

# 236 E NORTHWEST HWY, UNIT B & C FOR LEASE

232 EAST NORTHWEST HIGHWAY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$18 SF Modified Gross
<b>SPECIAL INTRO RATE:</b>	\$12.60 SF contact List Broker for details.
<b>LEASE TERM:</b>	1-5 years
<b>RENTABLE SF:</b>	3,466 SF Total
<b>AVAILABLE SF:</b>	Unit B - 2,266 SF Unit C - 1,200 SF
<b>BUILDOUT:</b>	Office, Therapy, Medical
<b>HVAC:</b>	Central AC/GFA Heat
<b>PARKING:</b>	50+ open space
<b>UTILITIES:</b>	Gas, Electric, Water, Sewer, (tenant responsible)
<b>ZONING:</b>	Office Research/PUD

## Property Highlights

Multi-tenant Professional Office Building  
 Unit B - 2,266 SF/Unit C -1,200 SF, Total contiguous 3,466 SF  
 Private offices, reception and waiting area, conf rm, in unit restrooms  
 Ideal Medical, Insurance, Legal, Professional Uses  
 Spaces may be combined or reconfigured as needed  
 Contact Joe H for details and to schedule your site visit today.

## Location Overview

1.2 miles from Palatine Metra  
 7.4 miles to I-90 tollway  
 18 miles to Ohare Airport  
 5.2 miles to Northwest Community Hospital

Population: 1 mile 13,423, 3 miles 108,815, 5 miles 241,246  
 Ave HH Income: 1 mile \$97,609, 3 miles: \$93,059, 5 miles: \$99,024



**KELLER WILLIAMS ONECHICAGO**  
 8750 West Bryn Mawr Avenue Ste 300E  
 Chicago, IL 60631

**JOSEPH HEFFERNAN**  
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 joe@kwcommercial.com  
 475.128287, Illinois

Each Office Independently Owned and Operated

# PROPERTY PHOTOS

232 EAST NORTHWEST HIGHWAY



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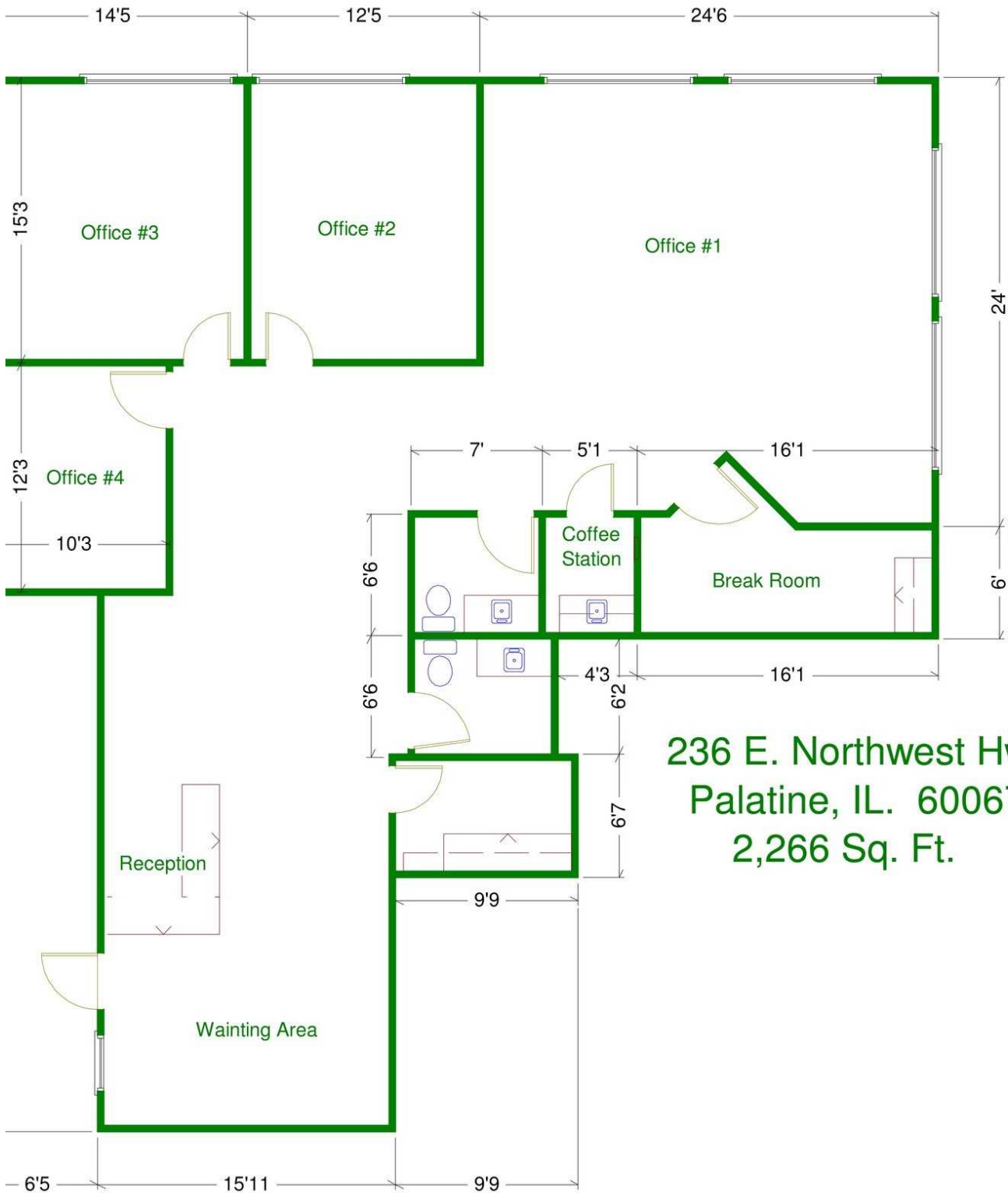
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# FLOOR PLANS UNIT B - 2,266SF

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236 E. Northwest Hwy  
Palatine, IL. 60067  
2,266 Sq. Ft.

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# FLOOR PLAN UNIT C - 1200 SF

232 EAST NORTHWEST HIGHWAY



## 236-C E. Northwest Hwy 1. Floor



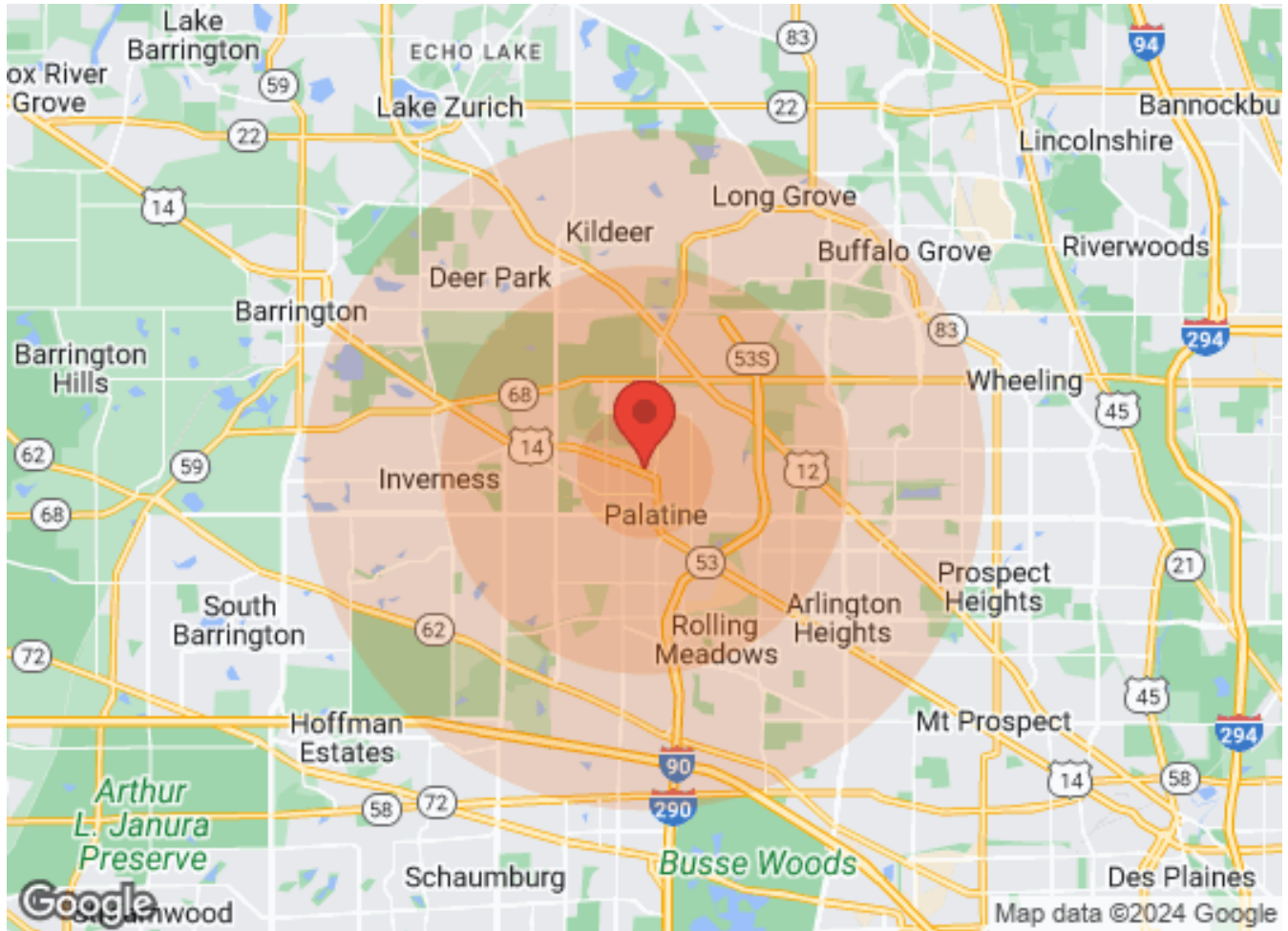
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# DEMOGRAPHICS

232 EAST NORTHWEST HIGHWAY



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,055	54,482	122,876	Median	\$91,764	\$79,134	\$82,243
Female	5,060	56,052	127,336	< \$15,000	148	2,455	5,534
Total Population	10,115	110,534	250,212	\$15,000-\$24,999	301	3,181	6,481
				\$25,000-\$34,999	249	3,367	6,881
				\$35,000-\$49,999	562	5,350	11,224
				\$50,000-\$74,999	829	7,625	16,915
				\$75,000-\$99,999	452	6,336	14,738
				\$100,000-\$149,999	900	8,040	17,784
				\$150,000-\$199,999	448	3,434	8,262
				> \$200,000	448	3,508	9,333
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,624	20,032	44,402	Total Units	4,533	45,797	103,337
Ages 15-24	1,232	14,291	32,922	Occupied	4,272	42,975	97,540
Ages 25-54	4,094	43,791	96,656	Owner Occupied	3,352	31,233	74,681
Ages 55-64	1,485	14,353	33,486	Renter Occupied	920	11,742	22,859
Ages 65+	1,680	18,067	42,746	Vacant	261	2,822	5,797
Race	1 Mile	3 Miles	5 Miles				
White	9,283	88,772	207,465				
Black	42	1,960	3,289				
Am In/AK Nat	N/A	88	168				
Hawaiian	N/A	N/A	4				
Hispanic	756	18,529	31,730				
Multi-Racial	602	20,142	32,386				

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