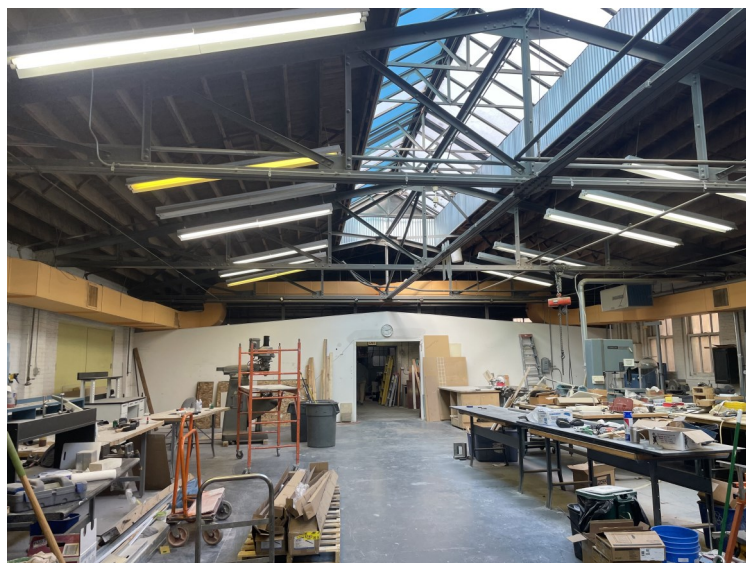


## INVESTMENT OFFERING IN RAVENSWOOD OFFICE BUILDING DIRECTLY ACROSS FROM METRA STATION 44,900 SF BUILDING ON 29,284 SF LAND



Discover an exceptional opportunity in Ravenswood with this office building, strategically positioned directly across from the Metra UP-N station. Spanning 44,900 square feet on 29,284 square feet of land, offering 3 to 6 parking spaces on-site. Convenience is paramount, with easy access to public transportation options including two Brown Line CTA stops (Damen & Montrose) and the Metra. Explore the vibrant community of Ravenswood, with nearby amenities such as Mariano's, LA Fitness and Starbucks.

Rent Roll and Expenses Available Upon Request.

<b>Size:</b>	44,900 SF Total
	26,050 SF First Floor
	15,874 SF 2nd Floor
	2,976 SF 3rd Floor
<b>Lot Size:</b>	29,284 SF
<b>Parking:</b>	40'x35'
<b>Zoning:</b>	C3-2

<b>Asking Price:</b>	\$5,500,000
<b>Vacancy:</b>	6.5% (3,070 SF)
<b>Taxes (2023):</b>	\$88,849
<b>Zoning:</b>	C3-2
<b>Year Built:</b>	1927
<b>PIN#</b>	14-18-208-008-0000
<b>Sprinklered:</b>	Yes



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## INVESTMENT OFFERING IN RAVENSWOOD OFFICE BUILDING DIRECTLY ACROSS FROM METRA STATION 44,900 SF BUILDING ON 29,284 SF LAND



Four contiguous buildings totaling 44,900 SF on a 29,284 SF lot.

- **Building A** is a three-story building, fully occupied by Nemera. Ground floor is 12,980 SF and second floor is 12,804 SF. There is a 2,976 SF third floor, which is currently built-out as a conference room with bathrooms and a rooftop deck. Nemera lease expires July 2030 and contains a renewal option for an additional five years.
- **Building B** is a 7,388 SF single story building, fully occupied by Nemera. Building consists of a mostly bow truss roof with skylights throughout. Space is free of columns or pillars and can be accessed through corridor via Building A as well as a shared corridor between Building B & C. Nemera lease expires July 2030 and contains a renewal option for an additional five years.
- **Building C** is a 5,682 SF single story building, fully occupied by Cosmedent, Inc. on a lease expiring March 31, 2027, without renewal option. Cosmedent has been in good standing since occupying the building in 2013. Space is used for office, along with distribution and warehouse.
- **Building D** is a 3,070 SF second floor office structure, which sits over the roof of the front of Building B & C. Access is provided to the space through a private entrance along Ravenswood Avenue. There is no elevator access to the unit. Space is currently built-out as open office space and contains two bathrooms. Building D is currently vacant.



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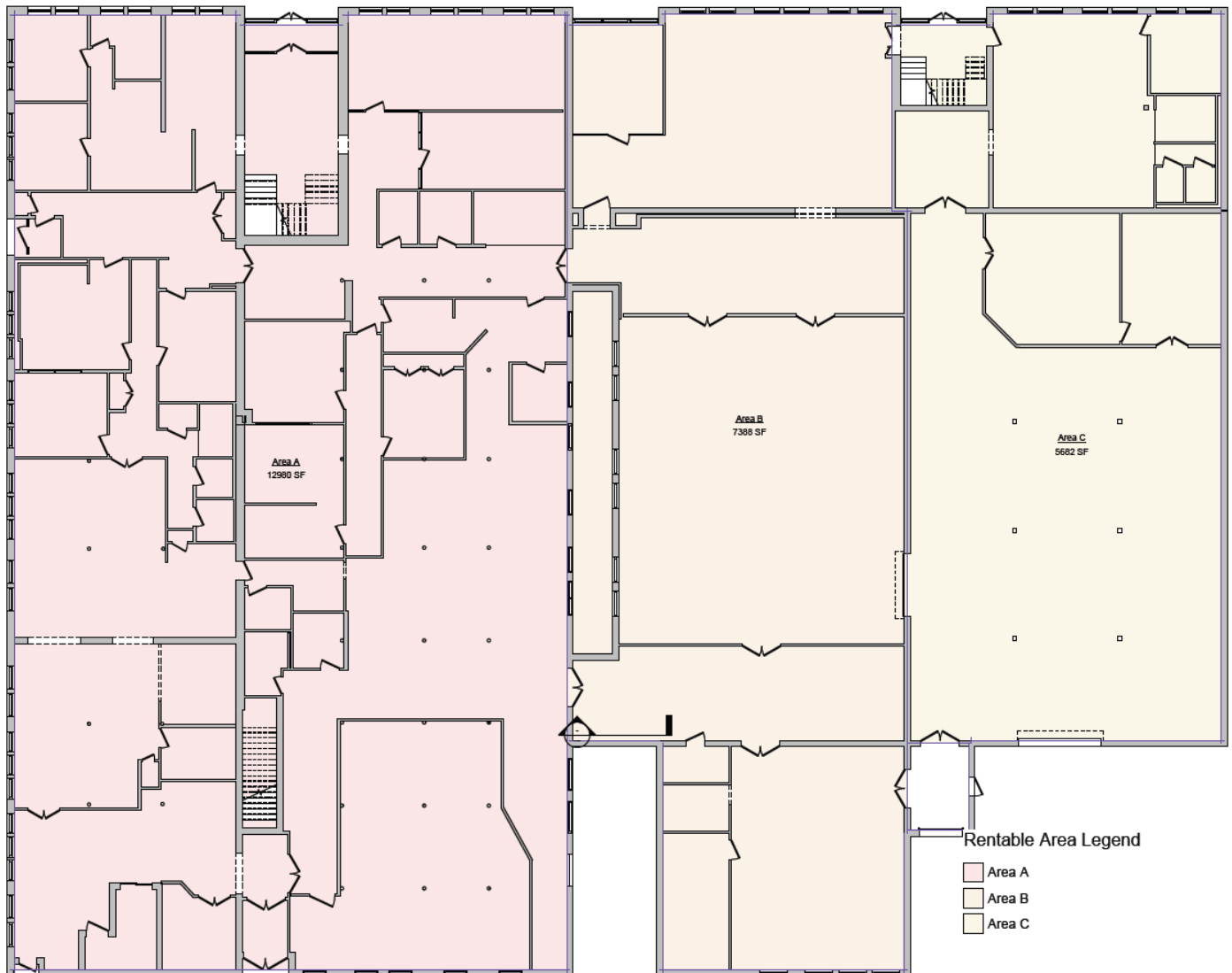
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## FLOOR PLAN 1ST FLOOR



Area A	12,980 SF
Area B	7,388 SF
Area C	5,682 SF



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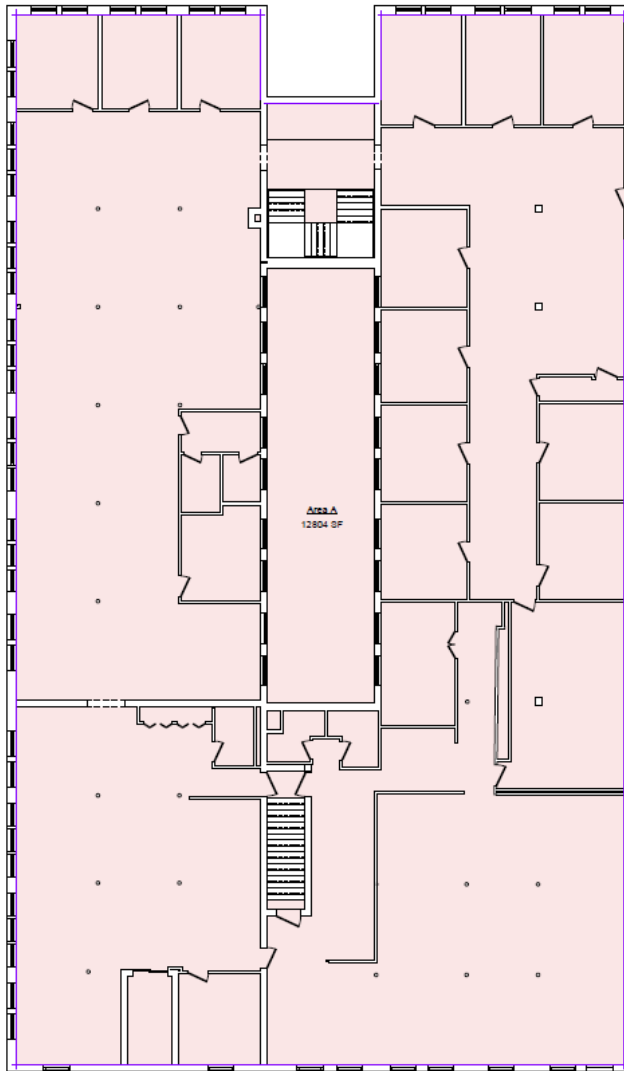
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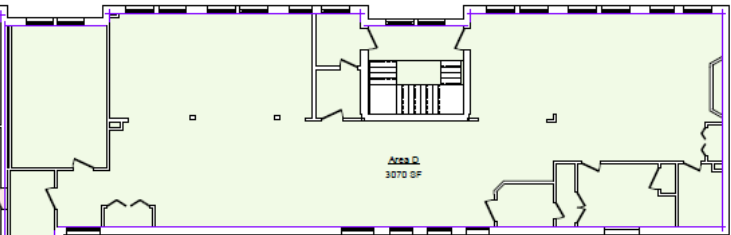
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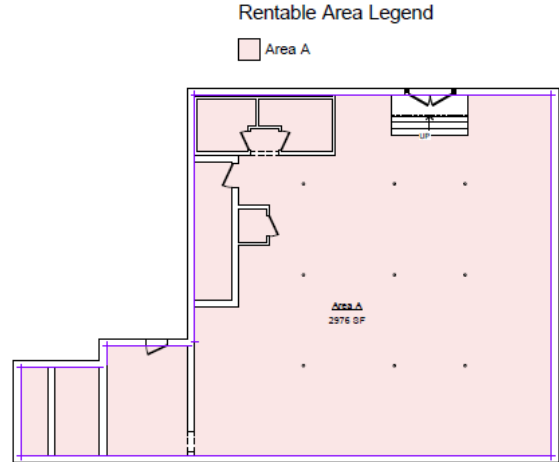
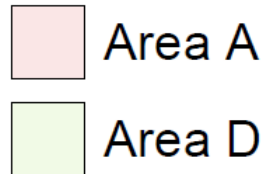
## FLOOR PLAN 2ND & 3RD FLOORS



① SECOND FLOOR PLAN  
1/8" = 1'-0"



Rentable Area Legend



Rentable Area Legend

Area A

② THIRD FLOOR PLAN  
1/8" = 1'-0"

Area A = 12,804 SF (2nd Floor)

Area D = 3,070 SF (2nd Floor)

Area A = 2,976 SF (3rd Floor)



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## INVESTMENT OFFERING IN RAVENSWOOD OFFICE BUILDING DIRECTLY ACROSS FROM METRA STATION

44,900 SF BUILDING ON 29,284 SF LAND



### DEMOGRAPHICS

Source: Costar Research 2024

	1 Mile	3 Miles	5 Miles
<b>Population</b>	62,398	505,570	985,765
<b>Average Age</b>	38	38	38
<b>Households</b>	29,792	225,860	420,057
<b>Median Household Income</b>	\$91,092	\$75,918	\$82,598
<b>Avg Household Size</b>	2.00	2.10	2.20



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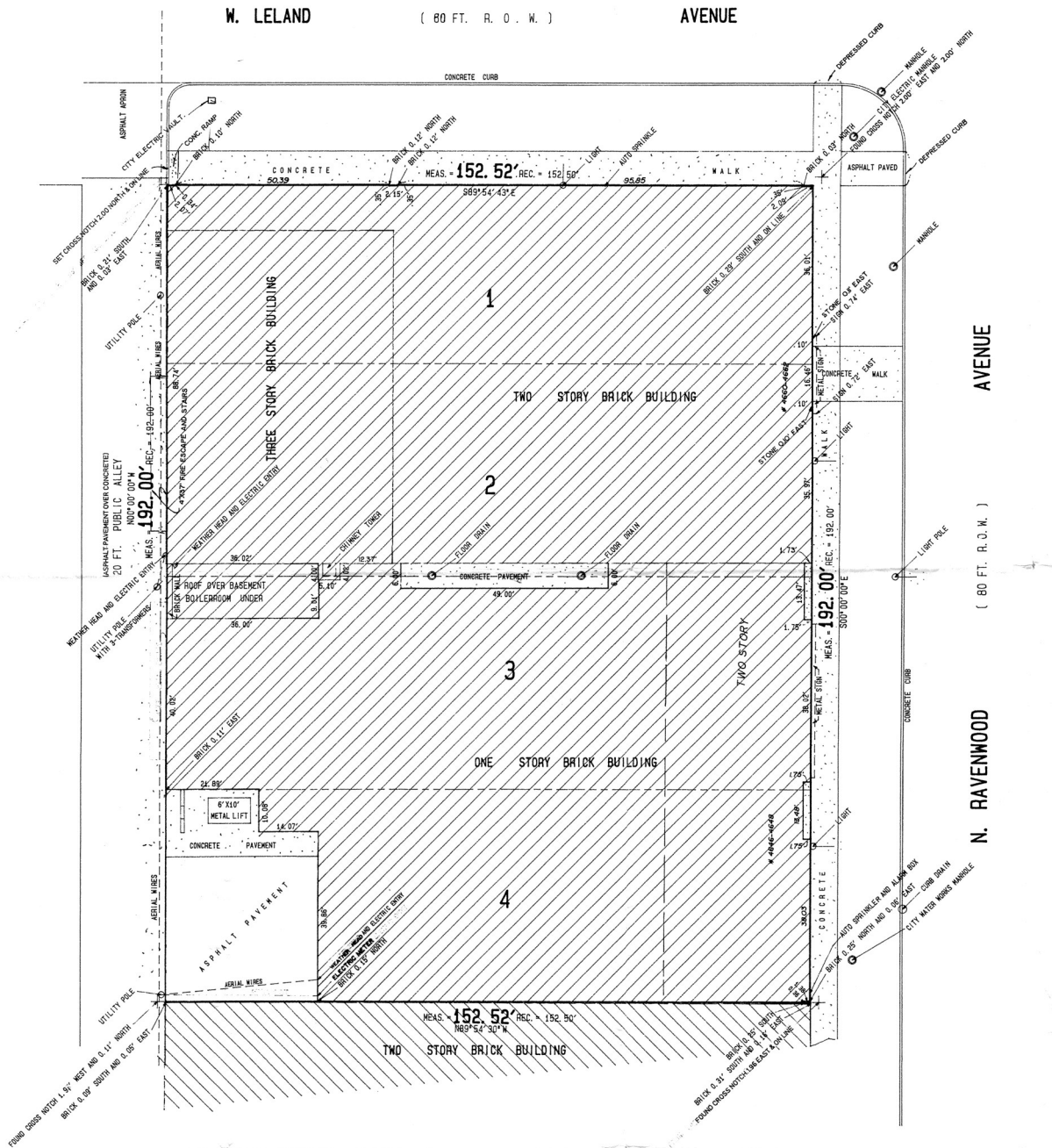
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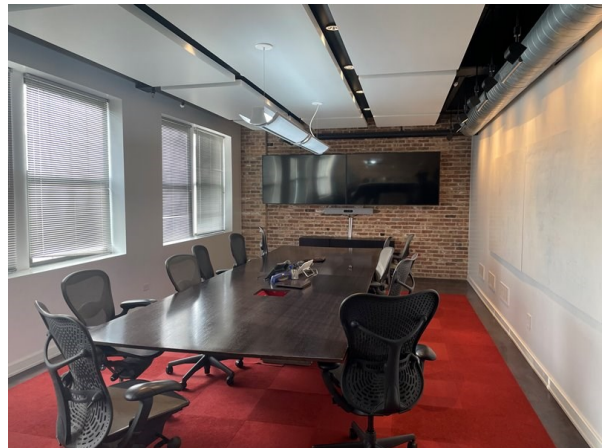


**INVESTMENT OFFERING IN RAVENSWOOD**  
**OFFICE BUILDING DIRECTLY ACROSS FROM METRA STATION**  
44,900 SF BUILDING ON 29,284 SF LAND

LOCATED ACROSS FROM RAVENSWOOD METRA



3 TO 6 PARKING SPACES IN REAR



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