



955 175th St

955 175th St, Homewood, IL 60430



Michael Bonet

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955 175th St

\$22.00 /SF/YR

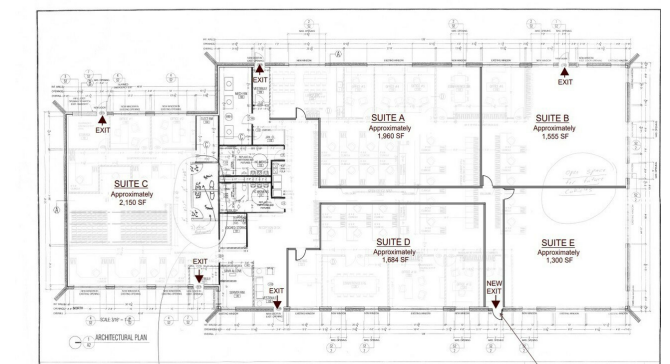
OPPORTUNITY FOR OWNER USER / BUYER / TENANT

FREE STANDING single story building with multiple uses, included in current zoning. Building has great visibility located just west of the intersection of 175th Halsted Street, across from newly opened Wind Creek Casino, Portillo's restaurant, Chick-fil-A, Menard's, Target, Home Depot, Best Buy and many others.

Real estate Class 8 assessment classification in place providing for BELOW MARKET TAXES (only \$2.75 psf) Parking (80 autos) on site and monument signage in place.

One half mile from I-294 / I-80 with access to all highways throughout Chicagoland area....

- One minute from I-80 / I-294 with access to highways, shopping, restaurants & more. Class 8 real estate taxes only \$2.75 psf.



PROPOSED NEW MULTI-TENANT CONFIGURATION
955W 175TH ST. HOMEWOOD, IL
OPTION 1 03/21/2025

Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	11,978 SF
Year Built:	1981
Walk Score ®:	48 (Car-Dependent)
Transit Score ®:	39 (Some Transit)
Taxes:	\$0.23 USD/SF/MO
Operating Expenses:	\$0.08 USD/SF/MO
Rental Rate Mo:	\$1.83 /SF/MO

1st Floor

1

Space Available	11,978 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

High end finishes with solid core wood office doors, window line entire building, designer opaque window shades allowing privacy with natural light, finished lunchroom, up-lighting in general office areas. Twenty workstations in place plus high end office furnishing including conference table, numerous file cabinets. Building serviced with emergency generator.



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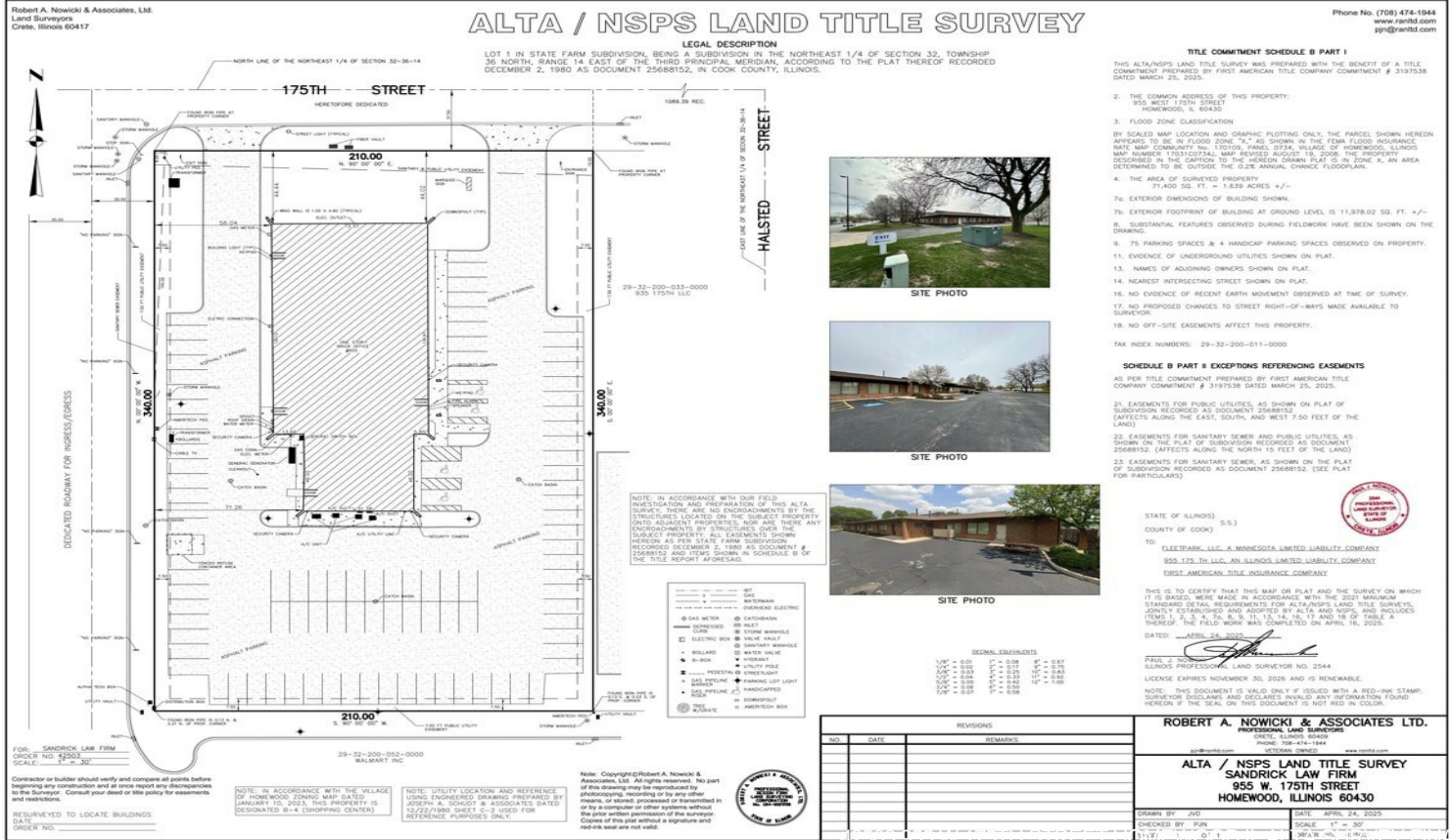
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Property Photos



Main entrance