

Class A Office Suites For Lease

840 S. WAUKEGAN ROAD

LAKE FOREST, IL 60045

JAMESON.

FOR LEASE

Suite 222- 2,736 SF- Available
Suite 103- 1,160 SF- Available 5/1/24

PROPERTY HIGHLIGHTS

- » Perfect for Medical, professional service and family office users!
- » 2007 construction
- » Retail & Office
- » 129 surface parking spaces
- » 51 underground reserved parking spaces for Tenants
- » Common area renovation completed 2023!!!

AREA HIGHLIGHTS

- » CBD of west Lake Forest
- » Adjacent to Metra train station

AREA TENANTS

- » Starbucks
- » Jimmy John's
- » Everett Farms Restaurant
- » Sunset Foods
- » North Shore Hospital Internal Medicine

- » 5 minutes off of I-94 or Route 41



BUILDING SIZE: 52,977 SF

Available Space: 1,421- 2,736 SF

TAXES \$2.30

Operating Expenses \$8.09

YEAR BUILT 2007

LEASE RATE \$26.00/NNN

STATISTICS	1 Mile	5 Miles	10 Miles
Population	2,774	102,536	569,889
Households	968	36,963	205,567
Average HHI	\$337,423	\$178,612	\$120,500

JAMESON COMMERCIAL REAL ESTATE

425 West North Avenue | Chicago, IL 60610
www.jamesoncommercial.com

BRENT BURDEN, CCIM // Senior Vice President

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EXTERIOR PHOTOS

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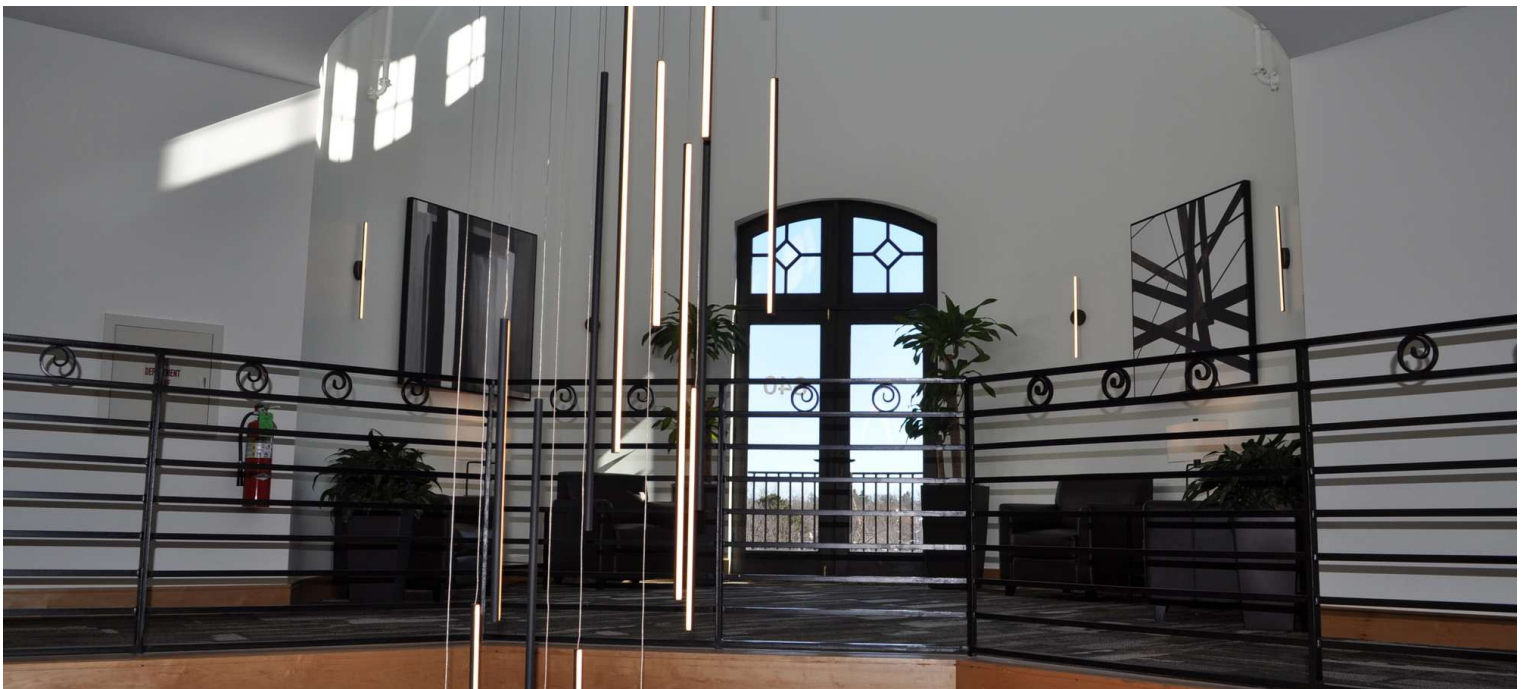
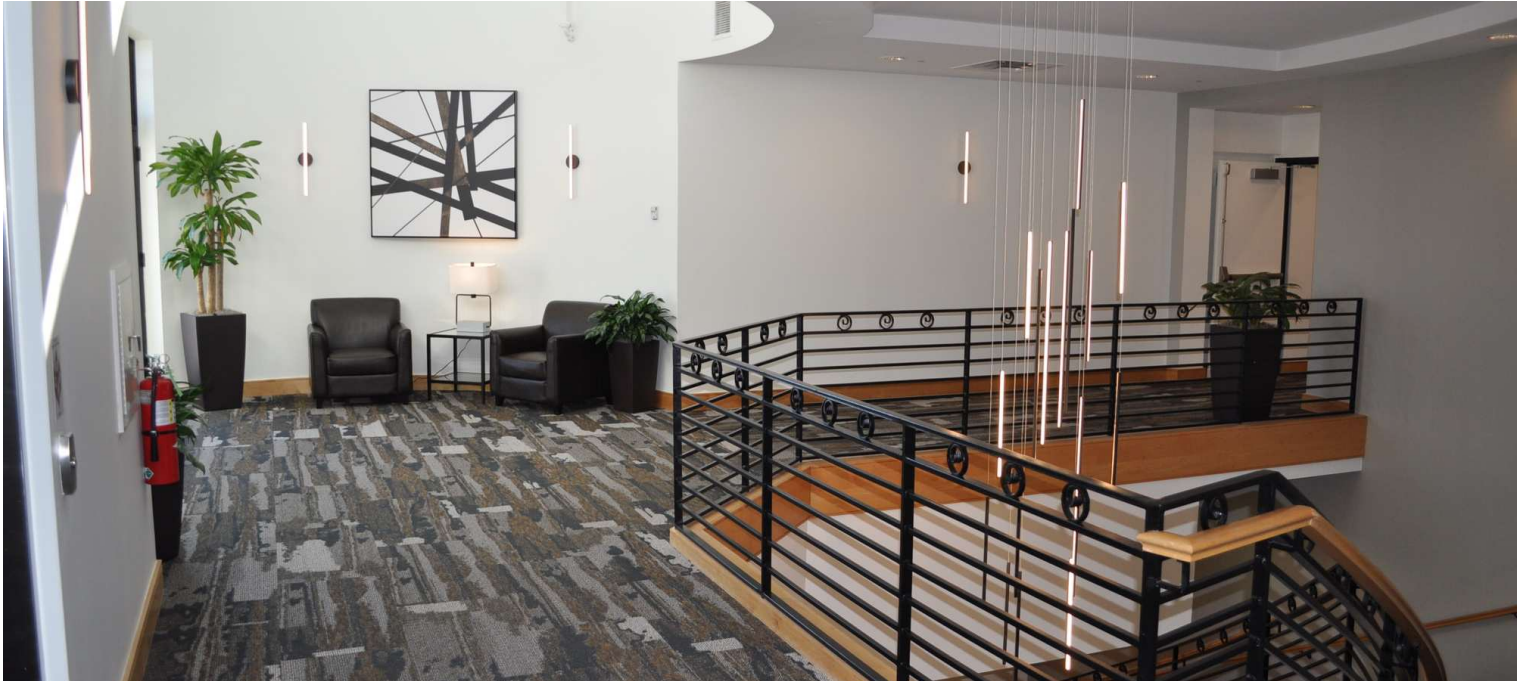
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NEWLY RENOVATED COMMON AREA PHOTOS

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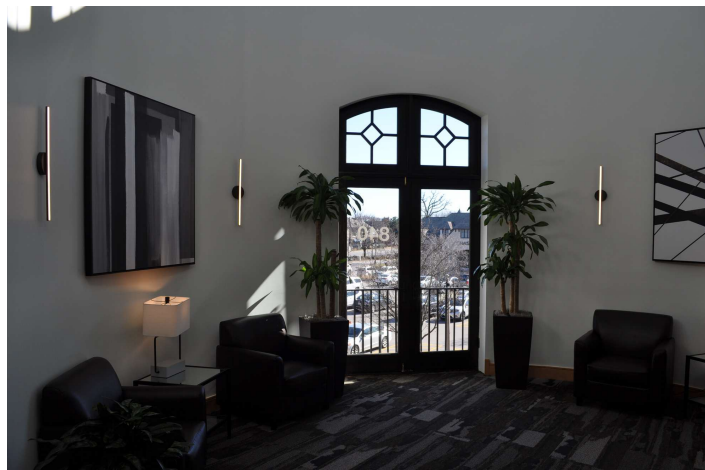
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ADDITIONAL PHOTOS

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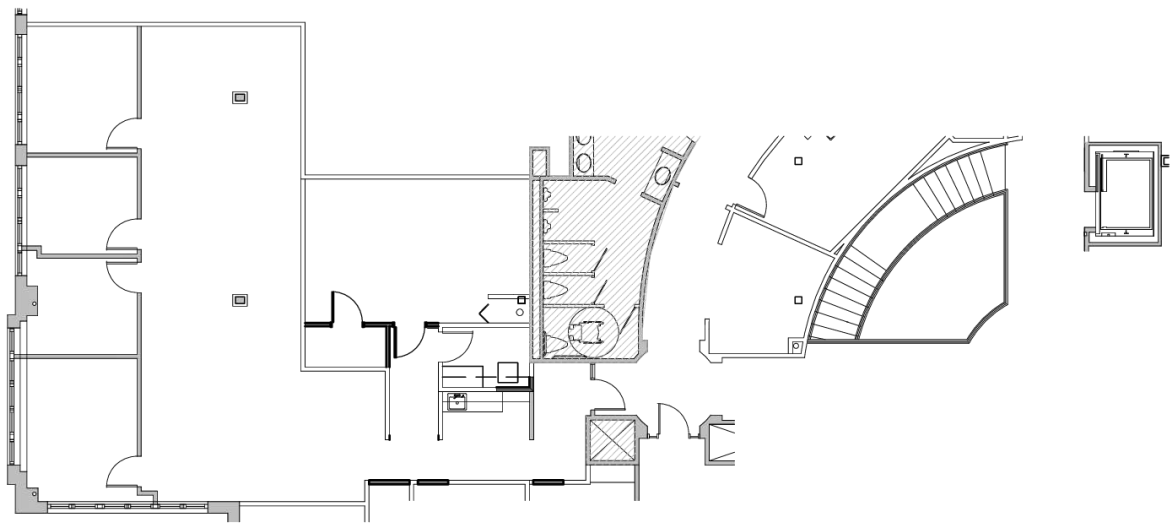
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SUITE 222: 2,736 SF- AVAILABLE

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LAKE FOREST, IL 60045

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FLOOR PLAN



FLOOR PLAN

SCALE: 1/16"=1'-0"



JITE 222 - 2,736 RSF

Planned by:



100 JACKSON BLVD., Suite 1000
Naperville, IL 60563
www.ilekis.com

P 312.419.0009
F 312.899.0995
jghor@ilekis.com

840 S. Waukegan

LAKE FOREST, IL 600

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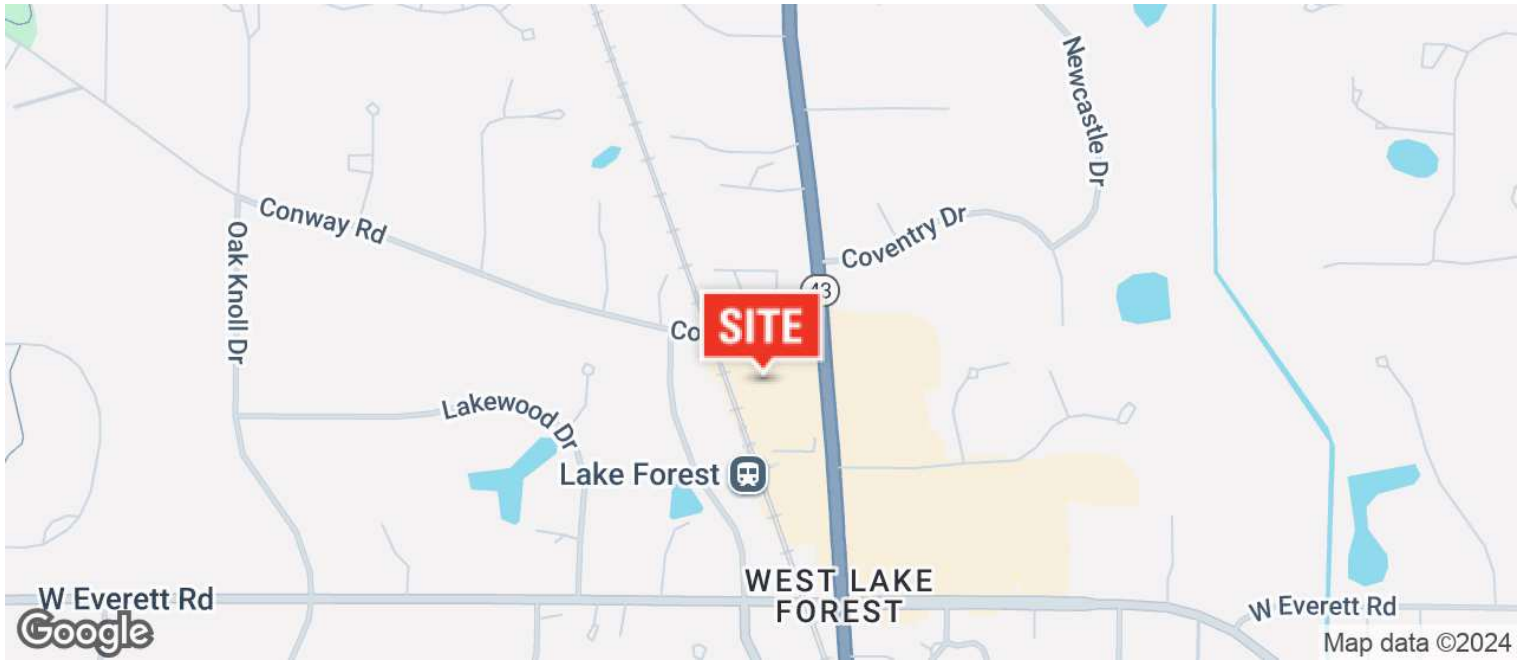
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AERIAL & STREET DETAIL

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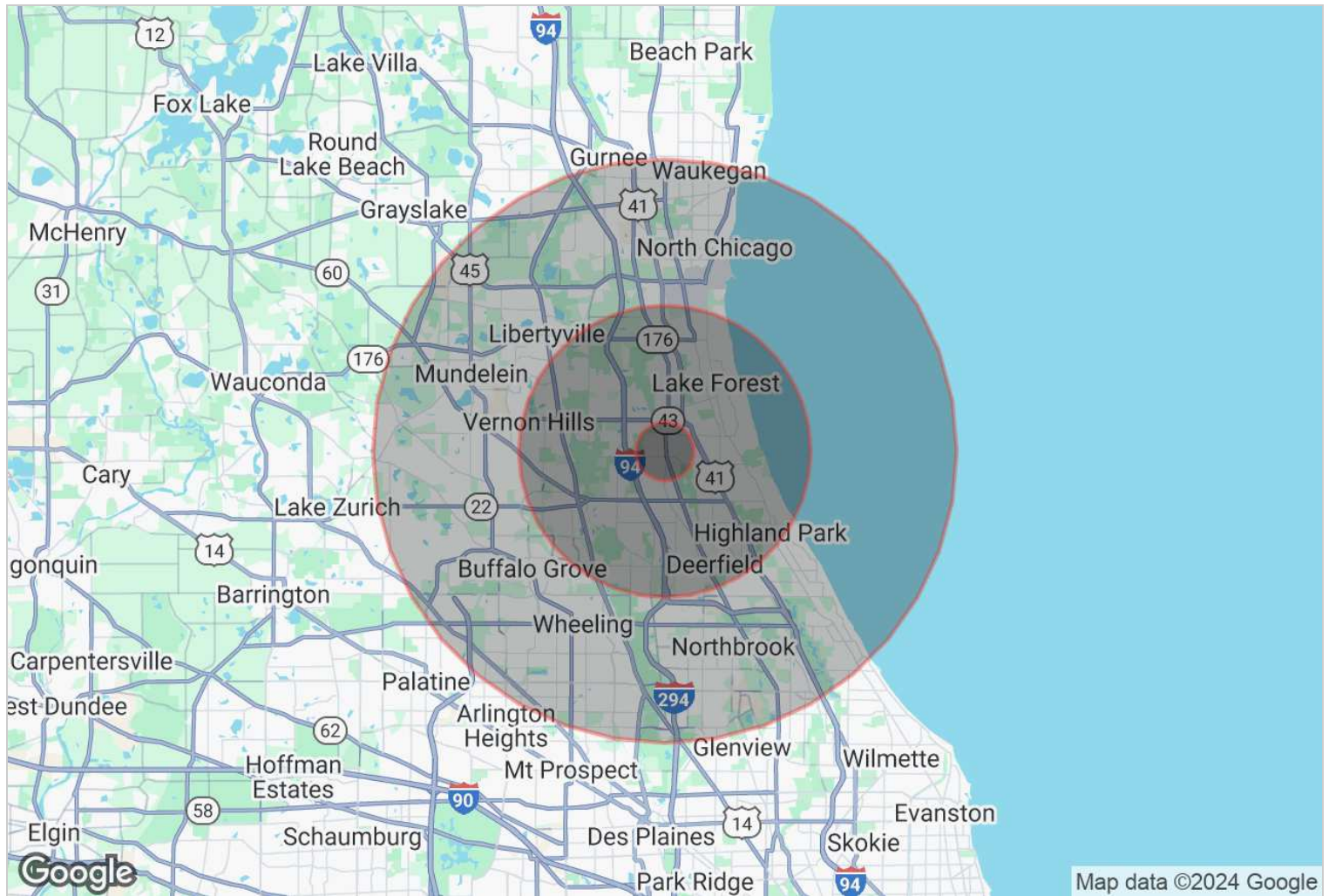
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DEMOGRAPHICS MAP

840 S WAUKEGAN ROAD
LAKE FOREST, IL 60045

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2010 STATISTICS	1 Mile	5 Miles	10 Miles
Total Population	2,774	102,536	569,889
Total Number of Households	968	36,963	205,567
Average Household Income	\$337,423	\$178,612	\$120,500
Median Age	48.1	42.5	39.5

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,774	102,536	569,889
MEDIAN AGE	48.1	42.5	39.5
MEDIAN AGE (MALE)	48.8	41.4	38.4
MEDIAN AGE (FEMALE)	47.2	43.1	40.3
TOTAL HOUSEHOLDS	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	968	36,963	205,567
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$337,423	\$178,612	\$120,500
AVERAGE HOUSE VALUE		\$646,934	\$477,921

POPULATION	1 Mile	5 Miles	10 Miles
TOTAL POPULATION - White	2,535	90,695	435,458
TOTAL POPULATION - Black	7	1,185	27,541
TOTAL POPULATION - Hispanic	52	7,239	101,158
TOTAL POPULATION - Asian	221	5,881	49,809
TOTAL POPULATION - Hawaiian	0	61	133
TOTAL POPULATION - Indian	7	82	638
TOTAL POPULATION - Other	0	3,083	45,975

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