



**LEASE**

# Oak Park Office/Medical Building Available

**6142-6144 W. ROOSEVELT RD**

Oak Park, IL 60304

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

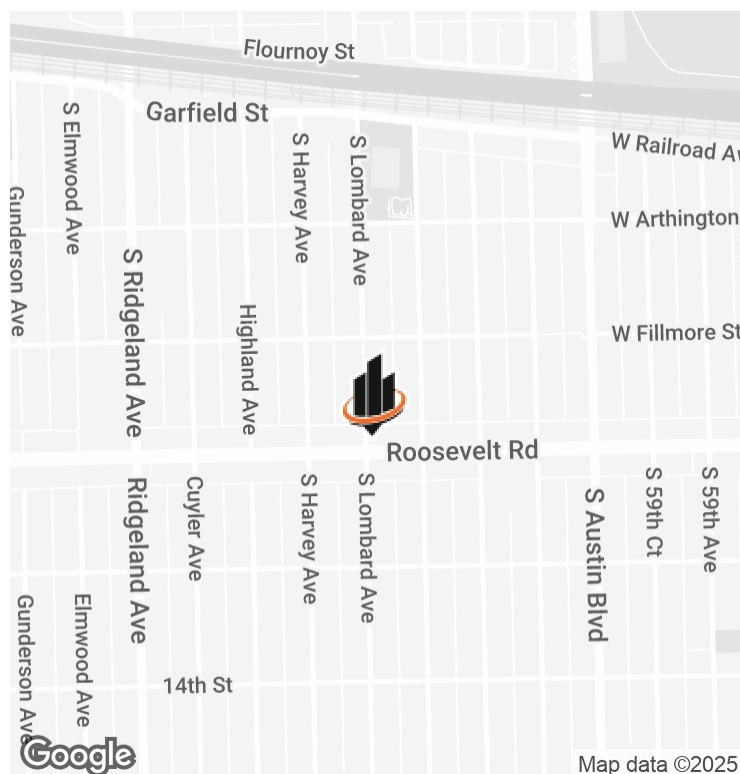
**OLIVIA WIRTH**

O: 312.770.0119

olivia.wirth@svn.com

IL #475.161032

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.00 - \$18.00 SF/yr NNN
	\$6.10/SF (2024 est NNN)
<b>TOTAL NUMBER OF UNITS:</b>	16
<b>AVAILABLE SF:</b>	108 - 1,452 SF
<b>LOT SIZE:</b>	0.12 Acres
<b>BUILDING SIZE:</b>	9,000 SF

## PROPERTY DESCRIPTION

SVN is pleased to present 6142-6144 Roosevelt Road, a ±9,000 SF Office building with street retail in Oak Park, Illinois. High visibility with frontage on Roosevelt Road (17,000 VPD). This two-story, 16-unit building is 29% occupied and next to city parking. Small Units Available. Join destination retailers such as Peace & Joy Within Yoga Studio, and Acuworks.

## PROPERTY HIGHLIGHTS

- Flexible Retail, Office, & Medical suites of various sizes
- City-owned parking adjacent to the building | High Visibility
- Close proximity to Austin CTA Blue Line station and I-290

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RETAIL & OFFICE LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	108 - 1,452 SF	LEASE RATE:	\$16.00 - \$18.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6144	1,452 SF	NNN	\$18.00 SF/yr	±1,452 SF Retail Suite   Pharmacy Existing Conditions Windows Facing Roosevelt Road
Suite 104	515 SF	NNN	\$16.00 SF/yr	± 515 SF Medical Office Waiting Room, Reception   Private Office 2 Exam Rooms with Sinks   Storage Closet
Suite 105	870 SF	NNN	\$16.00 SF/yr	±870 SF Medical Office Waiting Room   Reception Area 3 Exam Rooms with Sinks   Storage Closet
Suite 201	800 SF	NNN	\$16.00 SF/yr	± 800 SF Medical Office Waiting Room   Reception 2 Exam Rooms   2 Offices Conference Room   Restroom   Storage

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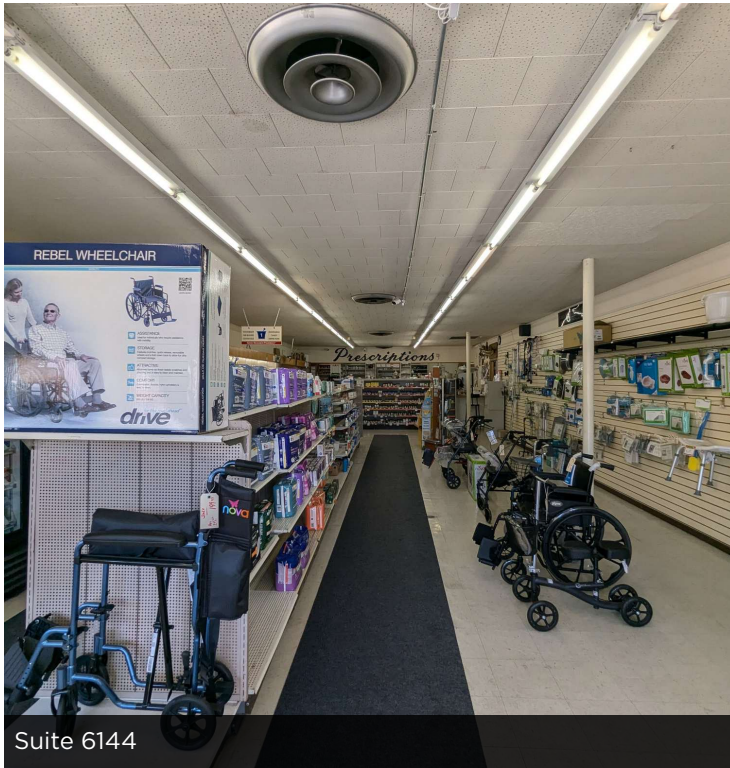
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202-2	108 SF	NNN	\$16.00 SF/yr	± 108 SF 1 Private Office
Suite 203	470 SF	NNN	\$16.00 SF/yr	±470 SF Office Open Concept   1 Private Office or Storage Closet

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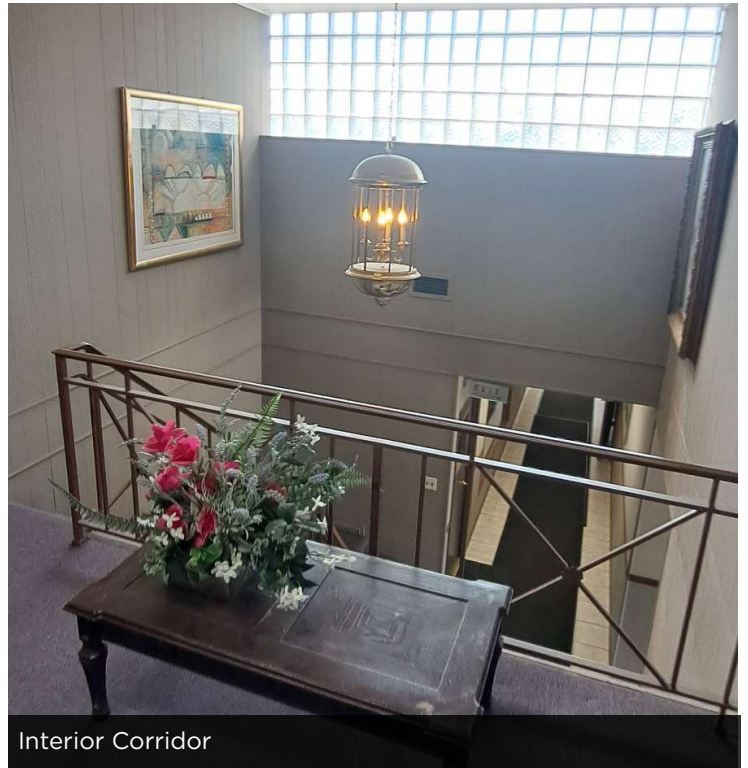
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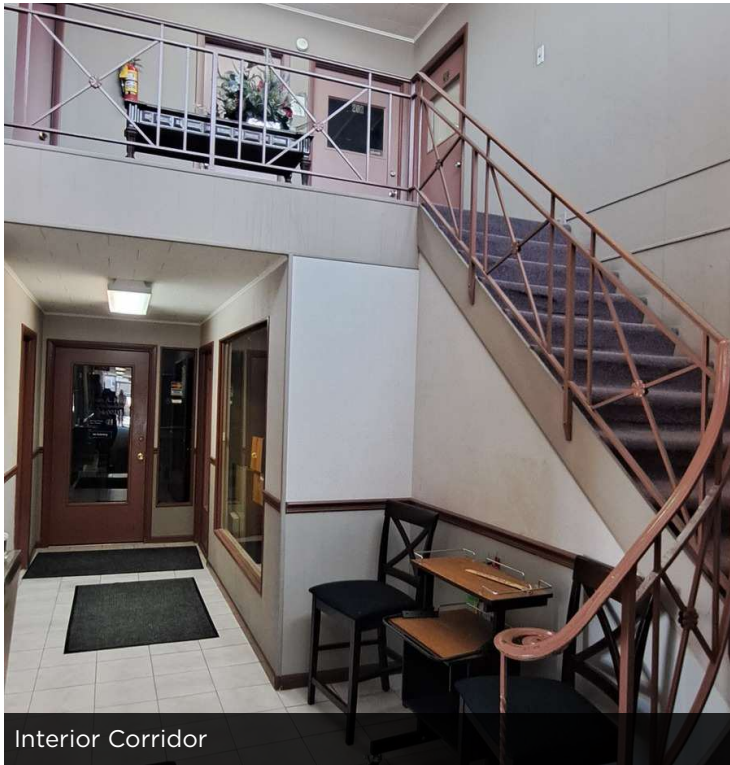
## ADDITIONAL PHOTOS



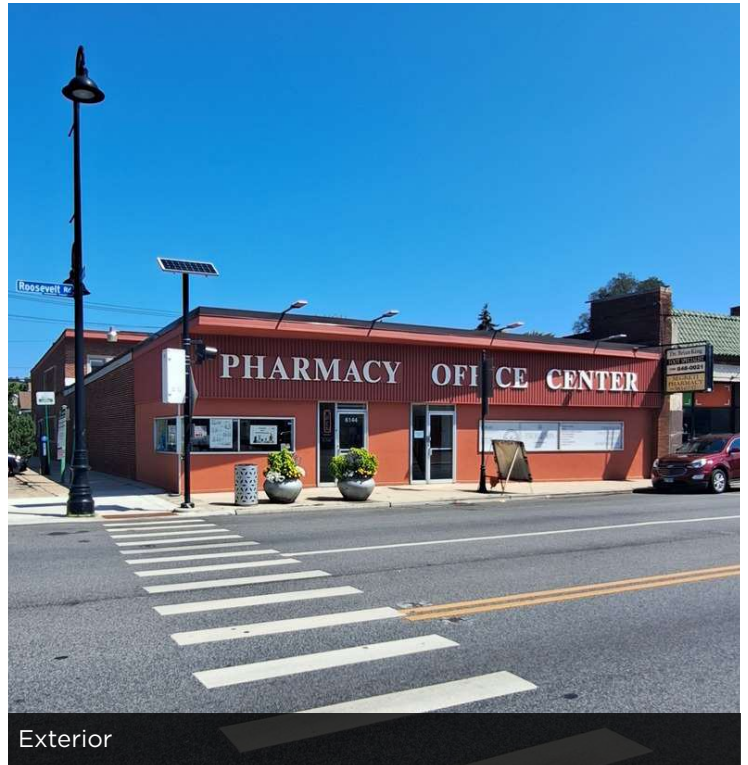
Suite 6144



Interior Corridor



Interior Corridor



Exterior

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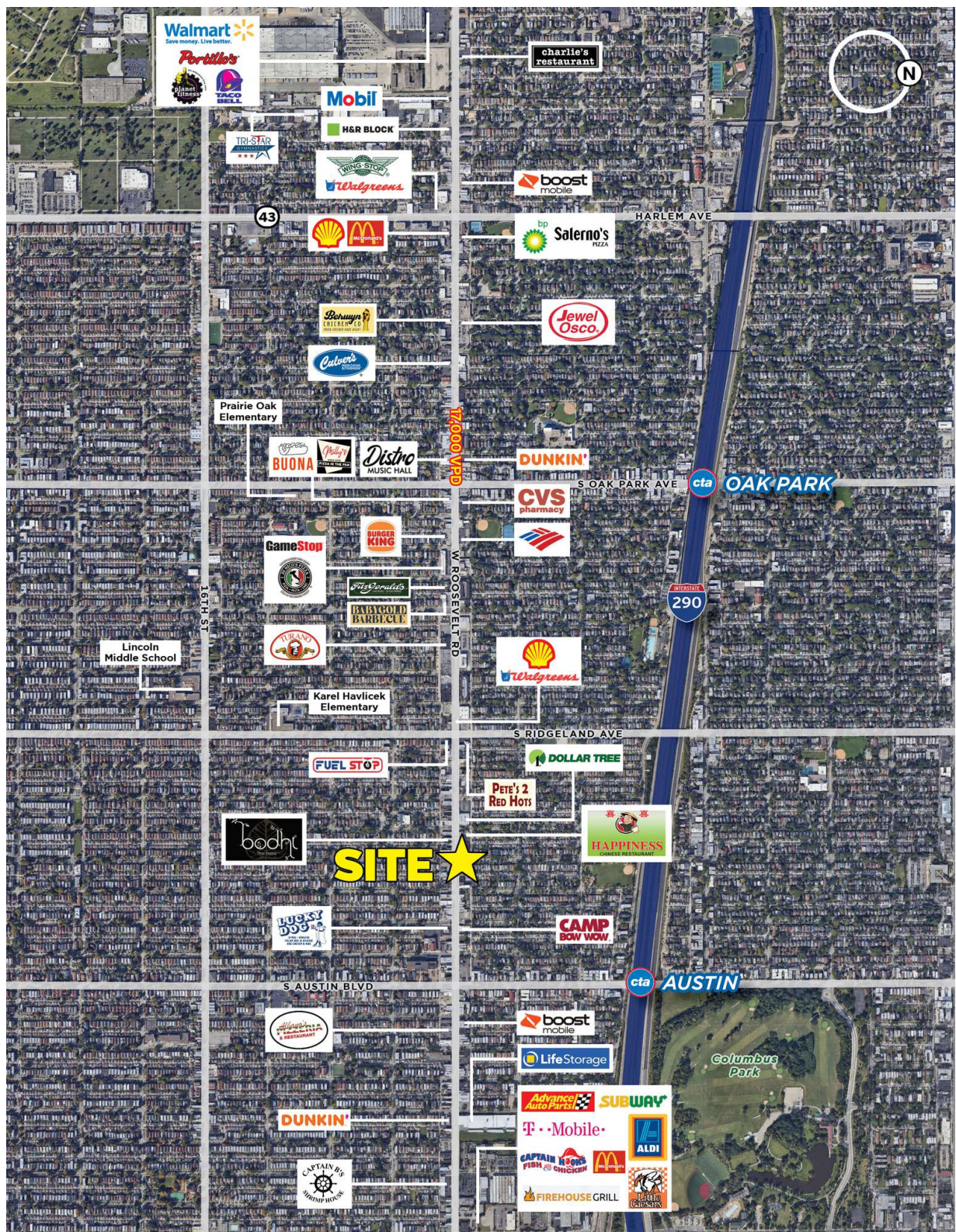
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# RETAILER MAP

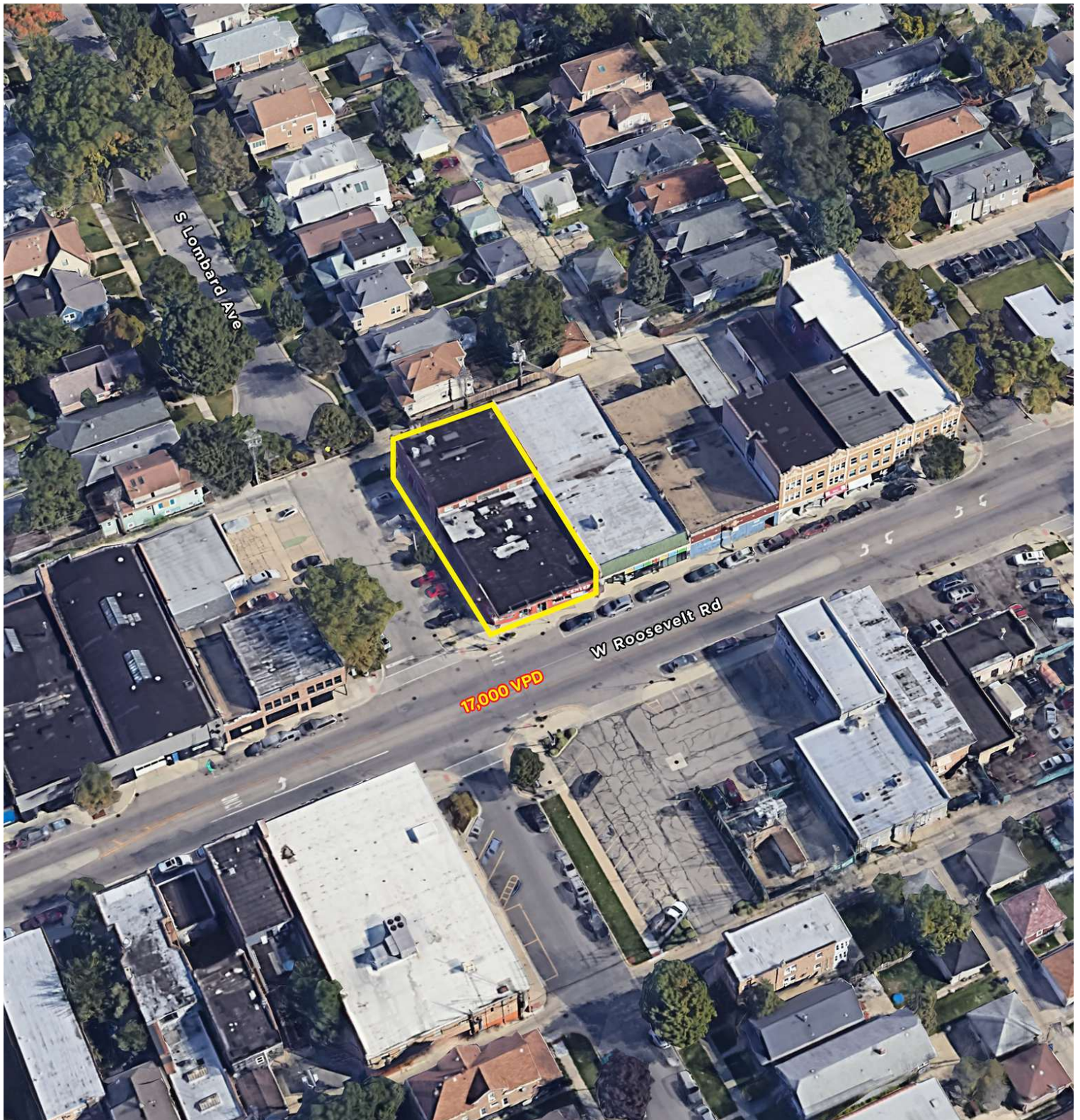


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# AERIAL



**KAREN KULCZYCKI, CCIM**

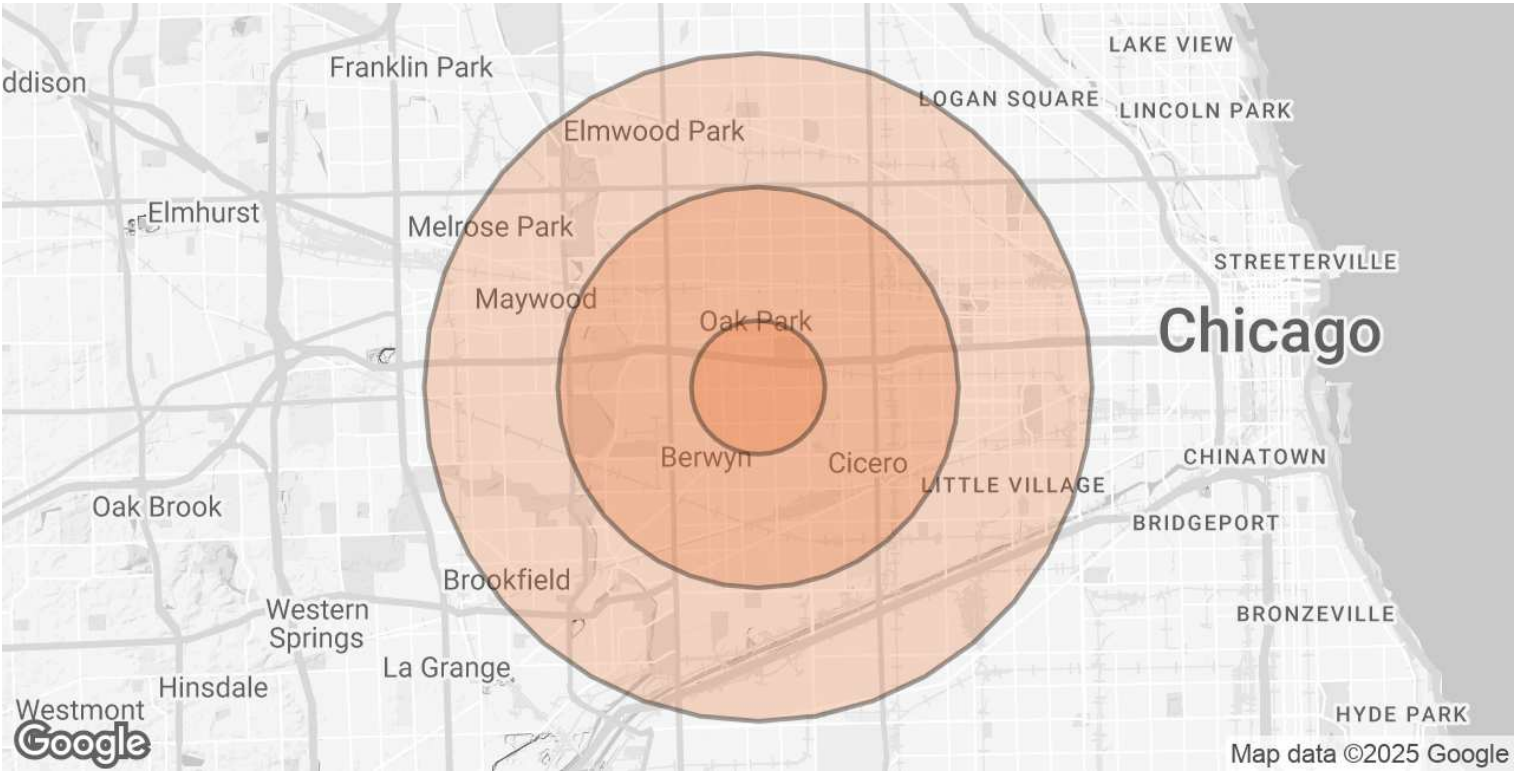
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	46,405	306,556	782,589
AVERAGE AGE	37	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,513	111,972	276,703
# OF PERSONS PER HH	3	2.7	2.8
AVERAGE HH INCOME	\$105,466	\$92,101	\$88,820
AVERAGE HOUSE VALUE	\$351,605	\$351,845	\$337,687

Demographics data derived from AlphaMap

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