

LEASE

McKinley Park Office Space

3533 S ARCHER AVE

Chicago, IL 60609

PRESENTED BY:

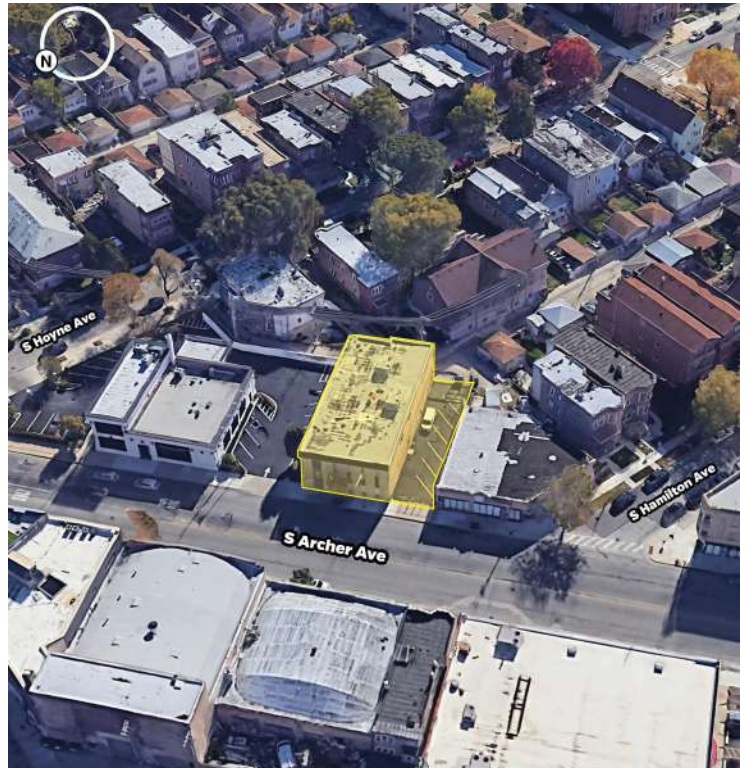
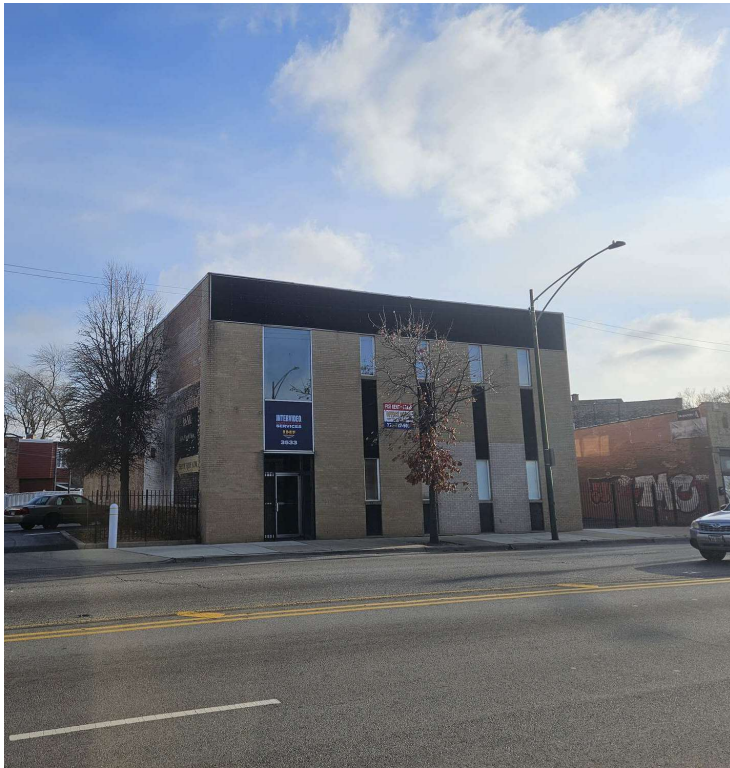
DEREK GONSCH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF/yr (Gross)
UNITS AVAILABLE:	2
AVAILABLE SF:	1,800 - 2,200 SF
YEAR BUILT:	1953
TRAFFIC COUNT:	19,800
ZONING:	B3-2
PARKING SPACES:	7
UTILITY RESPONSIBILITY:	Gas + Electric

PROPERTY DESCRIPTION

SVN Chicago proudly presents this move-in ready office space in Chicago's McKinley Park neighborhood. This property has a great location, conveniently existing across the street from the 35th/Archer Metra train station. The building is solid brick construction, and the HVAC units were recently replaced. There are two entrances, and 2 staircases along with an elevator. Private fenced parking lot is also on site for the use of tenants only.

The suites are Wi-Fi equipped, and ready to be moved in. Enjoy the privacy of the second floor, while taking advantage of the amazing natural light that illuminates the suites. The offices are carpeted with wood panel walls to give it a vintage feel. The landlord houses their business on site for ease and speed of communication. These units are waiting to be the next home for your business, inquire today!

LOCATION DESCRIPTION

Located just south of the 35th/Archer intersection, the property is on the east side of the street.

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AERIAL

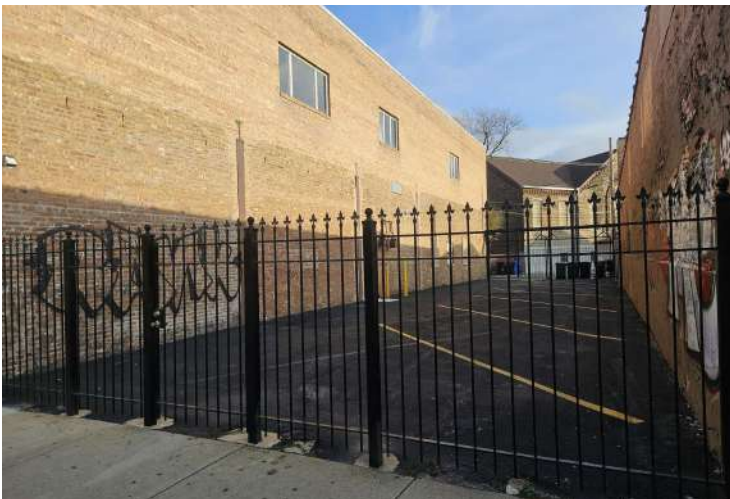
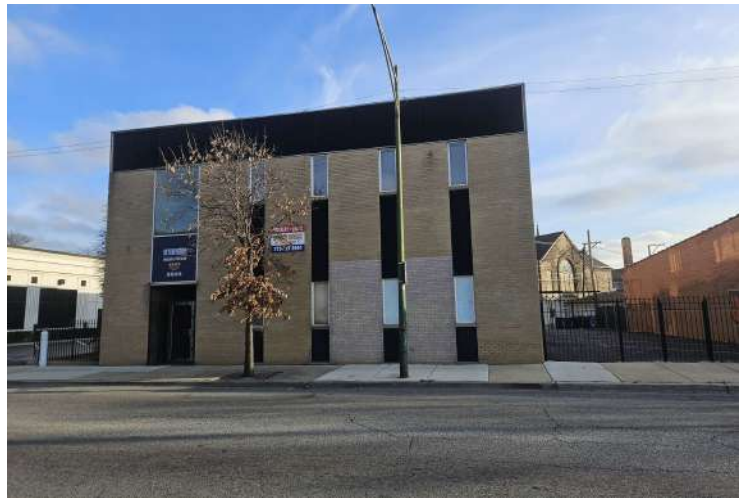


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EXTERIOR PHOTOS



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UNIT 2F



2F HIGHLIGHTS

- 2200 SF
- Elevator access
- Kitchenette in unit
- 3 Bathrooms
- 3 Private offices
- Large open bullpen/cubicle area
- Carpeted
- Drop ceilings
- LED energy efficient lights
- Utility room
- Utility sink
- Storage closet
- Individual HVAC
- Individual water heater
- Separately metered
- Partially furnished



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UNIT 2F PHOTOS



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UNIT 2R



2R HIGHLIGHTS

- 1800 SF
- Elevator access
- Kitchenette in unit, with vent hood
- 2 Bathrooms, 1 with shower
- 2 Private offices
- Potential live-in
- Front reception area
- Open dynamic space
- Carpeted
- Drop ceilings
- LED energy efficient lights
- Utility room
- Utility sink
- Storage shelves
- Individual HVAC
- Separately metered
- Partially furnished



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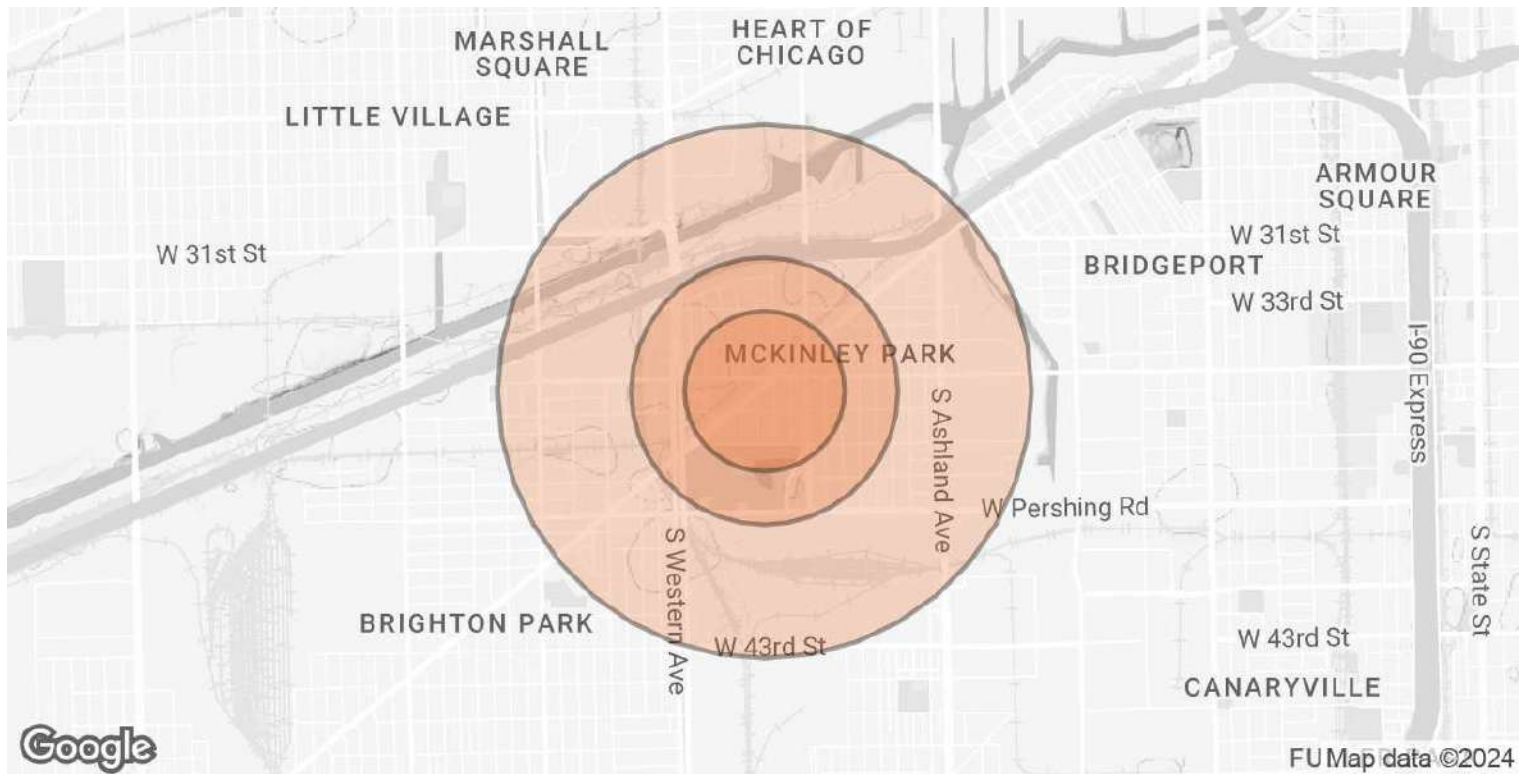
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UNIT 2R PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,611	11,288	24,043
AVERAGE AGE	40	39	38
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	41	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,336	4,000	8,095
# OF PERSONS PER HH	2.7	2.8	3
AVERAGE HH INCOME	\$87,786	\$86,427	\$81,761
AVERAGE HOUSE VALUE	\$325,914	\$319,040	\$319,533

Demographics data derived from AlphaMap

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ADVISOR BIO 1



DEREK GONSCH

Associate Advisor

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PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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