

# The Westmoreland Building

## Amenities:

- 6-Story Professional Office Building
- 220 - 7,000 Sq. Ft Units Available
- HVAC & 5-day Janitorial Service Provided
- Ideally Suited for Medical and Service Companies
- Adjacent to Old Orchard Shopping Mall
- Ample Parking-4.17/1000 Ratio
- Directly Off I-94(Edens Expressway)
- Lounge, Deli and Bank Facility
- Owner Manager
- HVAC & Janitorial Provided
- Pace Buses, #54A, #205 & #422 CTA Accessible
- Population in 3-Mile Radius 143,000
- Average Household Income of \$117,500.
- VPD of 30,105 on Old Orchard Rd 150,000VPD on I-94

For LEASE \$22.00psf MG  
Next to Incoming 300 Multifamily Units

Adjacent to Old Orchard Mall:  
9933 Lawler Ave



4747 W. Peterson Ave.,  
Chicago, IL 60646  
P: 773-736-4100  
E: [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

9933 Lawler Ave, Skokie, IL 60077

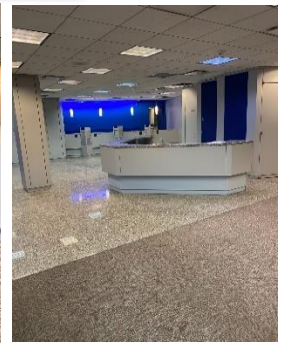
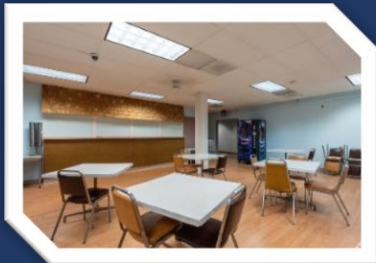
**Features Include:** Next to the already prosperous Old Orchard Mall and its incoming 300 multifamily units. The Westmoreland Building provides a great location for tenants to advantage of the surrounding affluent market. 9933 Lawler Ave is a 6-story professional office building available for lease. The property is ideally situated for medical and service companies who desire convenient access, public transportation and access to over 170 retailers, boutiques, restaurants and community attractions at Westfield Old Orchard.

Please call to arrange a private viewing: 773-736-4100 [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Located in  
Affluent Skokie  
Neighborhood

For LEASE \$22.00psf MG  
Highly Accessible Skokie Location



9933 Lawler Ave, Skokie, IL 60077

**Additional Information** Public transportation is available via #54A, #205 & #422 CTA & Pace buses. Niche.com ranked A+, #57 in best places to live in Illinois. Population and commercial growth in Skokie have continued steadily since the post-war baby boom, making it one of the largest Chicago suburbs.



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