



## Office | 6,000 - 12,000 SF

### Property Overview

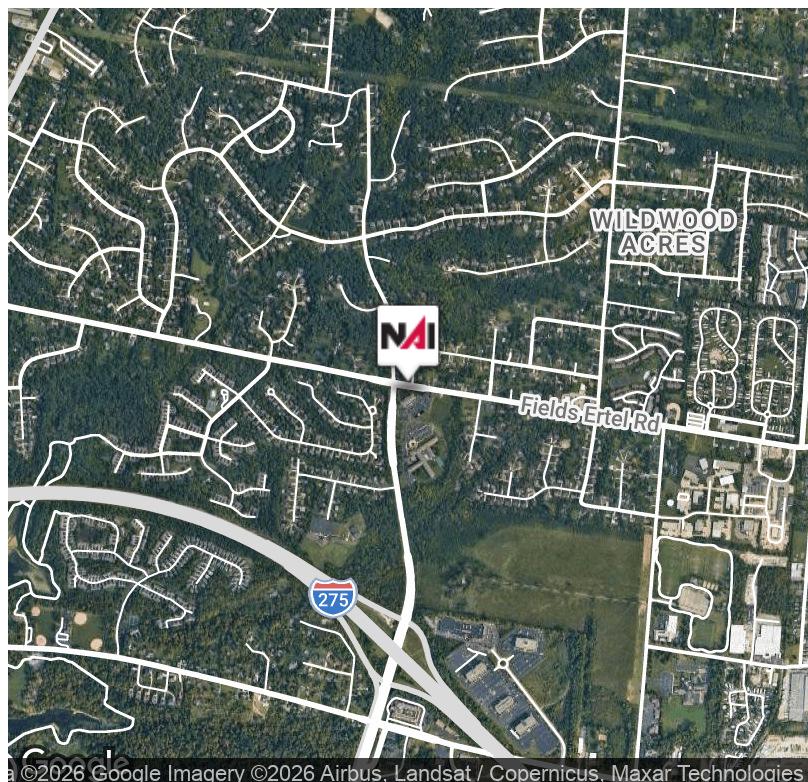
This high-end office suite offers 12,000 square feet of finished professional space overlooking a beautiful lake on the north side. The layout includes 15 private offices, two conference rooms, two reception areas, and two kitchens, along with a large training room designed for corporate sessions or community events.

### For More Information

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**360° VIRTUAL TOUR****Property Highlights**

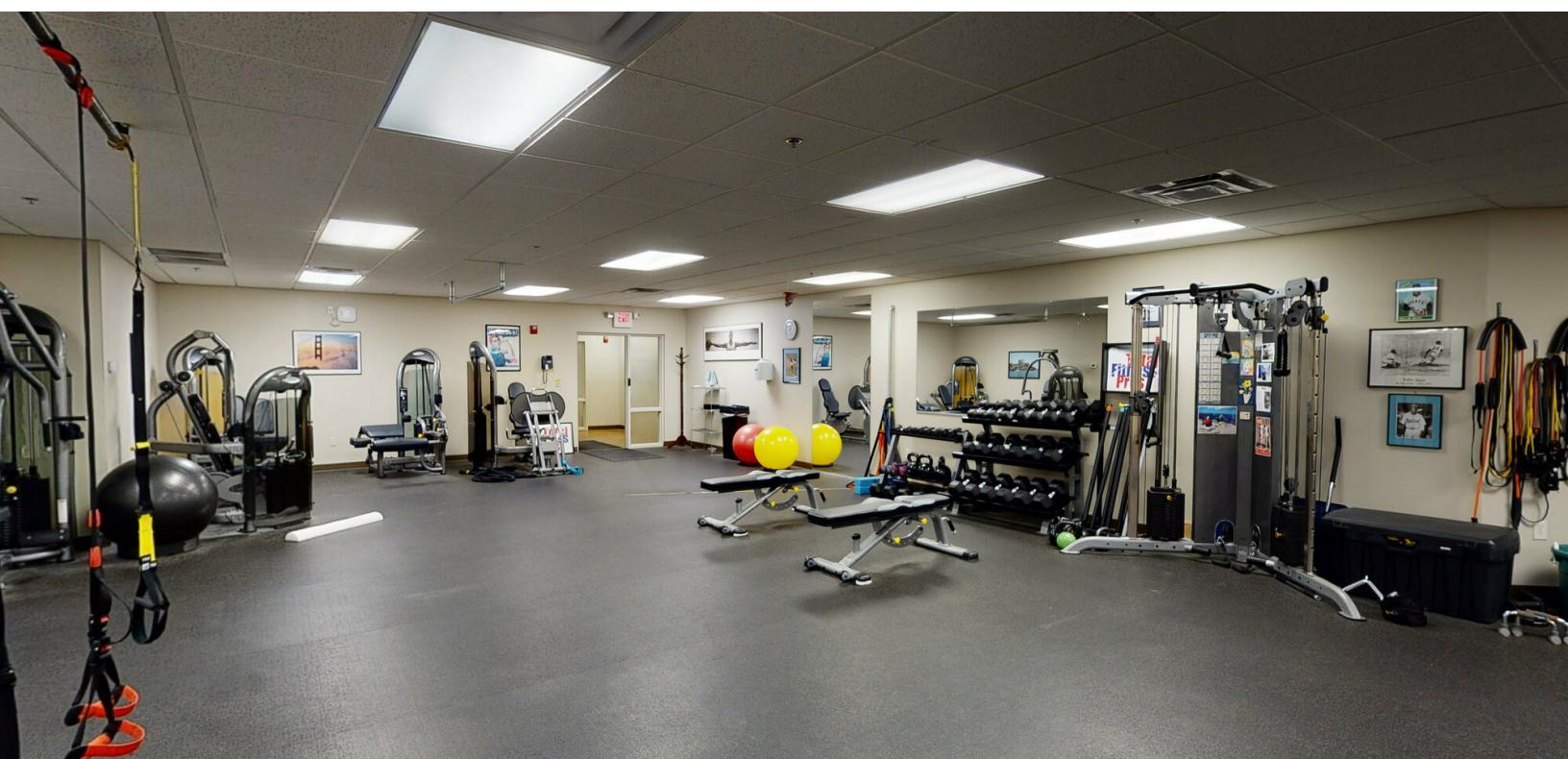
- 12,000 SF divisible class A office
- Mix of executive and team layouts with 15 private offices
- Lake view from north-facing windows
- On-site fitness center with equipment included in first year of lease
- Sycamore Township - NO EARNINGS TAX
- High end finishes
- Furniture available
- Abundant parking included
- Convenient interstate access

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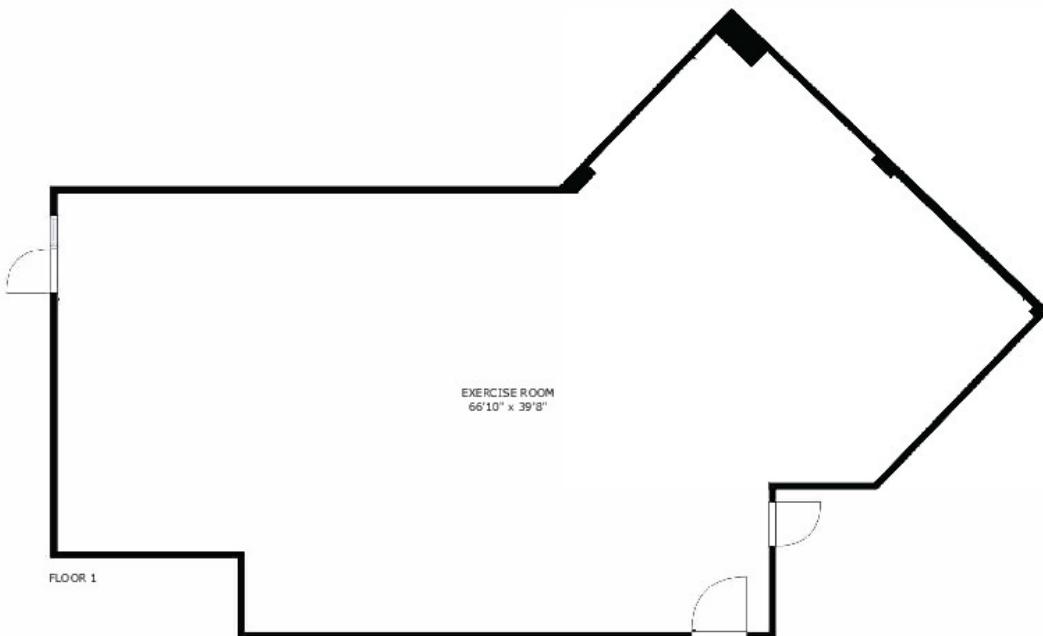
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## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 12,000 sq.ft.  
TOTAL : 12,000 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport®



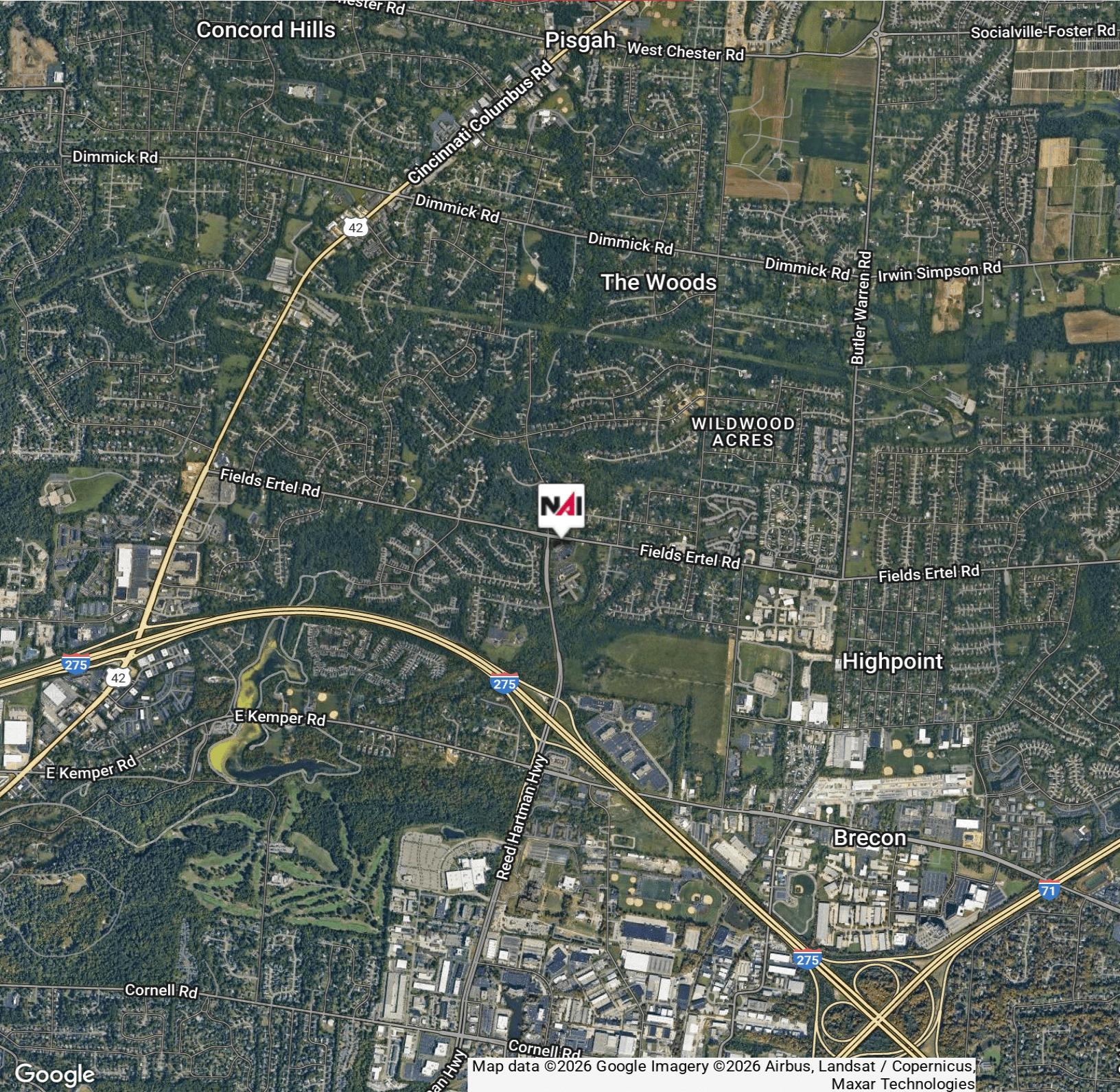
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 2000 sq. ft  
TOTAL: 2000 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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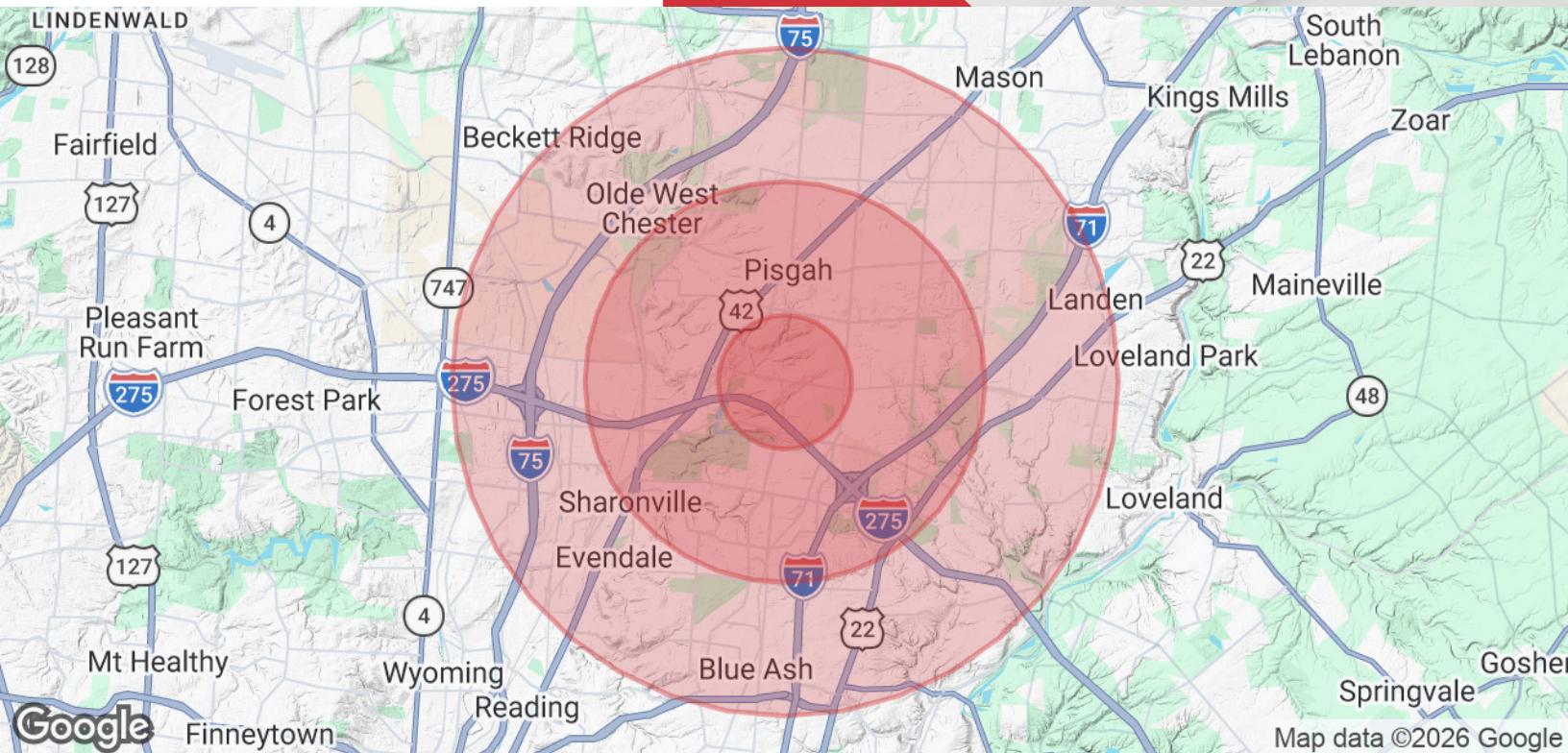
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### Population

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 6,591  | 48,735  | 130,322 |
| Average Age          | 44.3   | 42.1    | 40.3    |
| Average Age (Male)   | 42.3   | 40.2    | 39.0    |
| Average Age (Female) | 46.5   | 44.0    | 41.6    |

### Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,753     | 18,794    | 49,648    |
| # of Persons per HH | 2.4       | 2.6       | 2.6       |
| Average HH Income   | \$97,474  | \$95,765  | \$98,407  |
| Average House Value | \$251,110 | \$249,345 | \$277,986 |

2020 American Community Survey (ACS)

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