA MAP

# 739

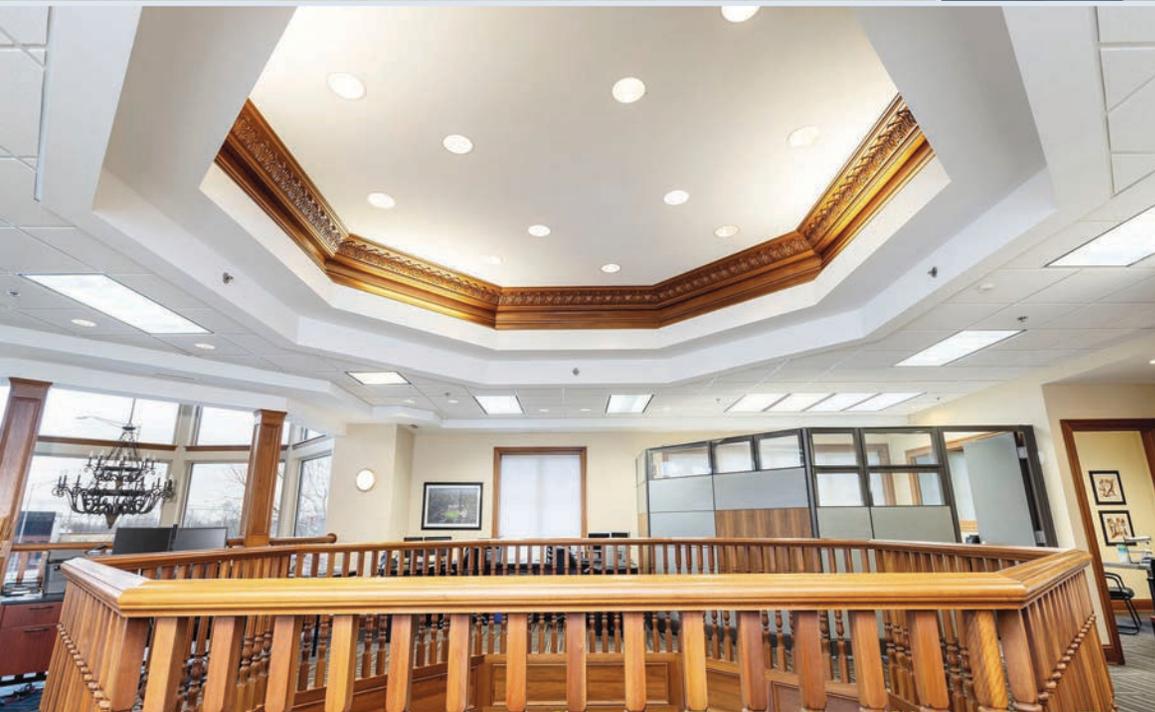
## NORTH AVENUE

Glendale Heights, IL



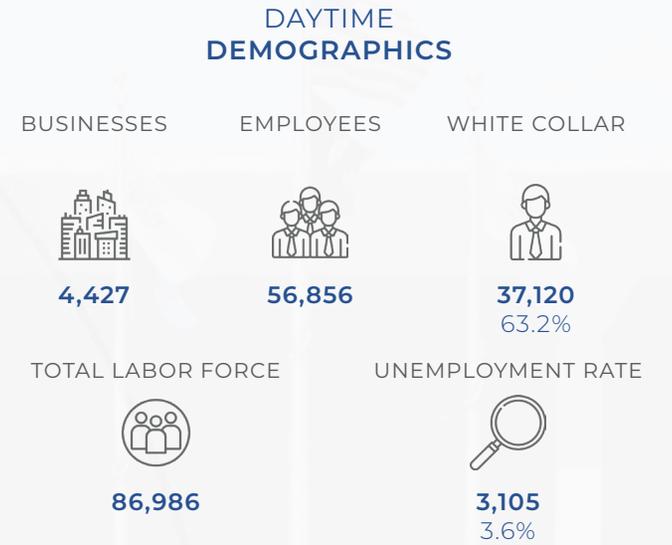
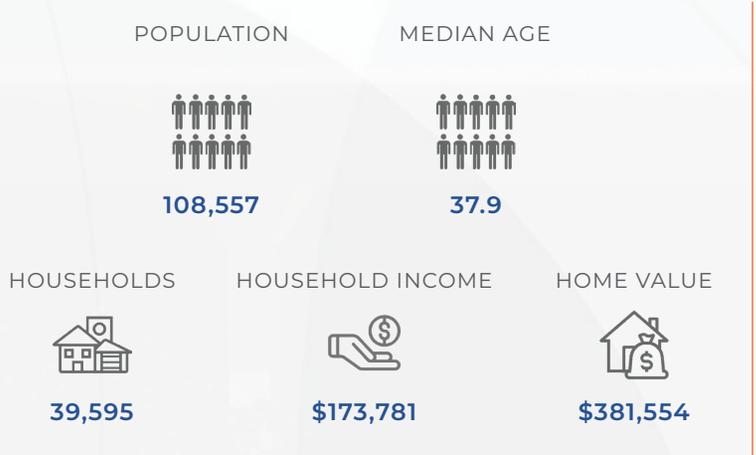








## 3-Mile Demographics



## About Glendale Heights



**GLENDALE HEIGHTS** is a well-established suburban office market located approximately 25 miles west of Downtown Chicago, offering direct access to I-290, I-355, and O'Hare International Airport. The village benefits from a strong labor base, diverse corporate presence, and proximity to major suburban business hubs including Schaumburg, Oak Brook, and Itasca. With a balanced mix of professional services, light industrial, and flex users, Glendale Heights presents an attractive, cost-effective alternative to higher-priced office submarkets while maintaining excellent regional connectivity and accessibility.

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*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.*



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