

## 422 N Northwest Highway

Park Ridge, IL 60068



### LEASE RATE

**\$545.00 - 1,755.00  
PER MONTH**

### OFFERING SUMMARY

Available SF:	315 - 890 SF
Lease Rate:	\$545.00 - 1,755.00 per month (Gross; Full Service)
Lot Size:	1.2 Acres
Year Built:	1975
Building Size:	23,415 SF
Renovated:	2022
Zoning:	O - Office

### PROPERTY OVERVIEW

Multi-Unit Professional Office Building. FULL SERVICE GROSS LEASE: Tenant paid tax stops only! Building pays operating expenses, including all CAM and utilities. Significant recent capital investment by ownership: new HVAC systems, lighting, parking lot, roof, and brand new electrical. Broker has a financial interest in the building.

### PROPERTY HIGHLIGHTS

- Excellent Legal and Professional Building
- Significant ownership investment: electrical, lighting, mechanicals
- Building pays for janitorial, CAM, operating expense

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 130-B First Floor Office	\$545 per month	315 SF
Suite 130-A First Floor Office	\$545 per month	315 SF
Suite 150 - First Floor Office Space	\$1,755 per month	890 SF

#### JIM CONRAD, CCIM

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#### SANDRA LOPEZ

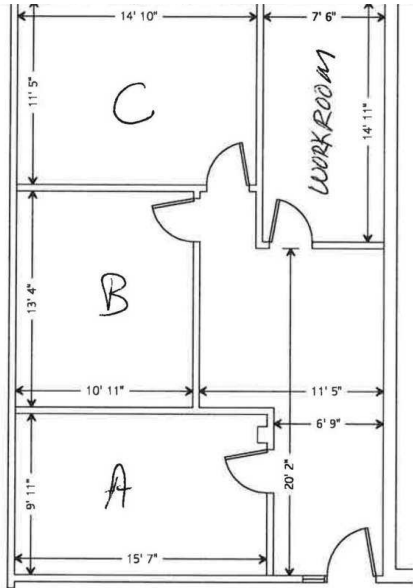
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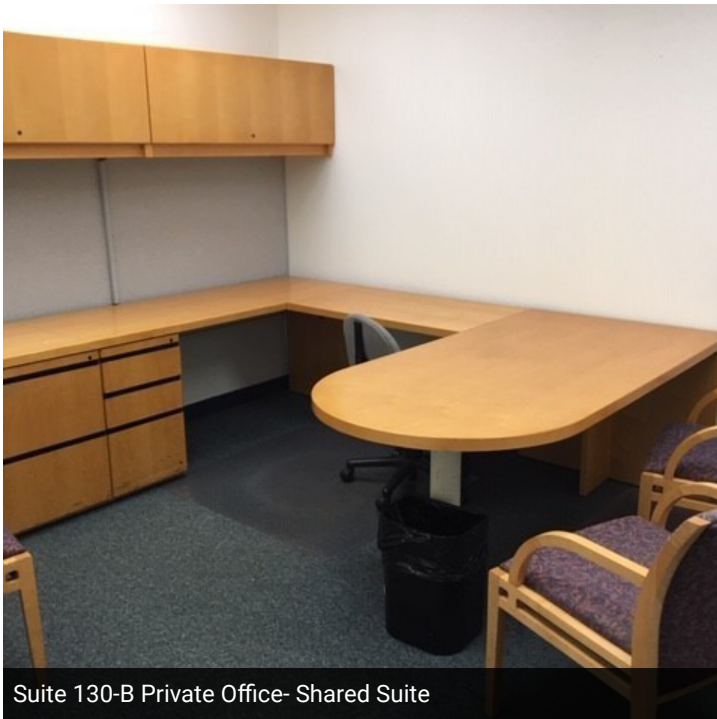
**422 N. Northwest Hwy**  
Park Ridge, IL  
Suite 130B Floor Plan  
Suite 130

1/8 Inch = 1 Foot

NOTE: ALL DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY INTERESTED PARTIES.  
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Suite 130 Shared Reception



Suite 130-B Private Office- Shared Suite



Suite 130-B Furnished Private Office

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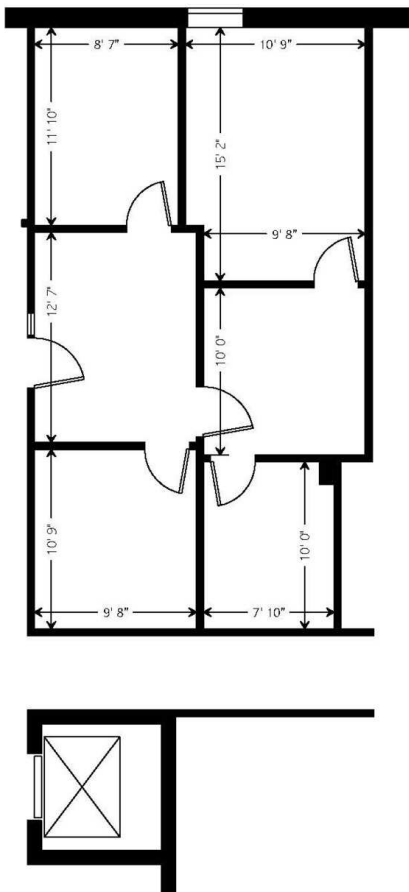
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422 N. Northwest Hwy  
Park Ridge, IL  
Suite 150



Suite 150 floor Plan

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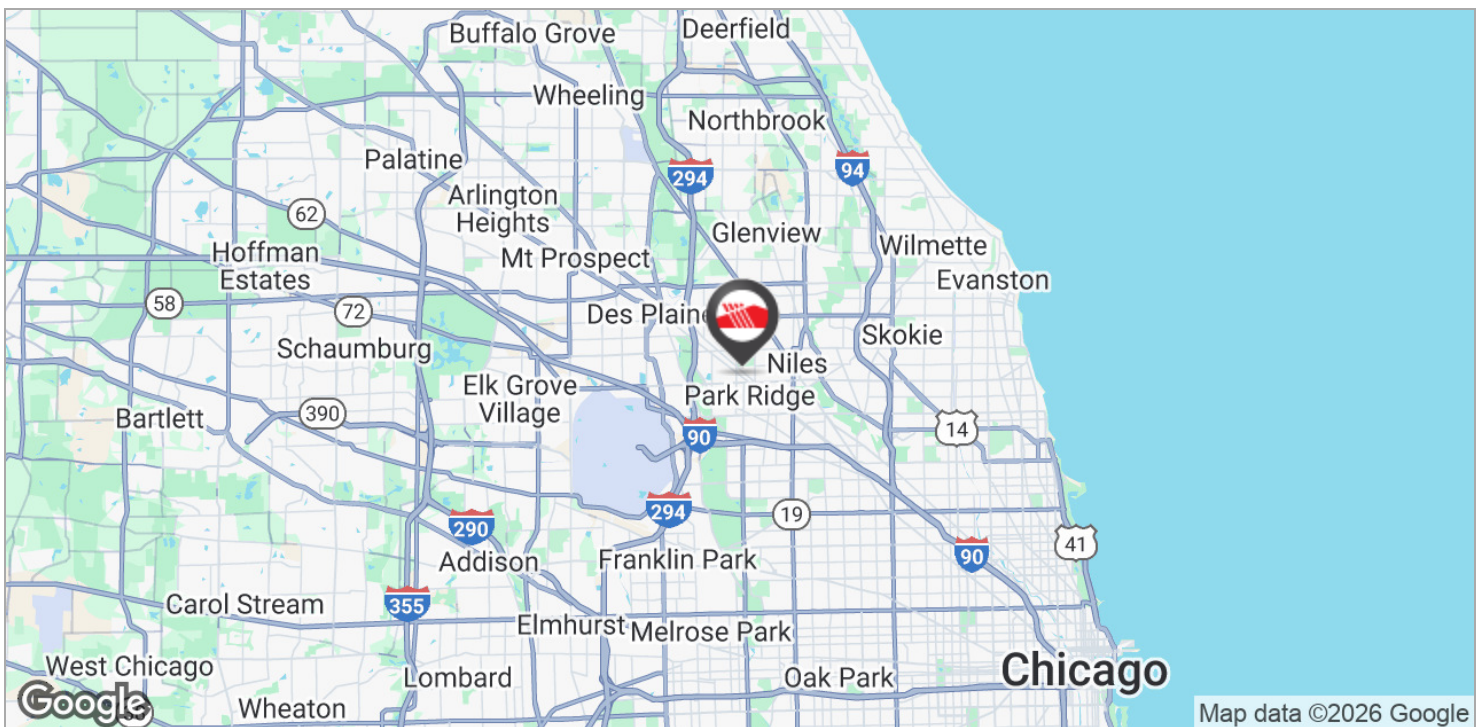
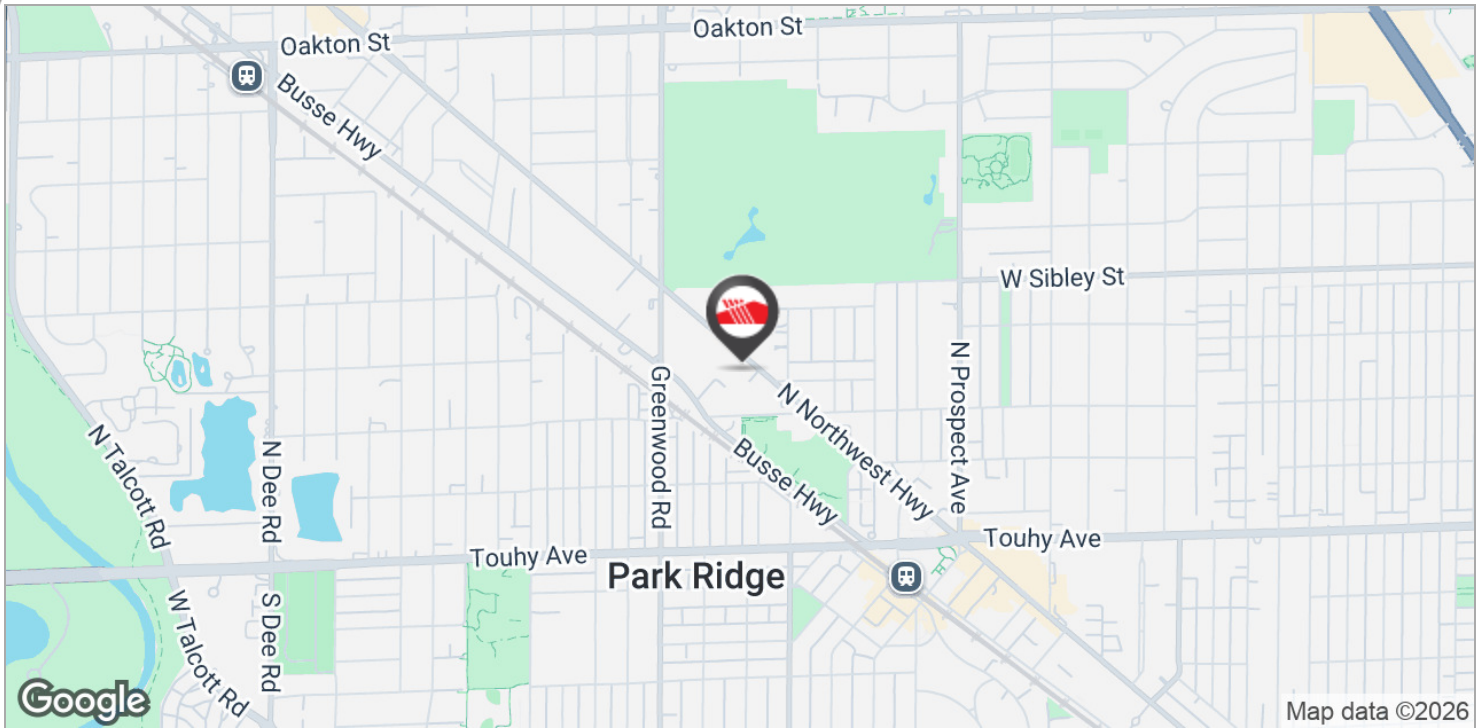
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