



Subject Property

Social Security Administration

230 N. Mannheim Road | Hillside, IL

Northmarq Commercial is pleased to offer for sale to qualified investors the opportunity to purchase a fee simple interest in the Social Security Administration ("SSA") property at 230 N. Mannheim Road in Hillside, Illinois (the "Property"). The Property consists of a 100% leased, single-tenant, one-story 14,889-net-rentable-square-foot institutional quality office building. The building was constructed in 1998 as a build-to-suit for the SSA, and they just renewed for another five-year term at the Property (Commencing November 1, 2024). The Property is situated on an ample 1.38-acre parcel, with 229 feet of frontage along Mannheim Road (U.S. Hwy 45).

The tenant for the property is the General Services Administration of the United States of America (the "GSA"). As a federal agency under the Executive Branch of the Government of the United States, the debts and obligations incurred by the GSA (including this Lease) are backed by the Government of the United States of America. The Government carries an investment-grade credit rating by all major rating agencies including an AA+ rating with a stable outlook from Standard & Poor's Rating Services.



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Northmarq

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Price: \$3,150,000

Cap Rate: 8.51%



U.S. Government Lease

U.S. Federal Government (S&P: AA+)



High Renewal Probability & Long-Term Tenant



Well-Maintained Property



Commitment to the Property

Location chosen 26 years ago by GSA



Location

Mannheim Road (U.S. Route 45)
Interstate 88, Interstate 290, Interstate 294



Strong Residual Value