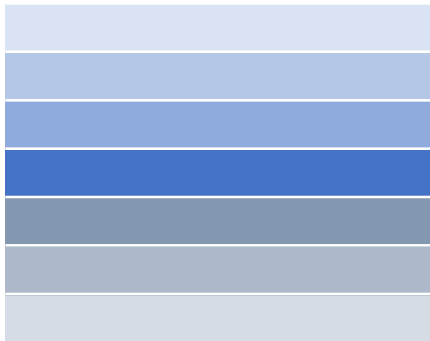




FOR LEASE Professional Office & Medical Space

O'Hare Lake Office Park



4747 W. Peterson Ave., #200
Chicago, IL 60646
www.imperialrealtyco.com

Leasing Contact: Theron May
P: 773-736-6461
E: tmay@imperialrealtyco.com

O'Hare Lake Office Park is a 40 acre campus surrounding beautiful 16 acre Peterson Lake. The three professional buildings offer renovated office, showroom, lab and medical spaces available for lease complete with new double-glass herculite entry doors, high ceilings, on-site management, abundant parking, conference and training rooms. The unbeatable location is situated between I-294 (approximately 170,000 vehicles drive past daily), I-90 and I-190 adjacent to O'Hare International Airport.

The buildings are being renovated with all new LED lighting, have new renovated granite lobbies, renovated life safety systems, renovated washrooms, renovated elevator cabs, and are undergoing new exterior modernizations including upgraded multi-tenant pylon signs. Ownership is providing move-in ready spec offices and is able to turn-key construction for businesses seeking custom layouts.

**600 – 50,000 SF
Available with
Largest Parking
Ratio in the
Market!**

Amenities:

- Five minutes to O'Hare terminals
- 3,000 feet of I-294 Tollway frontage
- Convenient tollway access
- Landlord Will Build-To-Suit
- Public transportation link to River Road CTA Blue Line rapid transit station
- Pace Bus stops at every building
- Just 15 expressway miles to downtown Chicago
- 18 nearby hotels with over 7,000 guest rooms and special functions facilities
- 35 person building conference rooms with full kitchen
- Fully updated building systems
- Over 2,100 parking spaces
- On-site management
- Multi-story common breakroom atrium spaces
- High-speed internet service
- HVAC & Janitorial services

FOR LEASE
Professional Office & Medical Space

2200, 2250 & 2400 E Devon Ave., Des Plaines



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The City of Des Plaines rezoned the property to C-7 Zoning (High Density Campus Commercial) to encourage the properties evolution due to its proximity across from Rivers Casino (largest casino in Illinois with 2,000 gaming positions) and O'Hare International Airport (world's fourth-busiest airport for passenger counts and fifth busiest cargo airport in the U.S.). Pace Bus Route #230 services the property with access to the Rosemont CTA Blue Line Train Station and the Des Plaines Metra Train Station.

37,471 population in 2-mile and 336,018 in 5-mile radius with average household income of \$110,865 and \$97,422 respectively. Large business corridor sees 172,598 employees working at 15,201 businesses in the 5-mile radius with largest services Education & Health followed by Trade Transportation then Goods-Producing Industries. Consumer spending in the 5-mile radius is over \$4.2 billion with Food & Alcohol making over the highest share at \$1.17B due to the massive retail, dining and entertainment options in the market.

Owned & Professionally Managed by DIR Development www.dirdevelopment.com

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.