

**3-Story Move-in Ready Office Building with Good Parking Counts
The GATEWAY between the North Shore and Downtown!**



Move-in ready office suites for lease in 58,447 SF 3-story building, part of the Marriott Hotel campus. Abundant parking (3.2 parking spaces per 1,000 SF). With direct access to I-94, this location is the GATEWAY between the North Shore and Downtown. The property has incredible exposure with visible signage from the 4-way interchange of I94 and Old Orchard Road. Just 1/4 mile from Old Orchard shopping mall with an abundance of restaurants/amenities. The building features a striking open-air lobby with gleaming terrazzo floor, 60' ft clear-span design, natural lighting on all floors, free conference rooms, and high-end finishes throughout.

Lease Price:	\$15.00 NNN
Taxes:	Approx. \$9.07 PSF
Opex:	Approx. \$7.57 PSF

Availabilities

Unit 150	5,780 RSF— Divisible to 4,294 RSF and 1,486 RSF	Direct access from parking lot, POTENTIAL TO CONVERT INTO MEDICAL OFFICE SPACE. Good mix of private offices, conference rooms, kitchenette, reception area.
Unit 300	4,011 RSF	Good mix of private offices, conference rooms, kitchenette, reception area.



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

Local Retail & Amenities



Highlights:

- Located at the Marriot Hotel campus
- Direct access to 4-way interchange of I-94 at Old Orchard Road
- High visibility from Edens Expressway (126,500 vehicles per day travel along I-94)
- RTA buses to door connect to Skokie Swift CTA, Evanston Express
- Just 1/4 mile to Old Orchard Shopping Mall
- 30 Minutes to O'Hare Airport
- 20 minutes to downtown Chicago
- 15 minutes to Northwestern University
- Luxuriously landscaped 5 acres with abundant parking



ADAM SCHNEIDERMAN, SIOR
847-826-4467
ADAM@STRAUSSREALTY.COM

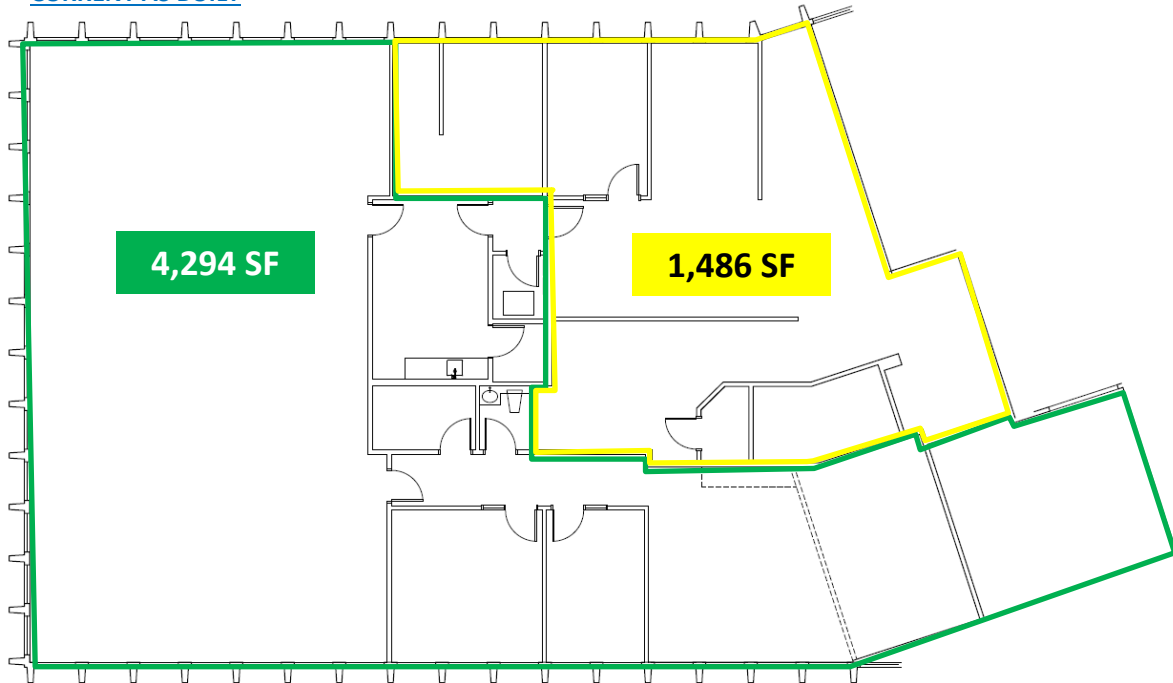
STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

SUITE 150—5,780 RSF TOTAL
DIVISIBLE TO 4,294 RSF AND 1,486 RSF

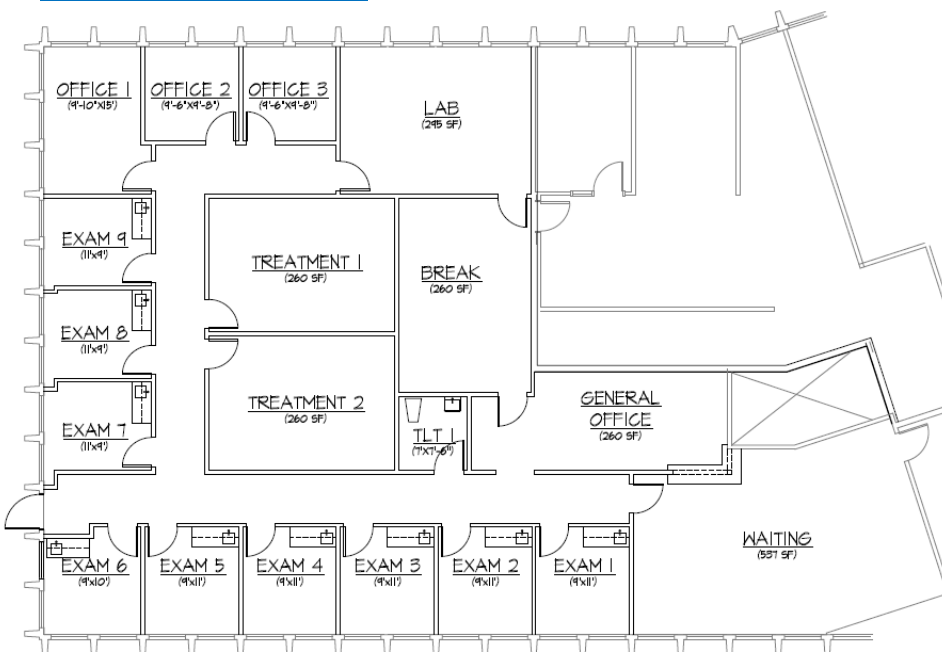
DIRECT ACCESS FROM PARKING LOT

GOOD MIX OF PRIVATE OFFICES, CONFERENCE ROOMS, KITCHENETTE, RECEPTION AREA

CURRENT AS BUILT



POTENTIAL MEDICAL LAYOUT



ADAM SCHNEIDERMAN, SIOR

847-826-4467

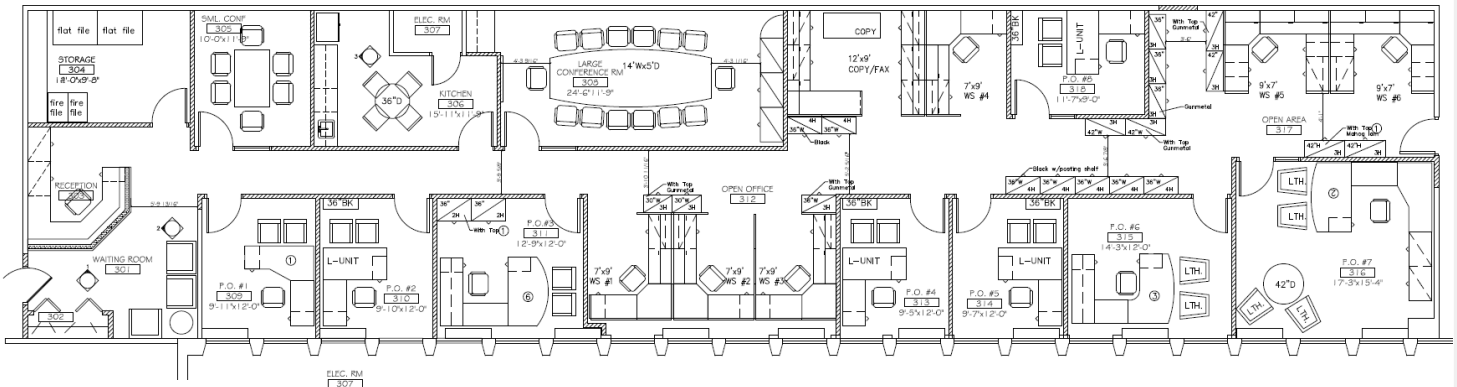
ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600

SUITE 300

4,011 RSF

**GOOD MIX OF PRIVATE OFFICES, CONFERENCE ROOMS,
KITCHENETTE, RECEPTION AREA**



PROPOSED FINISHES



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
OFFICE PHONE: 773-736-3600