



FOR SALE OR LEASE

14,517 SF Office Building

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

739
NORTH AVENUE
Glendale Heights, IL



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

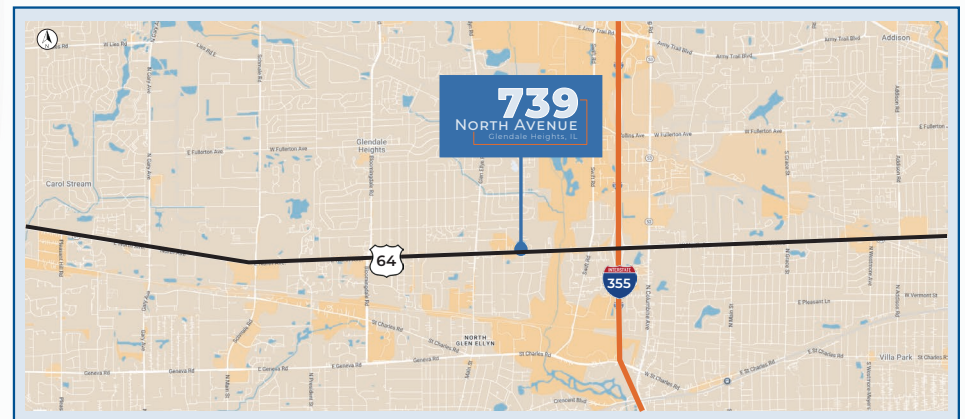
Sale Price	\$2,900,000 (\$199.76 PSF)
Lease Rate	\$14.75 PSF NNN
RE Taxes (2024)	\$27,051 (\$1.86 PSF)
Floors	3 (including a fully finished lower level)
PIN	05-02-203-028
Lot Size	0.49 Acres
Zoning	C-2
Occupancy	Vacant
Year Built	2005; Recently renovated with high-end finishes throughout
Surface Parking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

Property Location

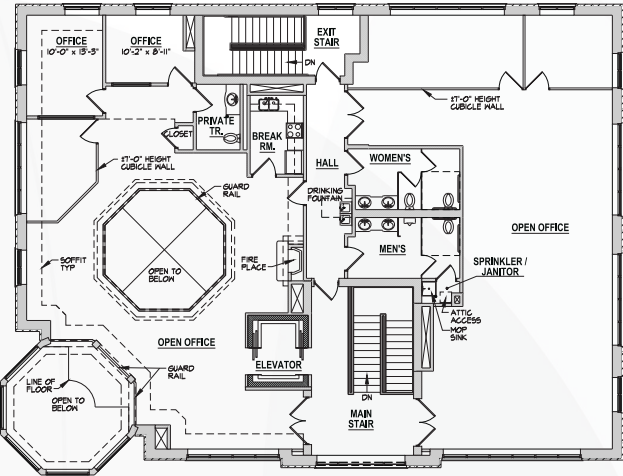
- DuPage County
- Located within 2-3 miles of the Glen Ellyn and Lombard Metra stations
- 16.9 miles to Chicago O'Hare International Airport
- 21.9 miles to Chicago Midway International Airport
- Great access to major highways: I-355 (Veterans Memorial Tollway) & I-290 (Eisenhower Expressway), quick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

Property Highlights

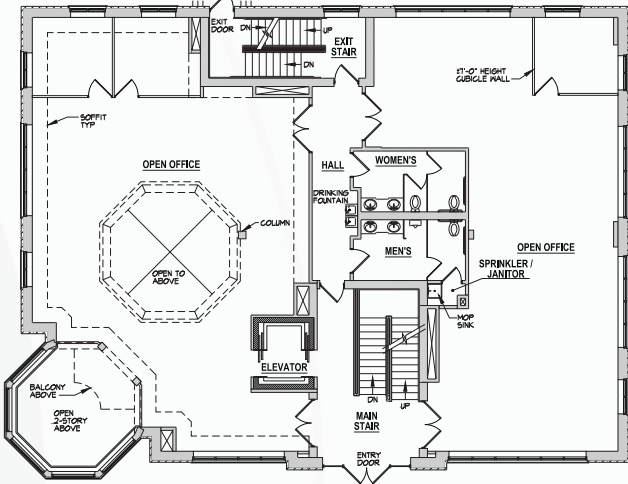
- 14,517 SF building in well-connected Glendale Heights
- Excellent curb appeal with stone facade
- Well-maintained property with modern interior design
- Ample parking in front and rear of building
- High-end interior and exterior finishes include
 - Stunning stone façade
 - Custom staircase
 - 3 elevators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



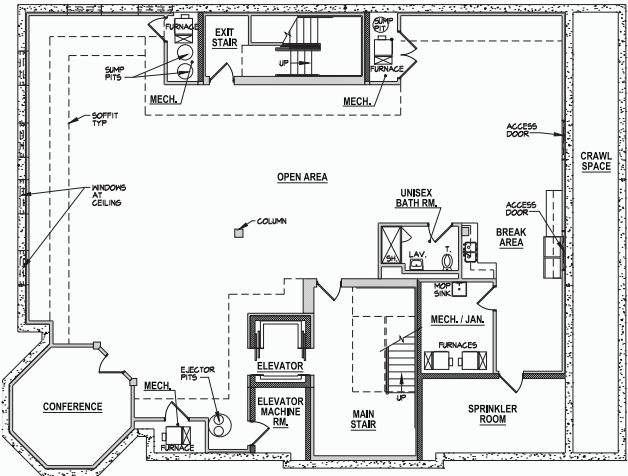
Upper Level



Main Level

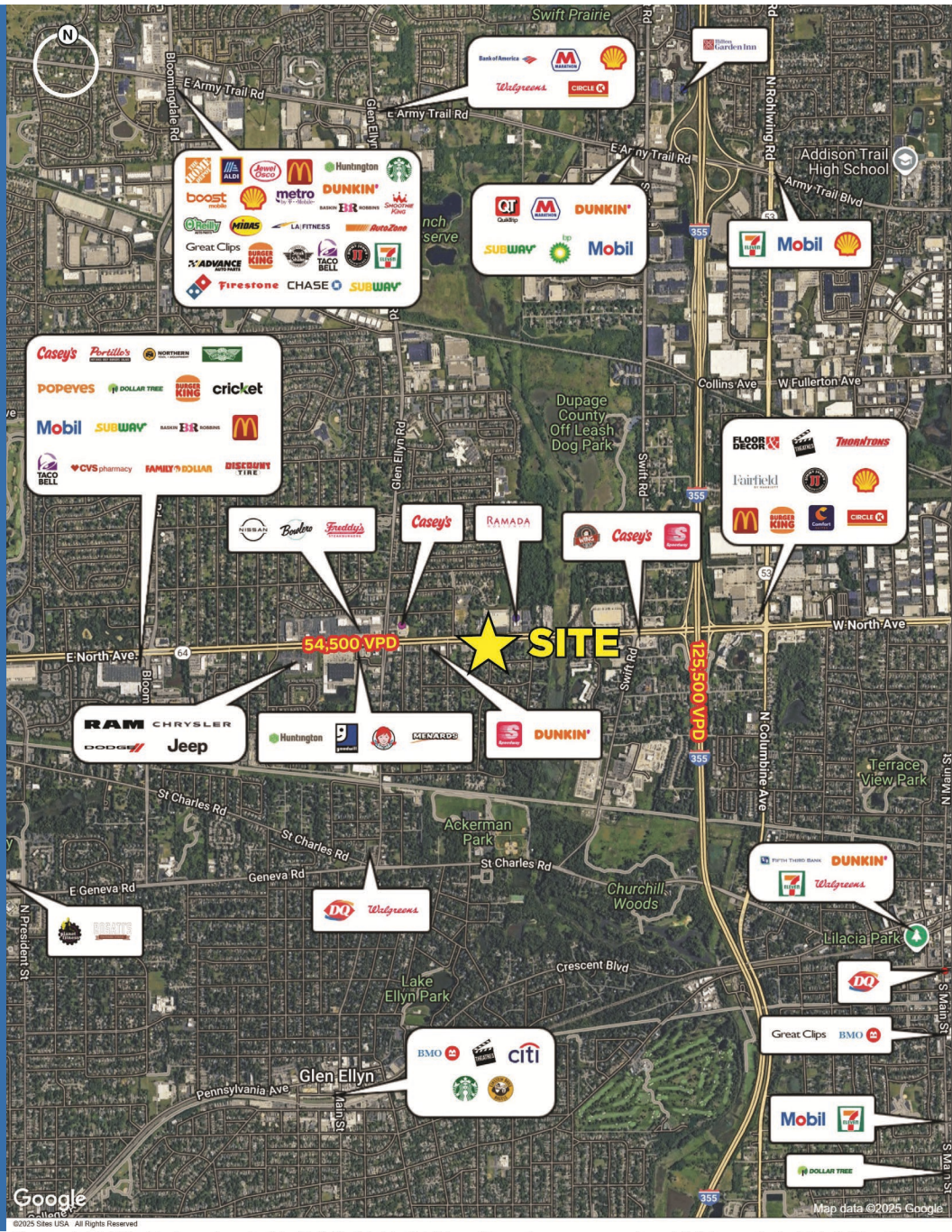


Lower Level



BUILDING AERIAL & AREA MAP

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EXTERIOR *PHOTOS*

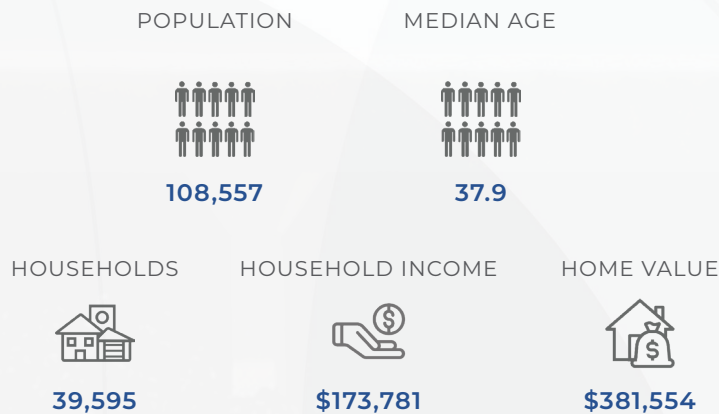




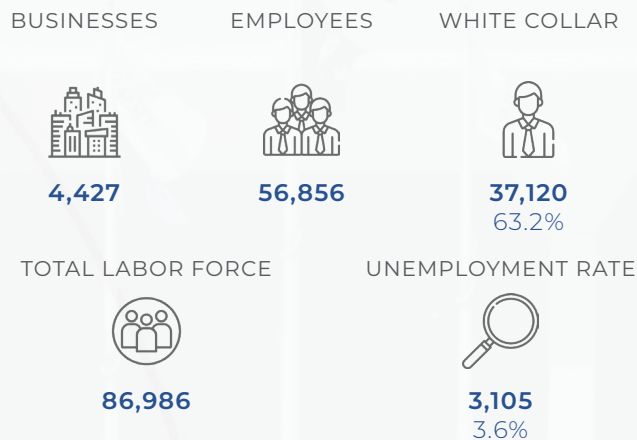




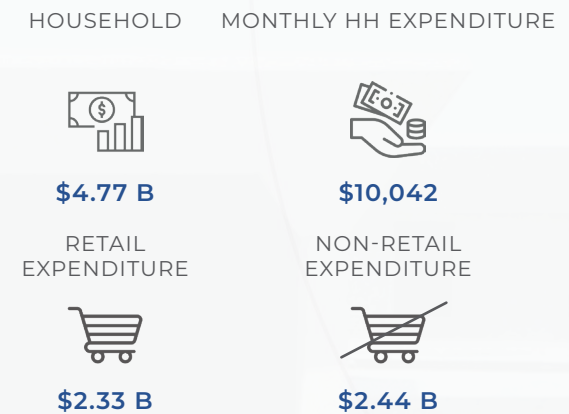
3-Mile Demographics



DAYTIME DEMOGRAPHICS



TOTAL ANNUAL CONSUMER EXPENDITURE



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.

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. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.



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