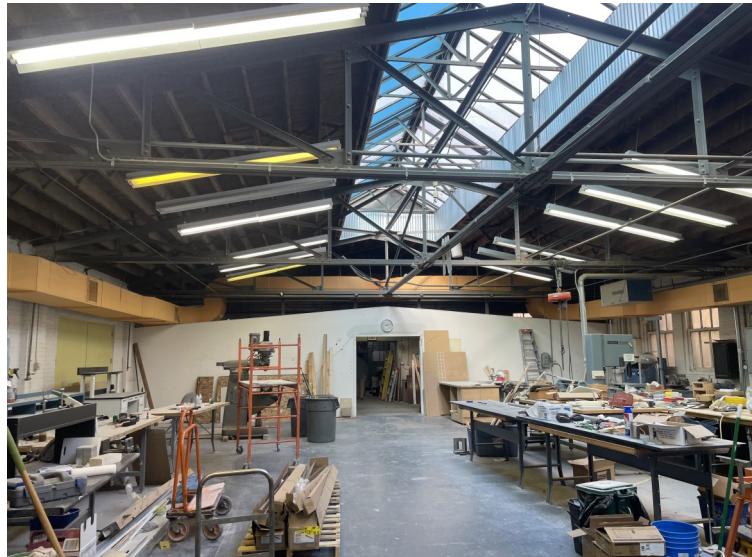


**INVESTMENT OFFERING IN RAVENSWOOD
OFFICE BUILDING DIRECTLY ACROSS FROM METRA STATION**

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.

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

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



CRAIG WOLF
847-989-9653
CRAIG@STRAUSSREALTY.COM

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STRAUSS REALTY, LTD.
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CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

**INVESTMENT OFFERING IN RAVENSWOOD
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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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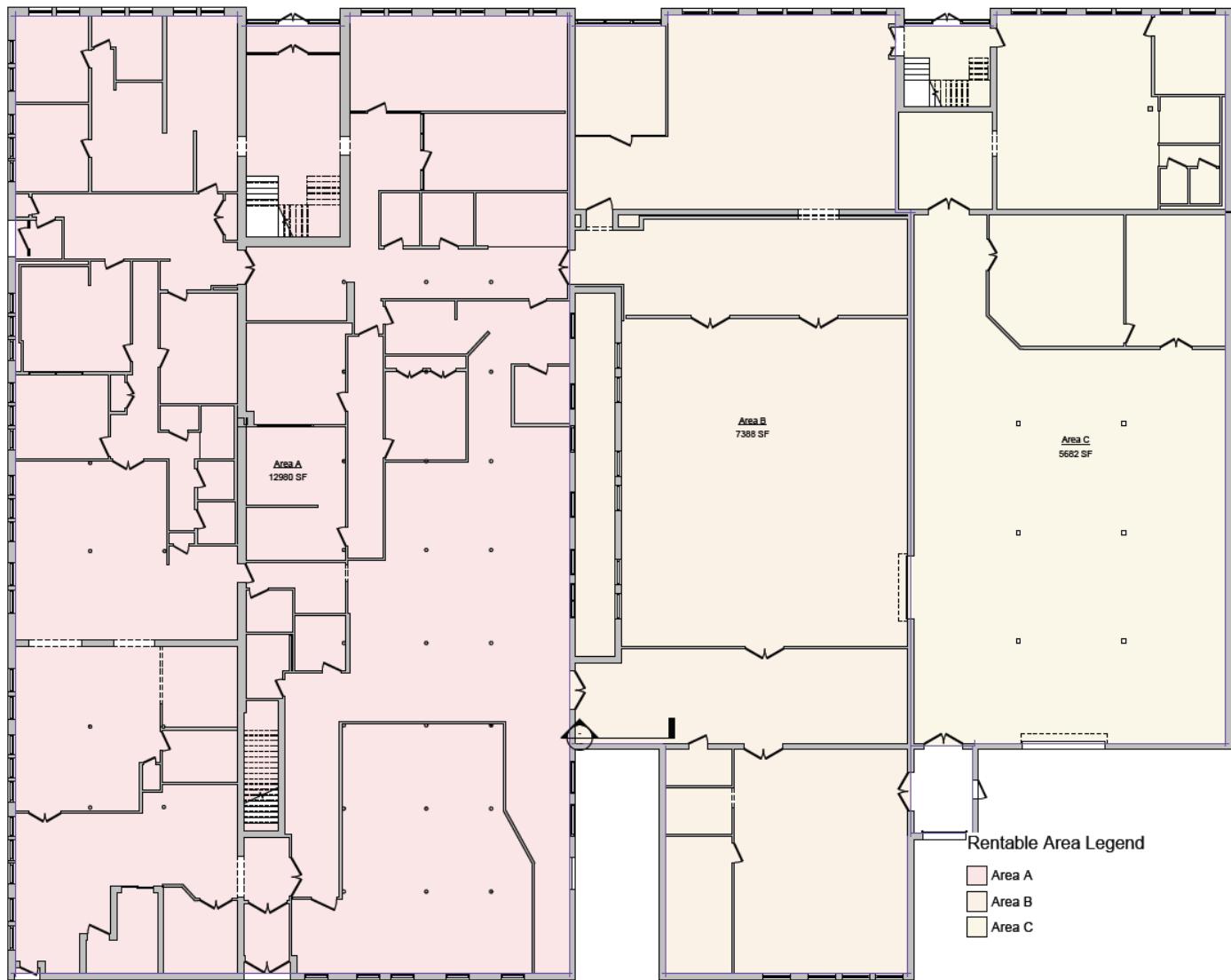
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**FLOOR PLAN
1ST FLOOR**



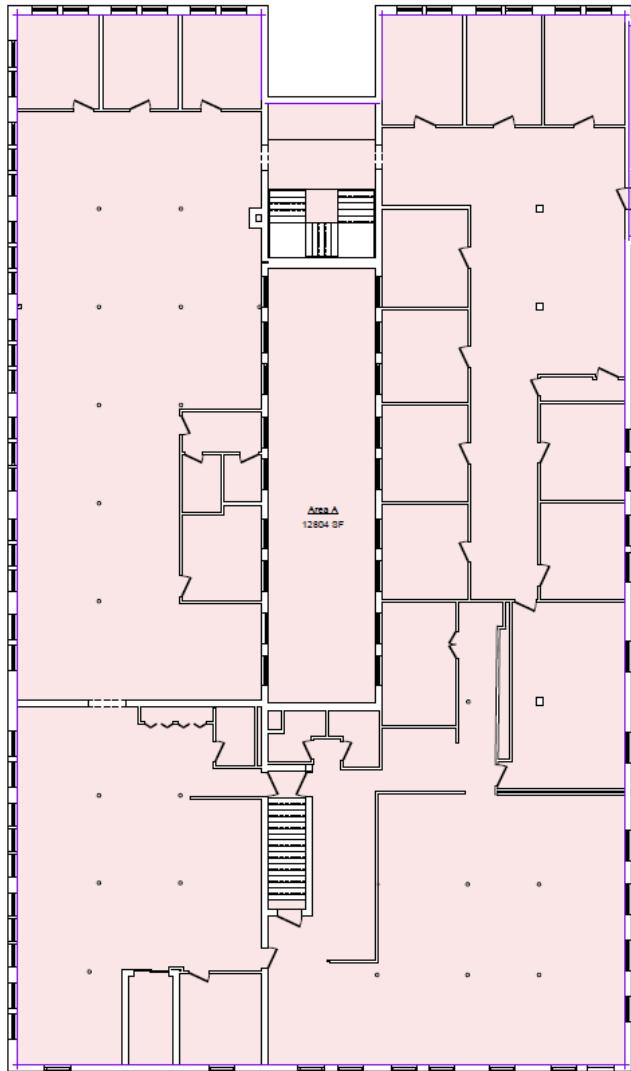
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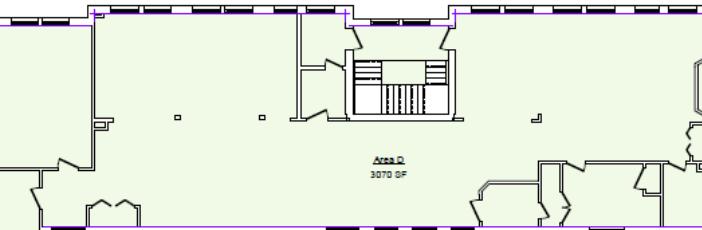
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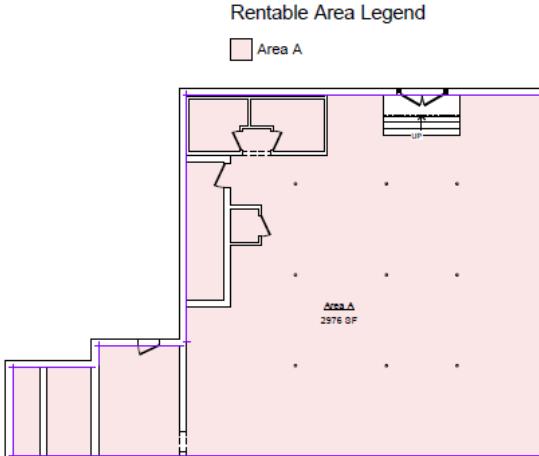
**FLOOR PLAN
2ND & 3RD FLOORS**



SECOND FLOOR PLAN
1/8" = 1'-0"



Rentable Area Legend



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)

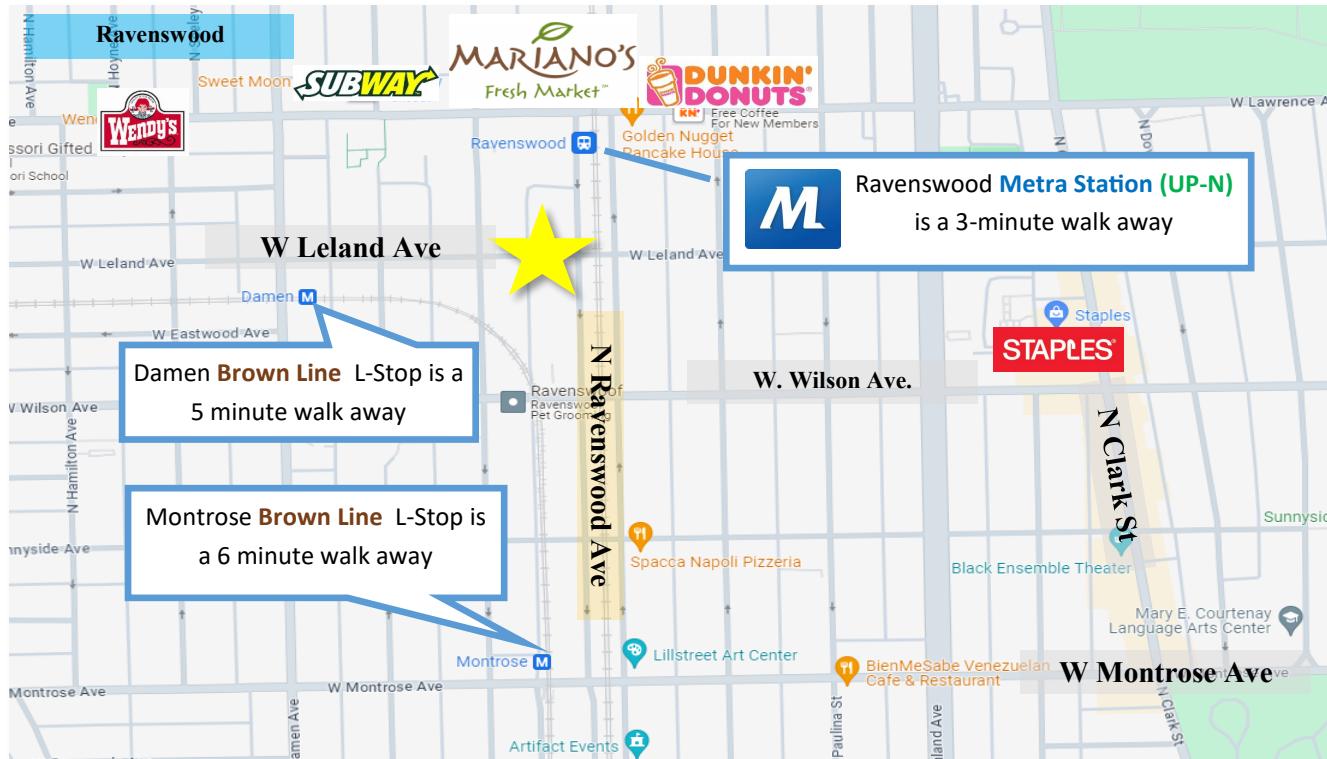


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DEMOGRAPHICS

Source: Costar Research 2024

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

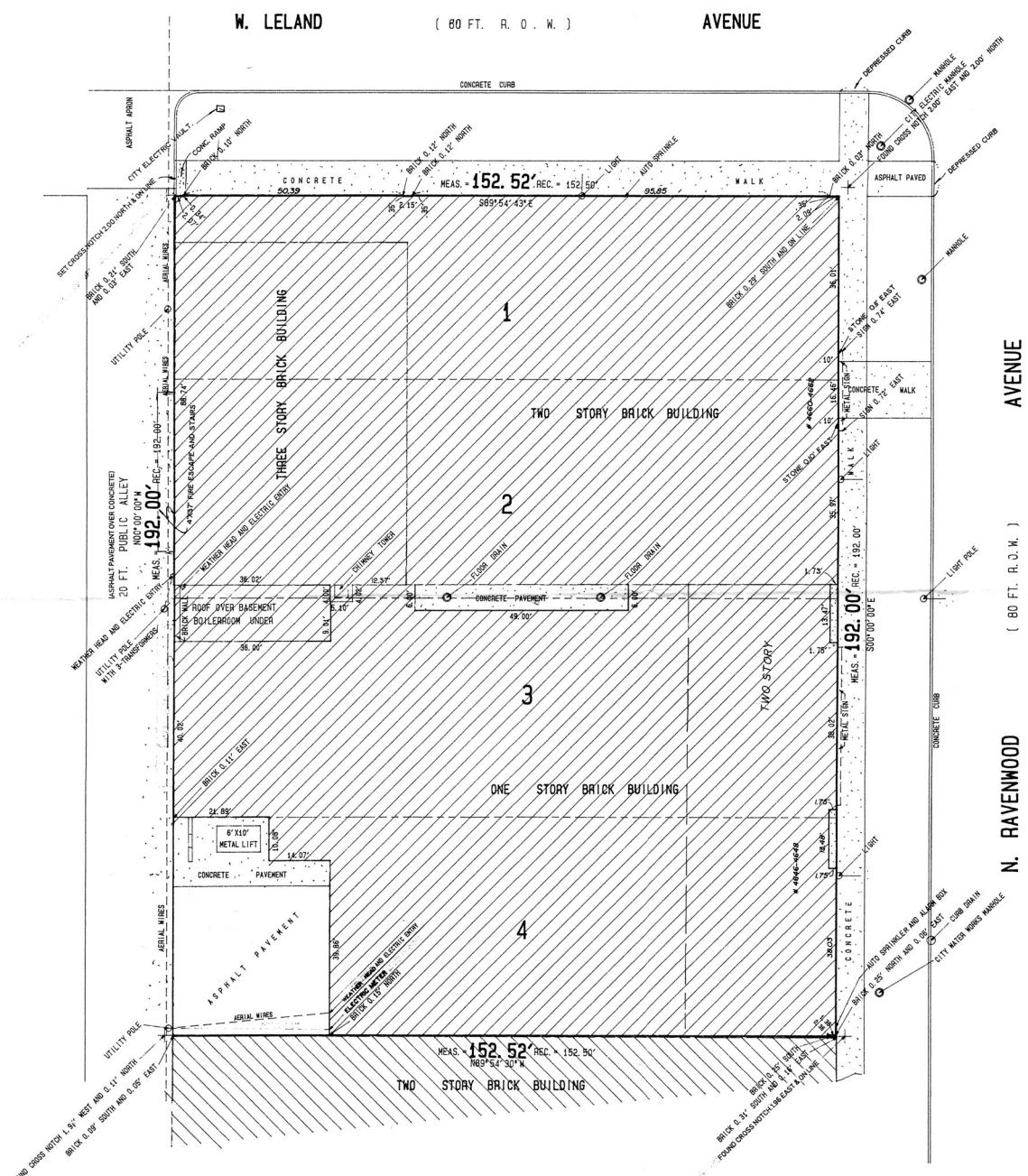


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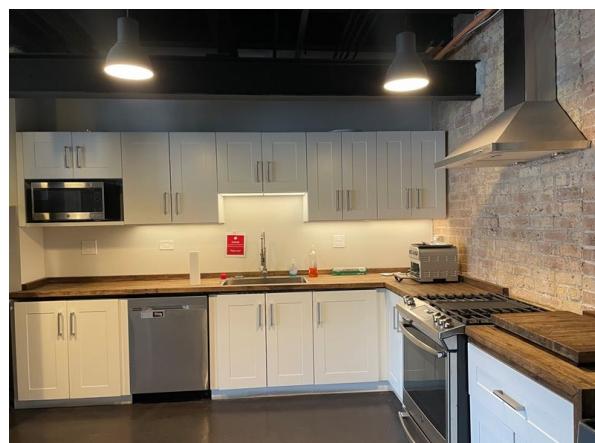
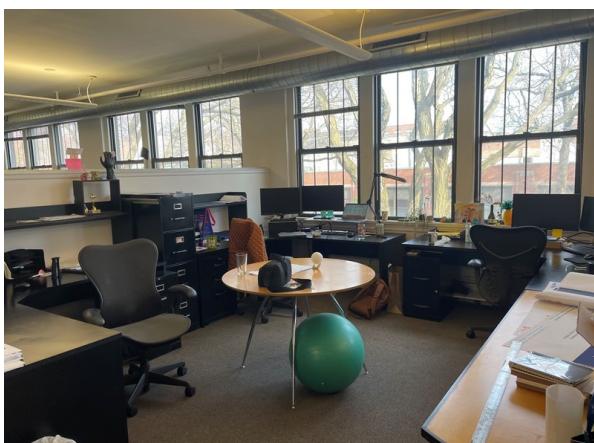
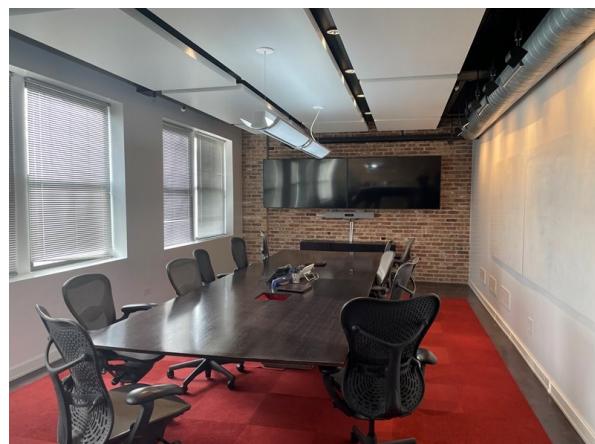
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