

**One year *free rent* to
qualified tenants!**



SALE / LEASE

Tenant Incentives Executive Suites | Medical Office For Lease

533 W. NORTH AVENUE

Elmhurst, IL 60126

PRESENTED BY:

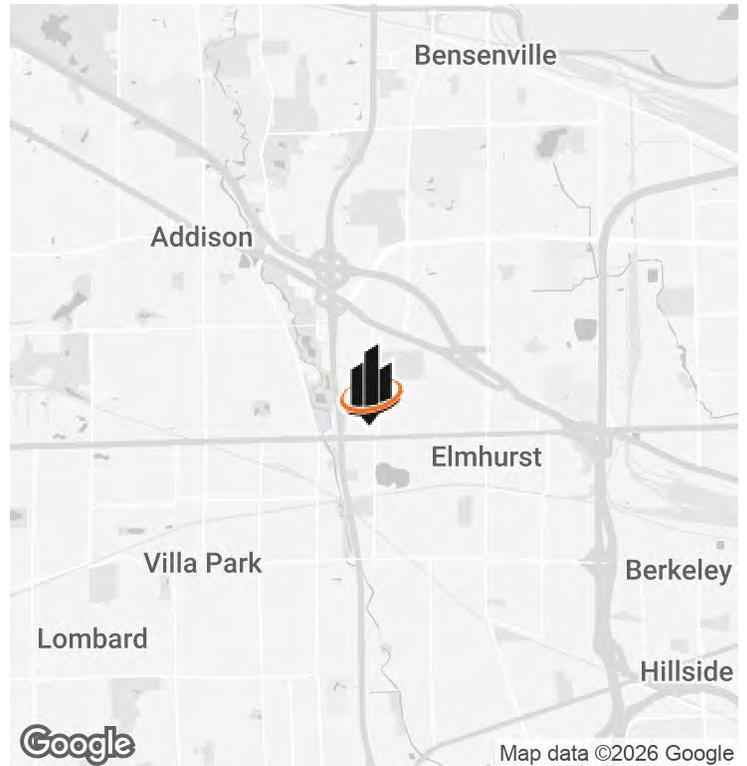
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 to \$12.00 SF/yr MG
BUILDING SIZE:	26,562 SF
AVAILABLE SF:	866 - 4,000 SF
LOT SIZE:	0.74 Acres
RENOVATED:	1991
ZONING:	O-1
SUBMARKET:	East/West Corridor
APN:	03-34-414-016; 03-34-414-017

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present DuPage Professional Office located at 533 W. North Avenue, Elmhurst, Illinois in DuPage County. This +/- 26,562 SF Office Building on 0.74 AC has 14 executive suites from 196 SF to 8,641 SF, elevator access to the second floor and lower level. Frontage along North Avenue with 80 parking spaces. Monumental signage, well maintained, low DuPage County taxes. Rent Abatement of 3, 6, 9, or 12 months to qualified tenant based on length of lease term.

PROPERTY HIGHLIGHTS

- +/- 26,562 SF Office on 0.74 AC
- 14 Executive Suites | Monumental Signage
- Wet Sprinkler System | Elevator
- 80 Parking Spaces | Frontage on North Avenue
- Near Major Health Systems and Retailers
- Tenant Incentives based on Term Length

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	866 - 4,000 SF	LEASE RATE:	\$9.00 - \$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
100	Available	1,315 SF	Modified Gross	\$12.00 SF/yr	+/- 1,315 SF Professional Office Large Lobby Reception 2 Offices Storage Area
103	Available	4,000 SF	Modified Gross	\$12.00 SF/yr	+/-4,000 SF Open Concept 3 Offices Kitchenette
202	Available	1,164 SF	Modified Gross	\$12.00 SF/yr	+/- 1,164SF Executive Office Double Entry Lobby 2 Offices Storage
206	Available	1,360 SF	Modified Gross	\$12.00 SF/yr	+/-1,360 SF Medical Office Lobby/Reception In-Suite Restroom 4 Exam Rooms Office

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LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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LL70	Available	1,181 SF	Modified Gross	\$9.00 SF/yr	+/- 1,181 SF Renovated Office Unit Open Concept Area 2 Offices
LL80	Available	866 SF	Modified Gross	\$9.00 SF/yr	+/- 866 SF Renovated Office Suite Lobby Reception Kitchenette Open Office Concept

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SUITE 100 +/-1,315 SF

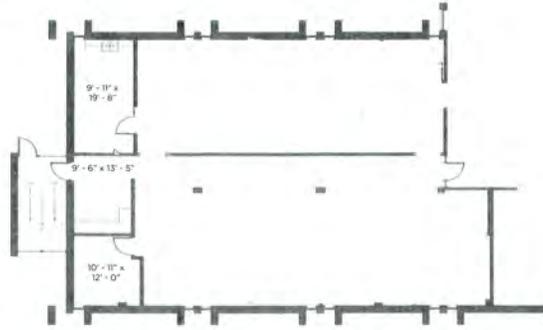


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SUITE 103 +/-4,000 SF

533 West North Avenue
Elmhurst, IL 60126



FIRST FLOOR

UNIT 103: +/- 4,000 SF



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SUITE 202 +/- 1,164 SF AND SUITE 206 +/- 1,360 SF



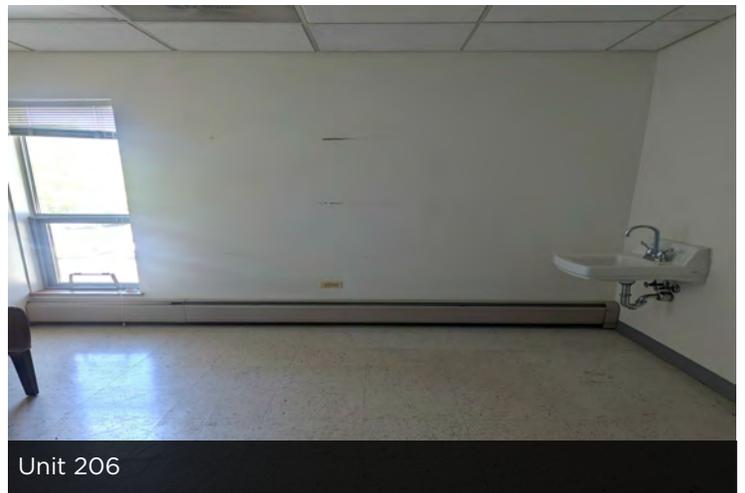
Unit 202



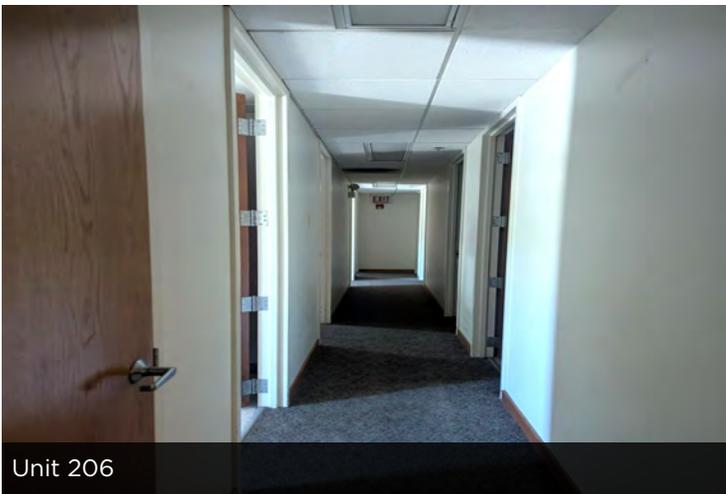
Unit 202



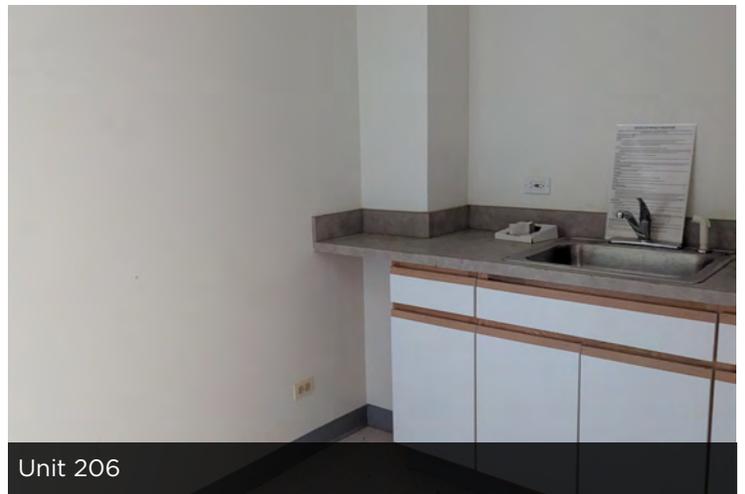
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Unit 206



Unit 206



Unit 206

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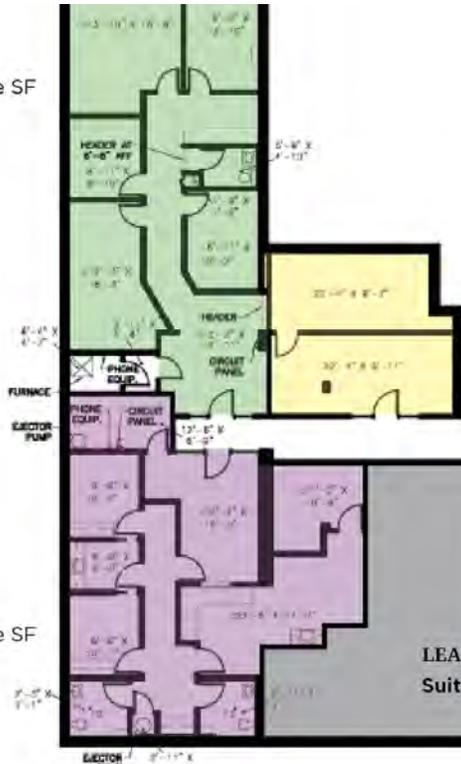
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LOWER LEVEL SUITE 70 +/-1,181 SF AND SUITE 80 +/-866 SF

AVAILABLE

Suite LL 30

±1,419 Rentable SF



AVAILABLE

Suite LL 10

±492 Rentable SF

AVAILABLE

Suite LL 70

±1,118 Rentable SF

AVAILABLE

Suite LL 80

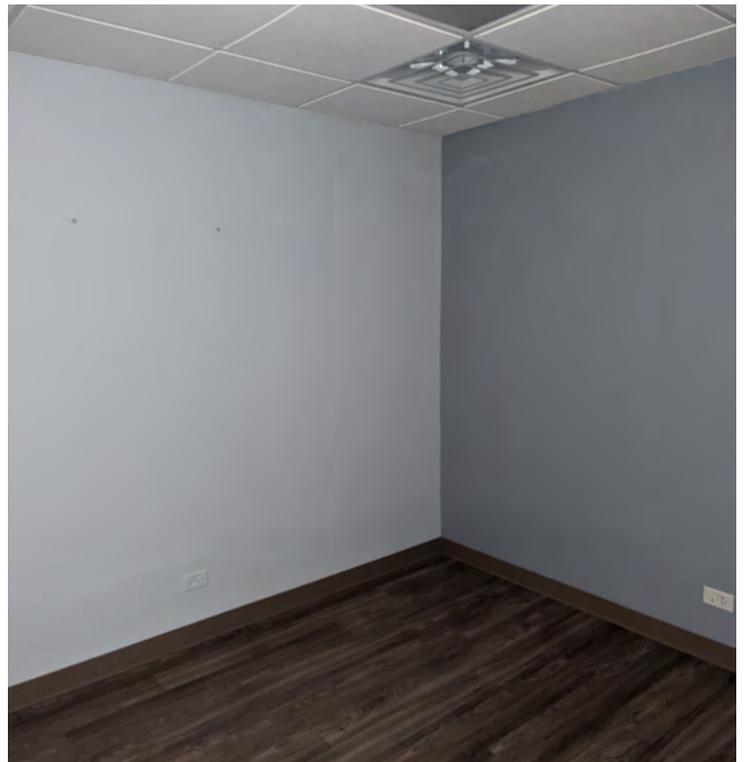
±866 Rentable SF

AVAILABLE

Suite LL 50

±1,357 Rentable SF

LEASED
Suite LL 60



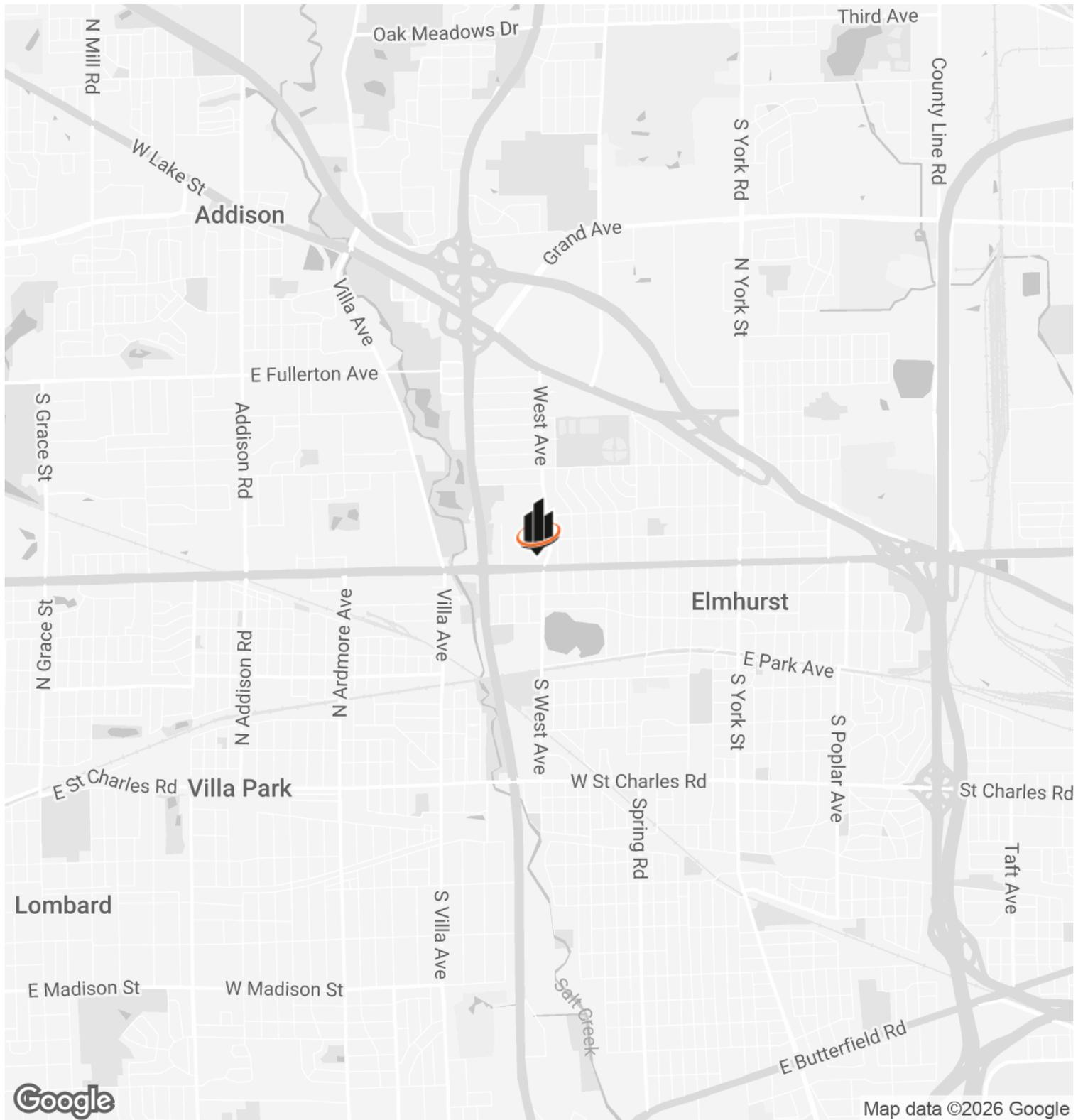
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LOCATION MAP



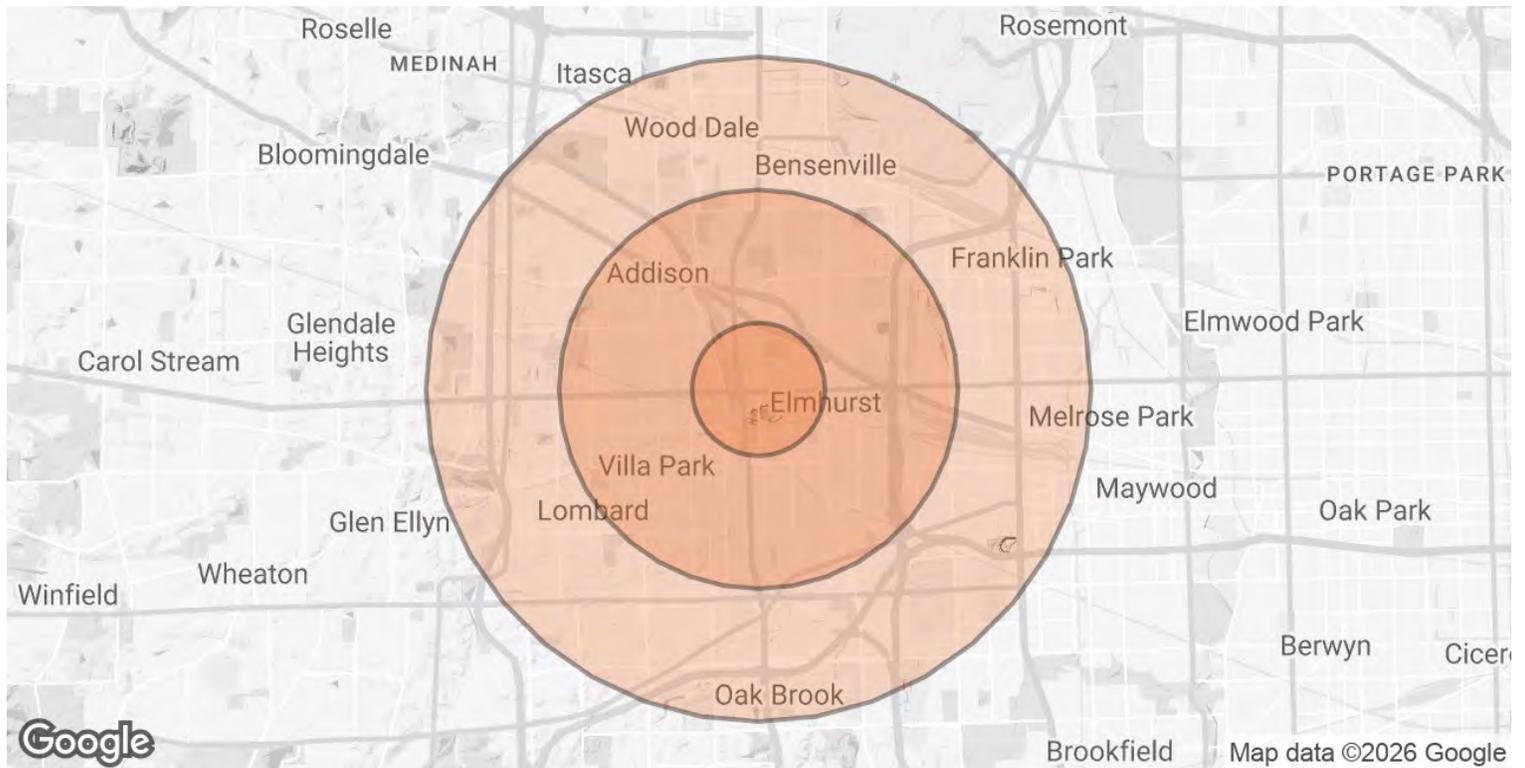
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,942	113,519	274,144
AVERAGE AGE	37.5	38.8	39.2
AVERAGE AGE (MALE)	38.3	38.3	38.2
AVERAGE AGE (FEMALE)	37.1	39.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,577	42,049	102,660
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$145,990	\$113,527	\$97,794
AVERAGE HOUSE VALUE	\$445,592	\$336,049	\$285,703

2020 American Community Survey (ACS)

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