



222 Lake Street

Oak Park, IL, 60302

FOR SALE / LEASE

BUILDING SPECIFICATIONS

Total Building SF	±7,592 SF (excl. mezzanine)
Main Floor	±7,592 SF
Mezzanine	±973 SF
Clear Height	13' – 16'
Power	800 Amps
Loading	1 Dock, 1 DID
Land Area	±0.19 AC

PROPERTY OVERVIEW

±7,592 SF flex building with 973 SF of bonus mezzanine space on ±0.19 acres. Ideal for athletic, medical, office / retail service, light assembly, or storage users seeking functional space in a prime suburban infill location.

INVESTMENT HIGHLIGHTS

- Functional flex layout accommodates variety of uses
- High power capacity supports light manufacturing
- Dock-high and grade-level loading flexibility
- Value-add or owner-user opportunity

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KWILL
REAL ESTATE

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LOCATION



TRANSIT-ACCESSIBLE LOCATION

0.3 mi Ridgeland Green Line Station

1.0 mi Oak Park Metra Station

~1 mi I-290 Eisenhower Expressway

~7 mi I-88 / I-294 Interchange

NEIGHBORHOOD AMENITIES

Pete's Fresh Market

The Tennis and Fitness Centre

Yoga Centre

Ridgeland Common Recreation Complex

Ridgeland Common Pool

Stevenson Park

REGIONAL ACCESS

Chicago Loop 9 mi O'Hare Airport 13 mi

Midway Airport 10 mi 1-55 Corridor 9 mi

OAK PARK DEMOGRAPHICS

53K
Population

\$108K
Median HHI

72.5%
Bachelor's or higher

Price Guidance:

\$696,000

Lease Rate:

\$15 PSF NNN

2024 Taxes:

\$38,265.18
(\$5.04 PSF)

Zoning:

NC – Neighborhood Commercial

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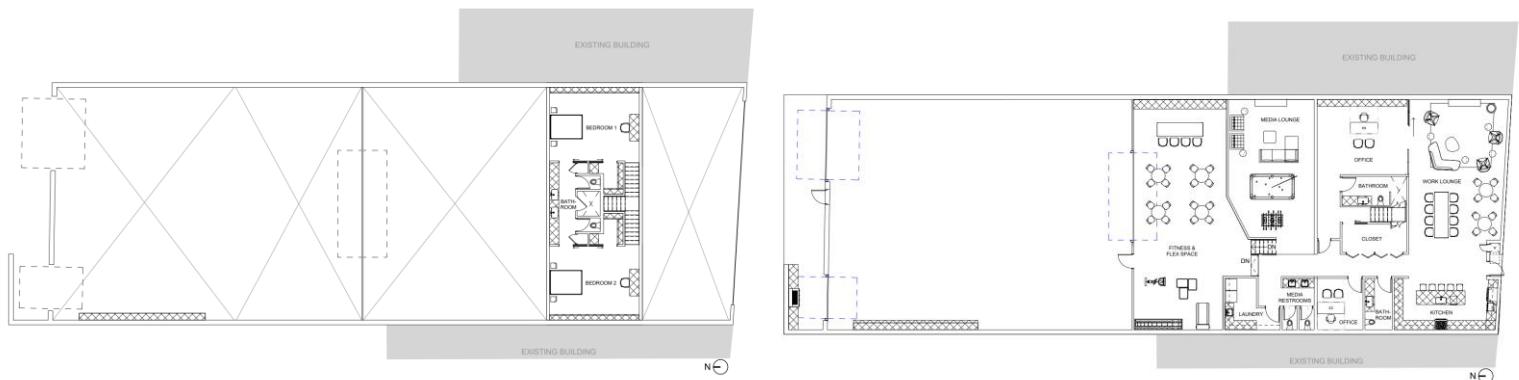
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IMAGES & FLOOR PLAN

PROPERTY IMAGES



ADAPTIVE REUSE: VISION & POTENTIAL



These conceptual plans illustrate how the building's open floor plate can be reimaged as a high-end creative headquarters or professional studio. With 16' ceilings and heavy power, the space is a "blank canvas" for your custom vision.

DISCLAIMER: Plans are conceptual only and represent a previous architectural study; they do not reflect the current interior or legal occupancy status. Property is currently a flex/industrial asset. Any change in use is subject to Village of Oak Park approval and may require a zoning variance. Buyer must perform all independent due diligence.

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