

222


KWILL
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

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

Sam Belete
(312) 566 - 3811
sbelete@kwilladvisors.com

Andrew Gerovasil
(680) 254 - 3470
agerovasil@kwilladvisors.com

John Coleman
(847) 323 - 7986
jcoleman@kwilladvisors.com

222 Lake Street

Oak Park, IL, 60302

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	I-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

Sam Belete
(312) 566 - 3811
sbelete@kwilladvisors.com

Andrew Gerovasil
(680) 254 - 3470
agerovasil@kwilladvisors.com

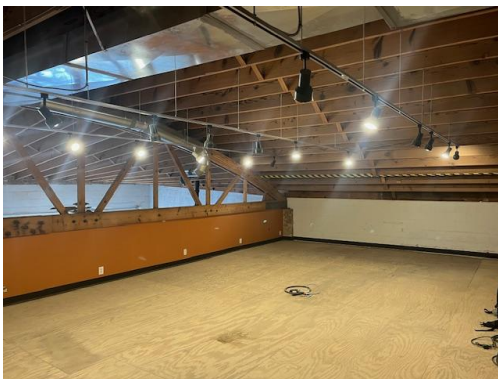
John Coleman
(847) 323 - 7986
jcoleman@kwilladvisors.com

222 Lake Street

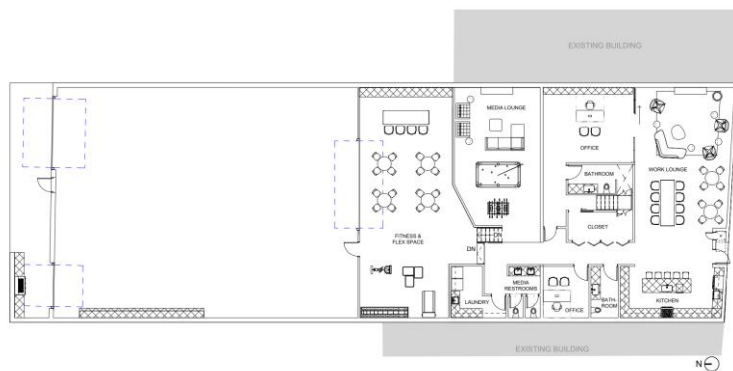
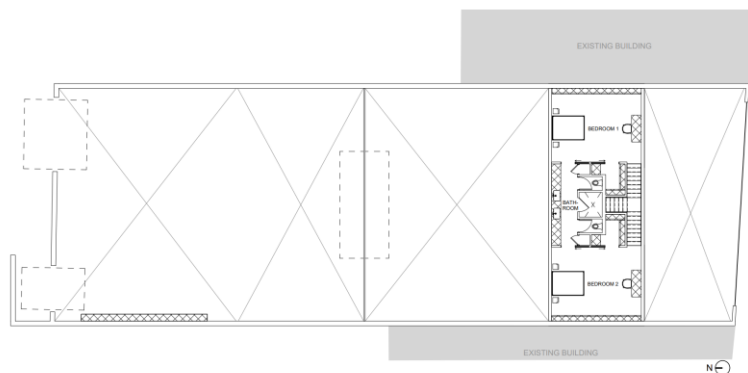
Oak Park, IL, 60302

IMAGES & FLOOR PLAN

PROPERTY IMAGES



ADAPTIVE REUSE: VISION & POTENTIAL



These conceptual plans illustrate how the building's open floor plate can be reimagined 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.

Sam Belete

(312) 566 - 3811

sbelete@kwilladvisors.com

Andrew Gerovasil

(680) 254 - 3470

agerovasil@kwilladvisors.com

John Coleman

(847) 323 - 7986

jcoleman@kwilladvisors.com