

**LEASE**

# BTS Medical or Executive Offices | Highland Park Professional Centre

**1893 SHERIDAN RD**  
Highland Park, IL 60035

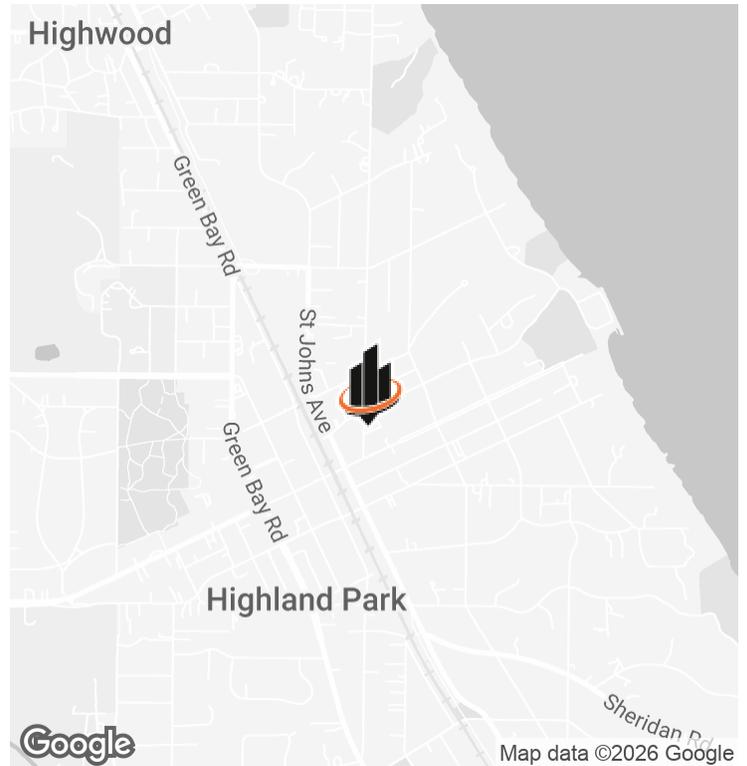
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**KAREN KULCZYCKI, CCIM,  
SIOR**  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**PRESENTED BY:**  
**JAMES MEAD, CCIM**  
O: 312.676.1871  
james.mead@svn.com

**OLIVIA WIRTH**  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$16.95 SF/yr (NNN) \$6.50 SF NNN (2025)
<b>NUMBER OF UNITS:</b>	13
<b>AVAILABLE SF:</b>	+/- 241 to 5,473 SF
<b>LOT SIZE:</b>	0.24 Acres
<b>BUILDING SIZE:</b>	31,631 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Highland Park Professional Centre, a three-story professional office in Highland Park, Illinois. This 13-unit, three-story office building with an elevator is located in the downtown area with front and rear parking, and steps from the CTA station. Many configurations and BTS options for medical, dental, and professional businesses.

## PROPERTY HIGHLIGHTS

- Three-Story Office and Retail Units
- Elevator Building | Renovated Units
- Front and Rear Parking
- Professional Mix of Tenants

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# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	480 - 5,473 SF	<b>LEASE RATE:</b>	\$16.95 SF/yr

## AVAILABLE SPACES

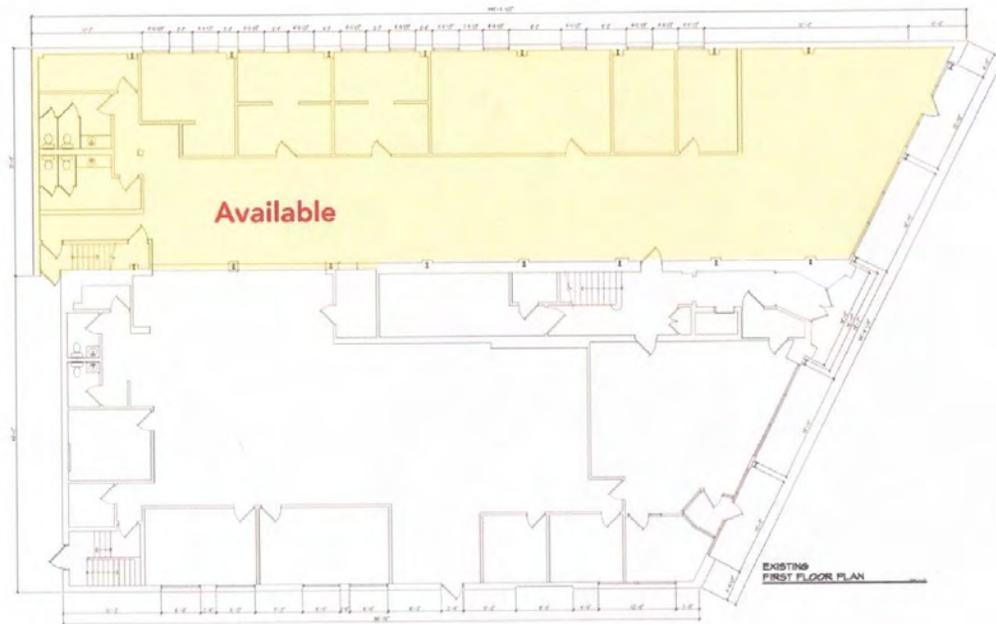
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 200	Available	1,610 - 3,719 SF	NNN	\$16.95 SF/yr	Open Concept Kitchenette
Unit 100	Available	5,473 SF	NNN	\$16.95 SF/yr	Retail Frontage Open Concept   4 Offices Kitchenette   Restroom
Unit 204	Available	500 - 980 SF	NNN	\$16.95 SF/yr	Open Concept
Unit 301	Available	602 SF	NNN	\$16.95 SF/yr	Open Concept
Unit 205	Available	480 - 980 SF	NNN	\$16.95 SF/yr	Open Concept

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# FIRST FLOOR +/- 5,473 SF RETAIL AND OFFICE

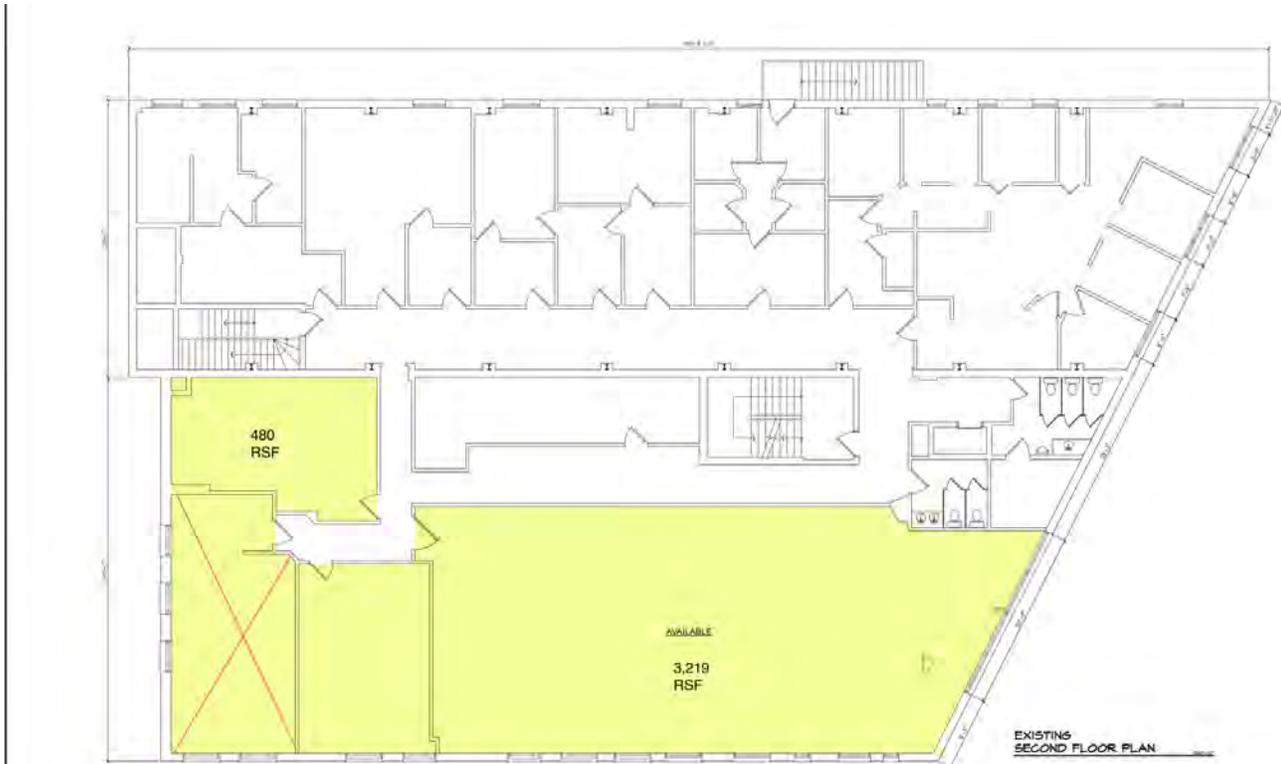


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# SECOND FLOOR +/- 480 SF OR 3,219 SF

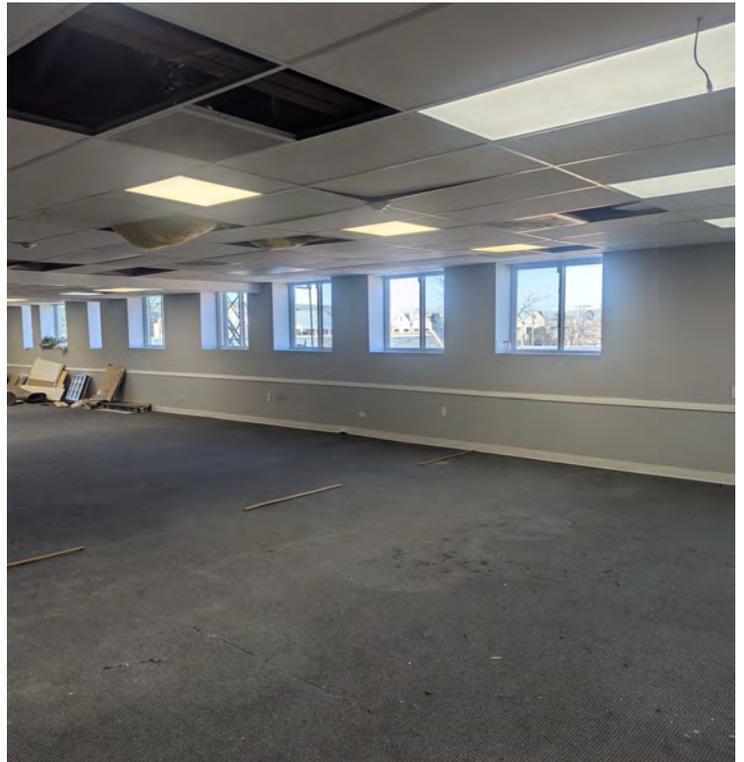


RENOVATION FOR  
SEI BUILDERS  
1893 SHERIDAN ROAD  
HIGHLAND PARK, ILLINOIS

\* IDEAL \*  
CUSTOM DESIGNS  
17400 S WARR AVENUE TRILEY PARK, IL 60077  
TEL: (708) 807-8888 FAX: (708) 807-8887  
E-MAIL: SALES@SEIBUILDERS.COM

EXISTING  
SECOND FLOOR  
LAYOUT PLAN

APP'D: [Signature]  
CHECKED: [Signature]  
DRAWN: [Signature]  
DATE: 1/14/14

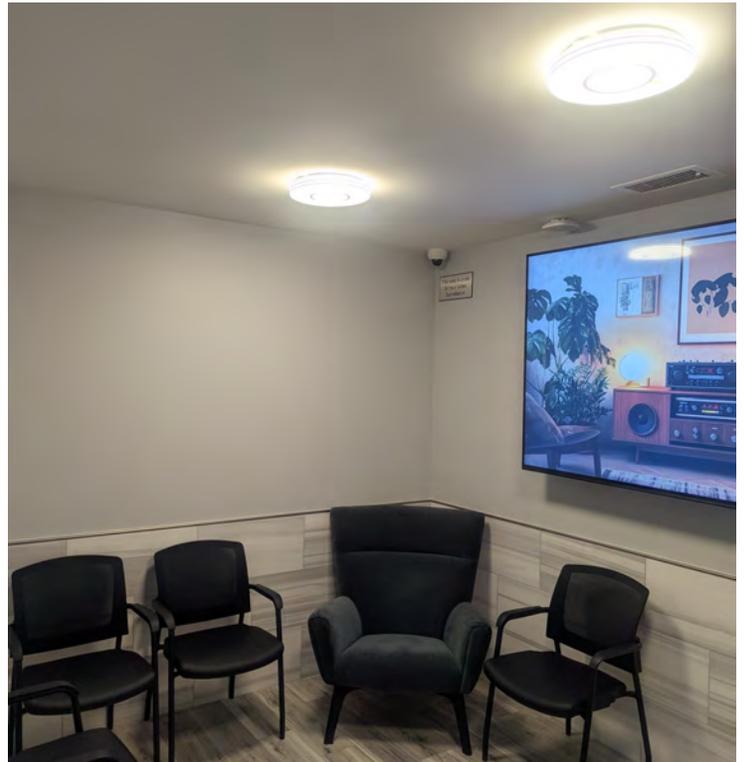


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# THIRD FLOOR +/-241 SF OR 602 SF

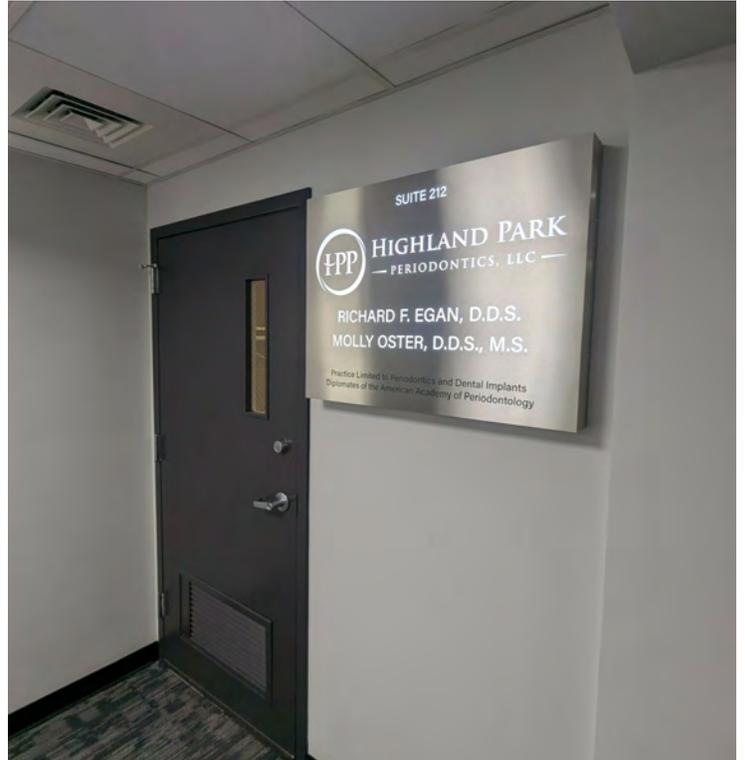
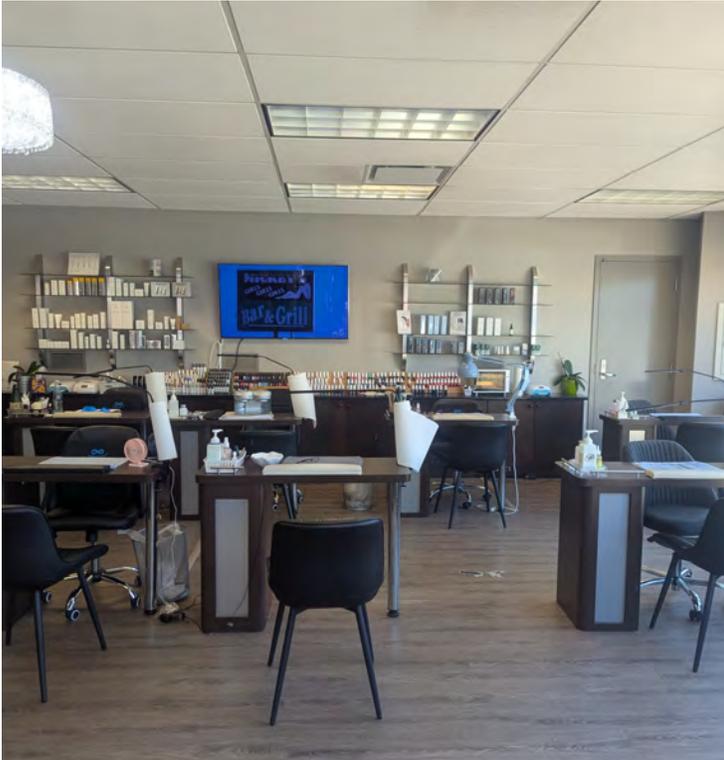
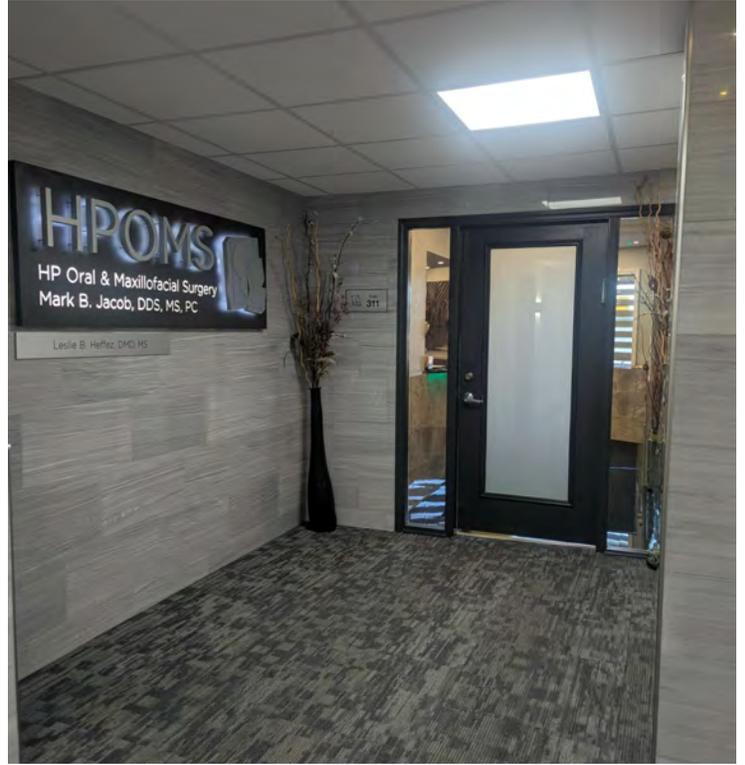


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# TENANT MIX: RETAIL | MEDICAL | OFFICE

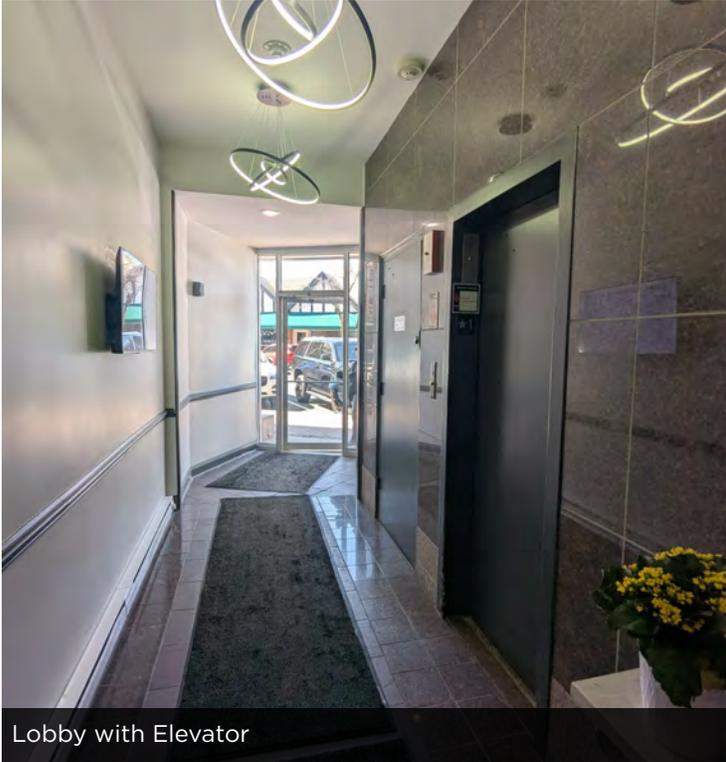


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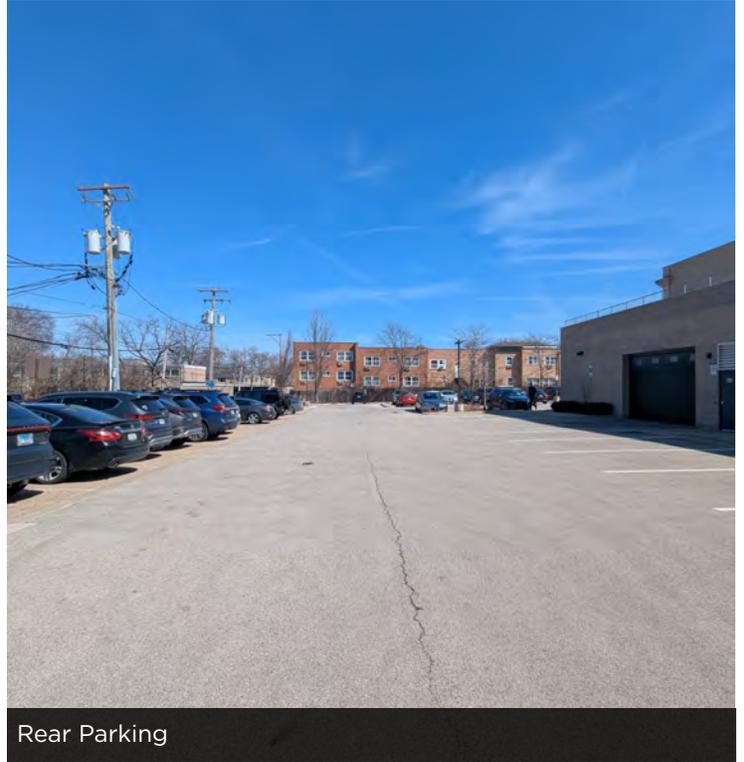
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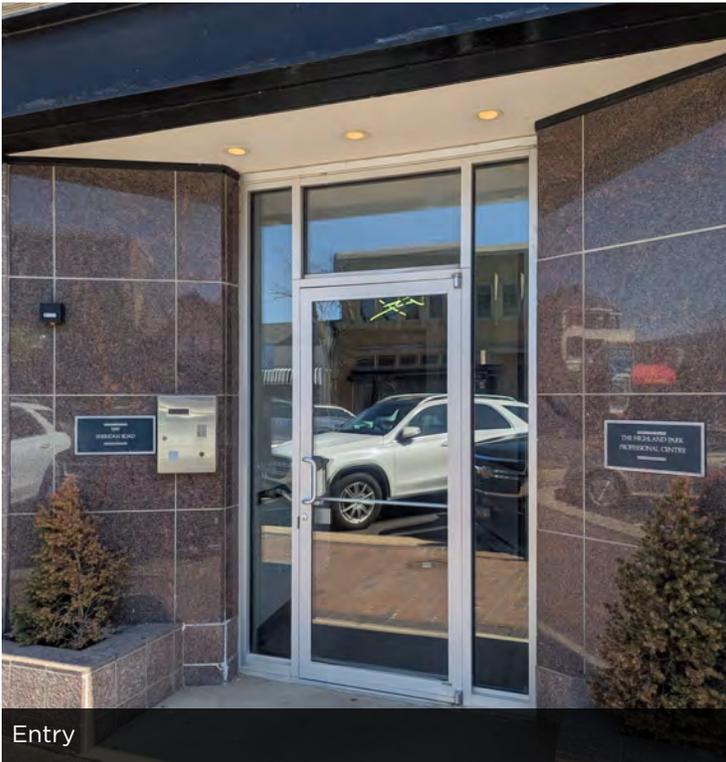
## ADDITIONAL PROPERTY PHOTOS



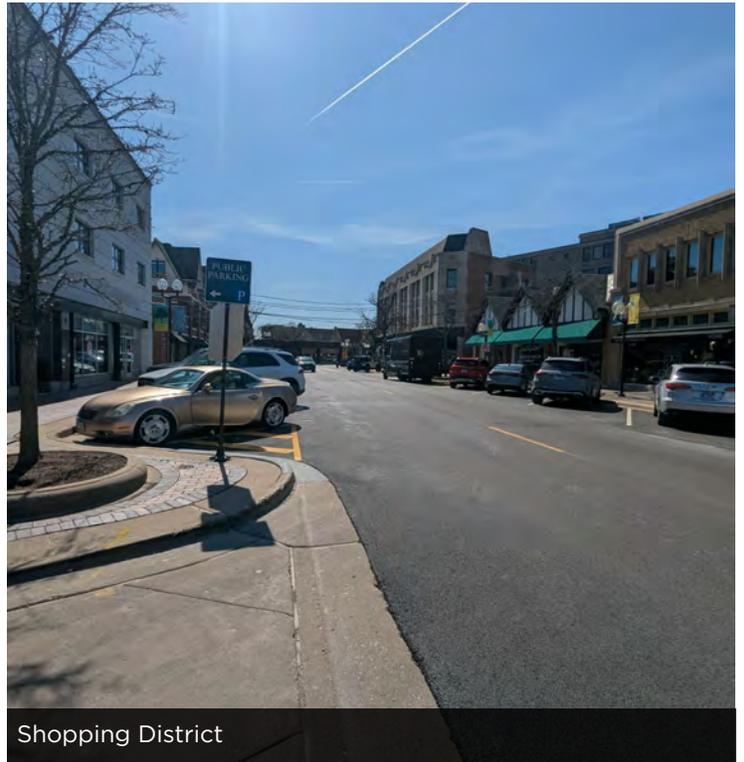
Lobby with Elevator



Rear Parking



Entry



Shopping District

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# AREA RETAILERS

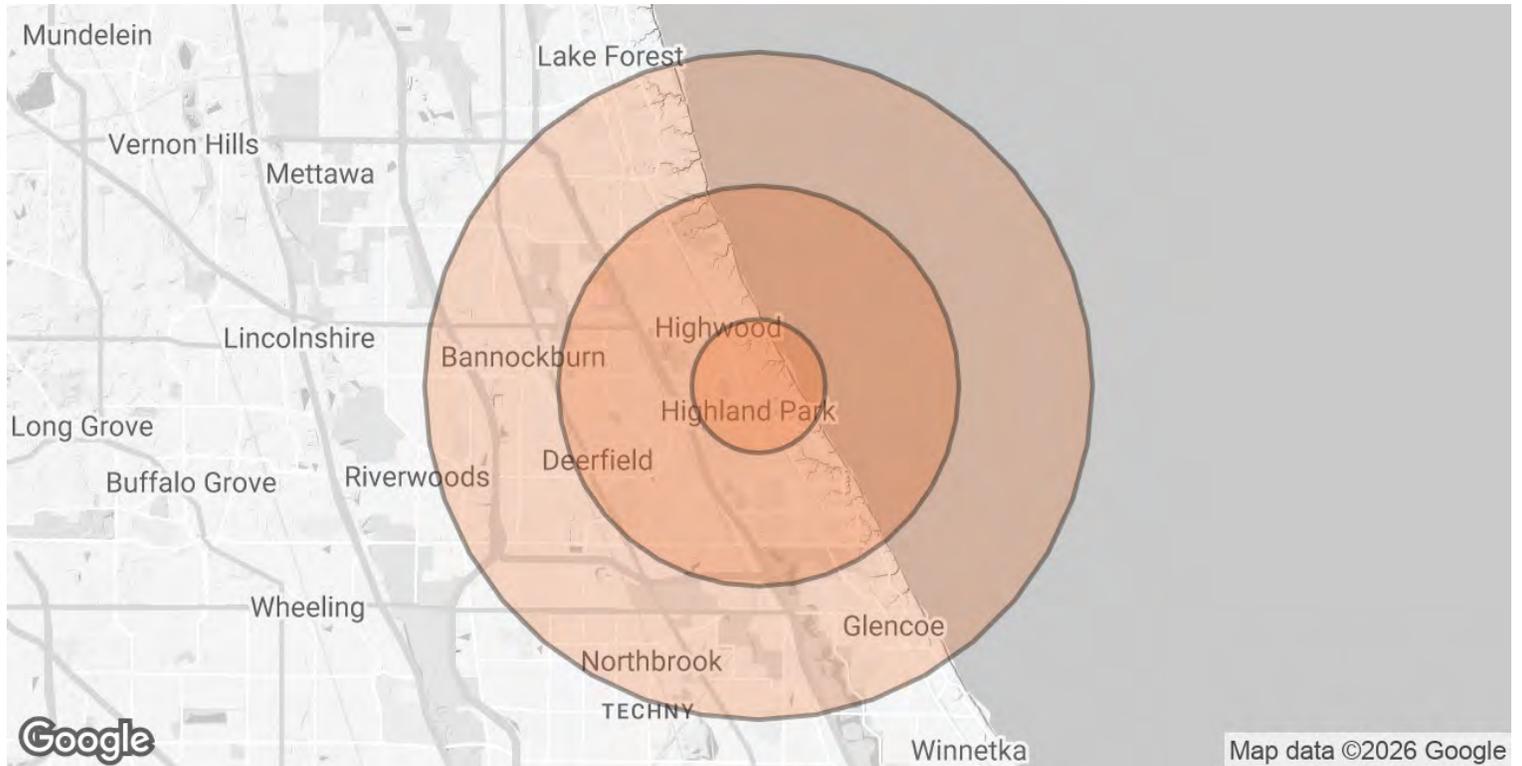


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	9,024	45,430	98,655
<b>AVERAGE AGE</b>	46	44	43
<b>AVERAGE AGE (MALE)</b>	44	43	42
<b>AVERAGE AGE (FEMALE)</b>	47	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	3,824	17,320	36,284
<b># OF PERSONS PER HH</b>	2.4	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$194,777	\$216,754	\$233,585
<b>AVERAGE HOUSE VALUE</b>	\$788,544	\$756,582	\$877,202

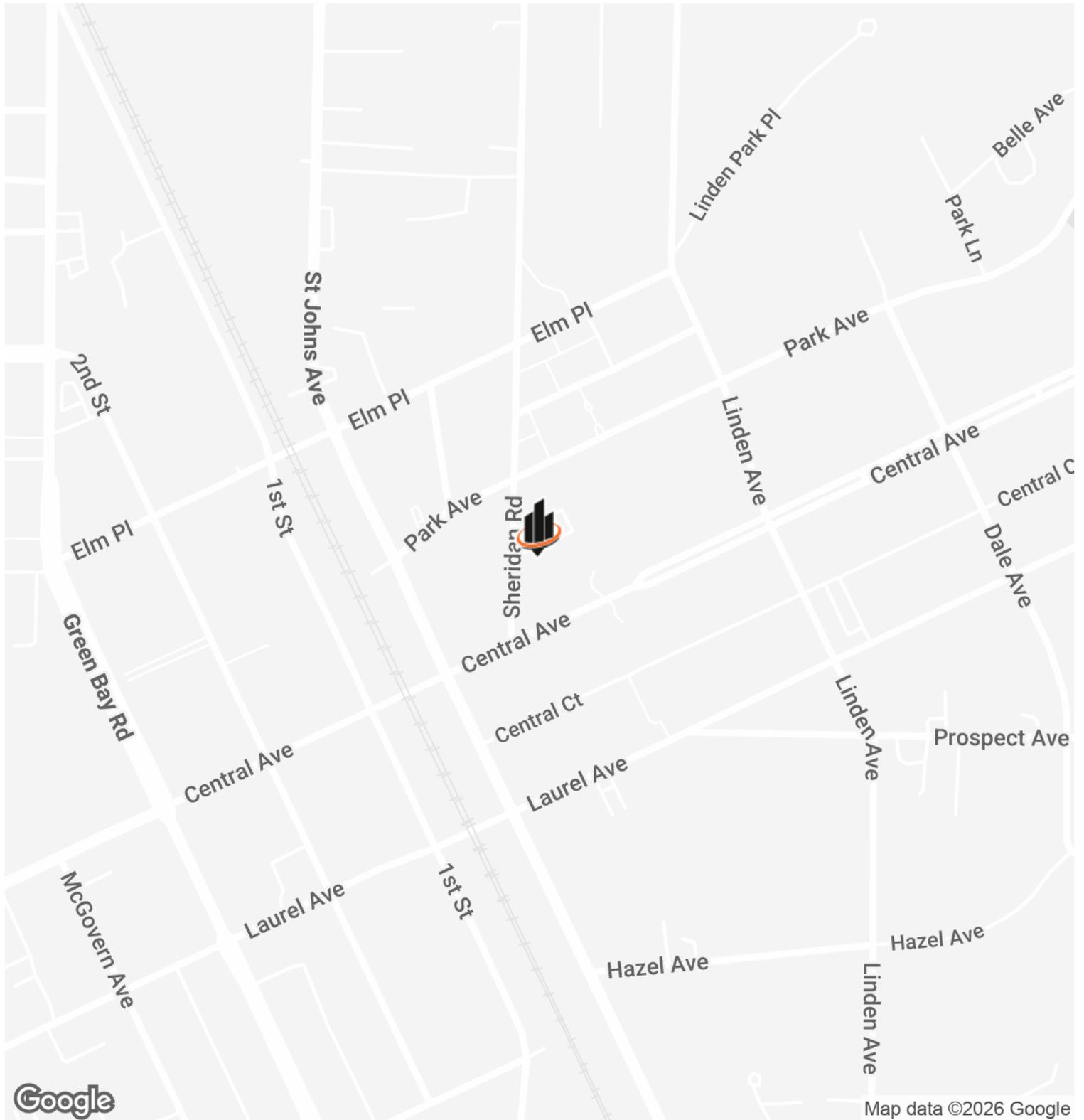
Demographics data derived from AlphaMap

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# LOCATION MAP



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