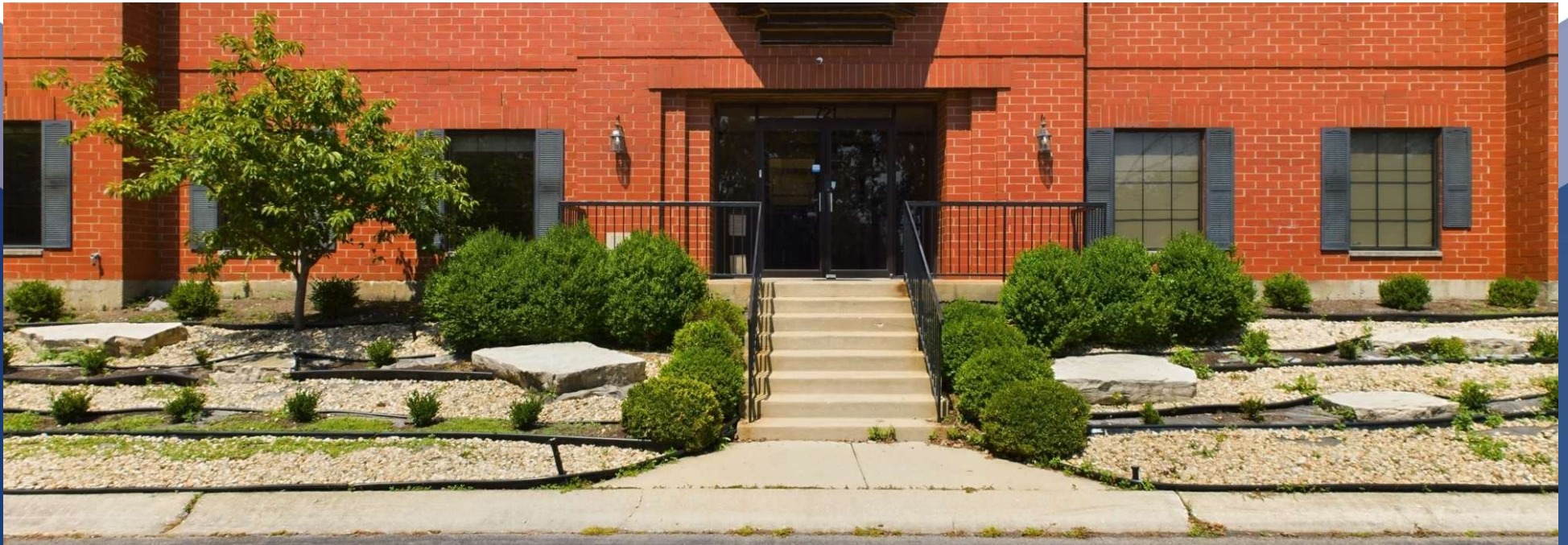


# LEASE

**721 E MADISON ST**

721 E Madison St Villa Park, IL 60181



**LEASE RATE**

Negotiable

**DeMarcus Hunter**

(773) 531-6163

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## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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# LEASE

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## WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**

**\$1.77 BILLION**

---

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# LEASE

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## BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

## SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

## AWARDS

- Commercial Elite, 2011
- Top Office in Region, 2011
- Top Broker in State - John Doe, 2011
- Top Office in State, 2011

## SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

---

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## WHY COLDWELL BANKER COMMERCIAL

### CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

### DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

### VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

### CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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Villa Park, IL 60181

## SCOPE OF SERVICE

Coldwell Banker Commercial to represent \_\_\_\_\_ in the sale of 721 E Madison St

## MARKET INFO

An exceptional location both for business and life after-hours, 721 E Madison St is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

## MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

## RECOMMENDATION

Based on the information we have acquired about the Chicago Market, we recommend the property be sold for .

## ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

## ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 9,900 professionals

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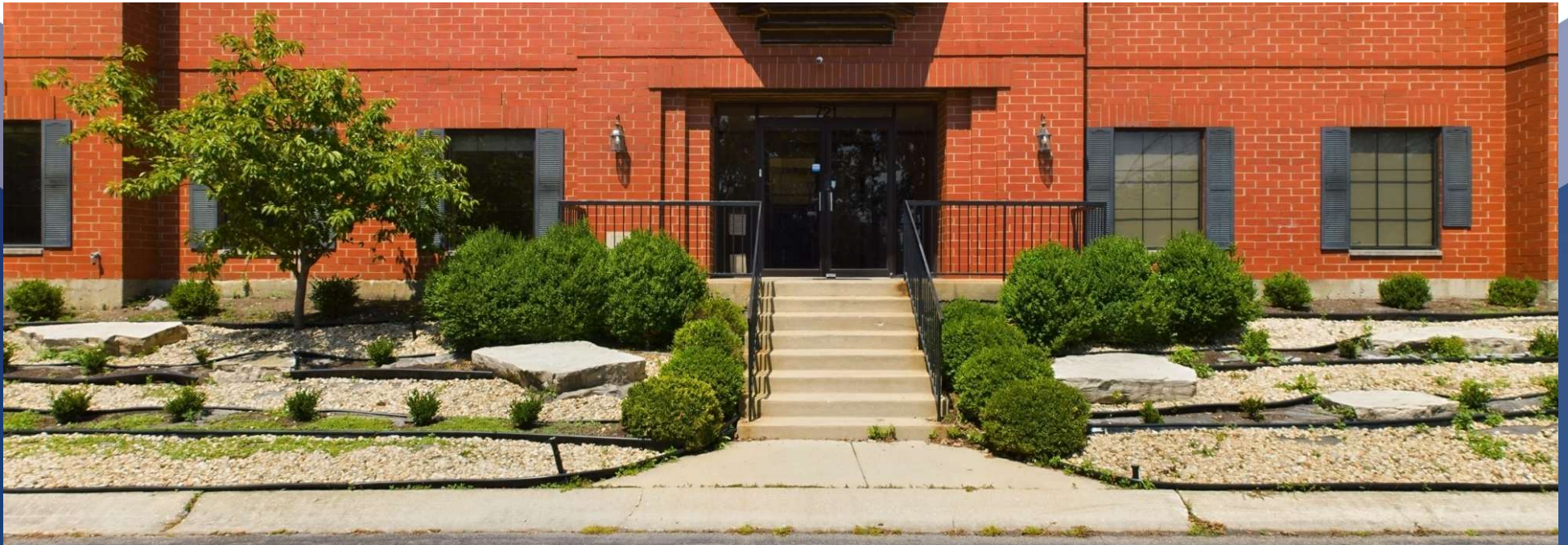


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# LEASE

721 E MADISON ST

721 E Madison St Villa Park, IL 60181



## PROPERTY DESCRIPTION

Unveil the potential of this impressive Villa Park property. From its sleek, contemporary design to its thoughtfully curated amenities, this space is designed to inspire productivity and success. The property offers customizable floor plans, high-speed internet connectivity, and modern conference facilities, making it an ideal fit for a range of businesses. With dedicated parking and well-maintained landscaping, this location prioritizes convenience and a professional atmosphere. Whether you're a growing startup or an established company, this address at 721 E Madison St provides the perfect backdrop for your next venture. Elevate your business with this exceptional leasing opportunity in Villa Park.

## PROPERTY HIGHLIGHTS

- Modern architecture with ample natural light

## OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	2,000 - 8,125 SF
Lot Size:	97,095 SF
Building Size:	16,576 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	730	5,144	40,018
Total Population	1,884	14,169	106,635

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## **LOCATION DESCRIPTION**

Discover the vibrant neighborhood surrounding the property at 721 E Madison St. Villa Park, IL. Situated in the heart of the thriving Chicago market, this location offers unparalleled access to an array of local amenities and points of interest. Enjoy proximity to renowned dining establishments, upscale shopping destinations, and beautiful parks perfect for relaxation and unwinding. With easy access to major transportation hubs and a bustling business district, this area provides an ideal setting for Office / Office Building tenants seeking a dynamic and interconnected environment. Experience the best of urban convenience and suburban charm at this prime location in Villa Park.

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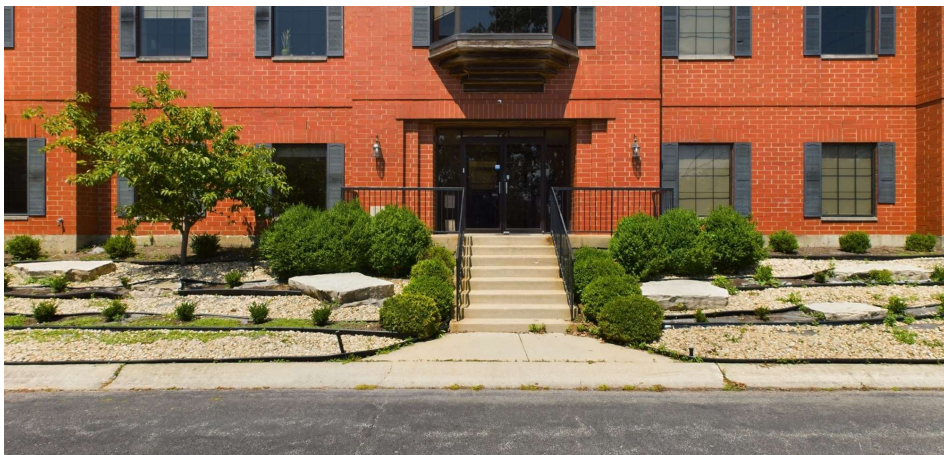


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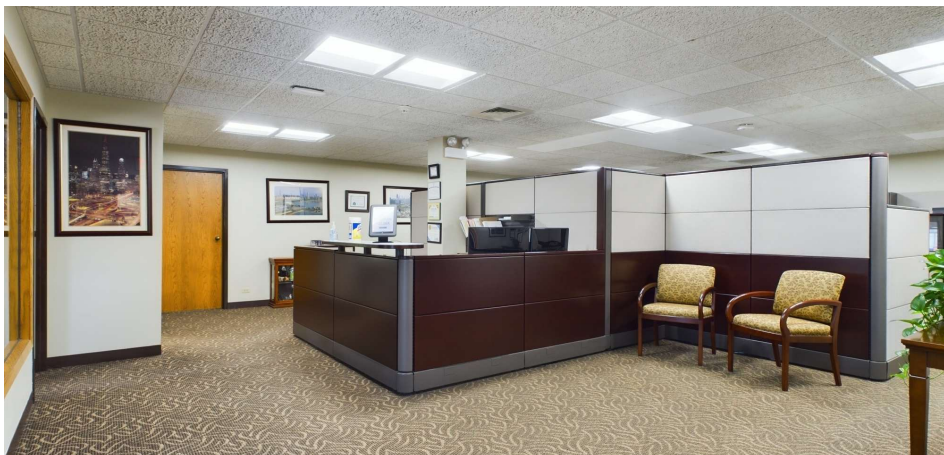
721 E MADISON ST

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## PROPERTY HIGHLIGHTS

- - Modern architecture with ample natural light
- - Flexible floor plans to accommodate diverse business needs
- - State-of-the-art amenities including high-speed internet
- - Well-appointed conference rooms for professional meetings
- - Dedicated parking spaces for convenience
- - Landscaped grounds providing a serene outdoor environment
- - Customizable space for creating a tailored work environment
- - On-site management to address tenant needs
- - Professional setting designed to support business growth



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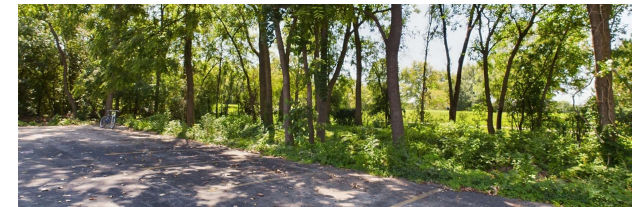
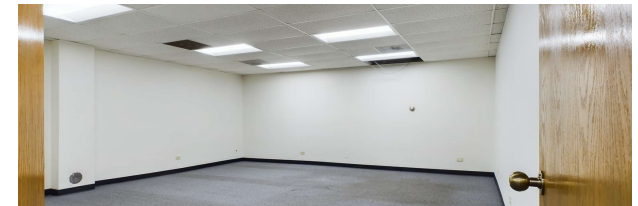
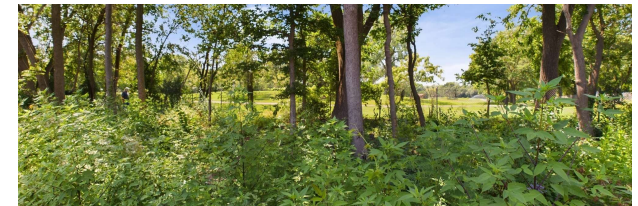
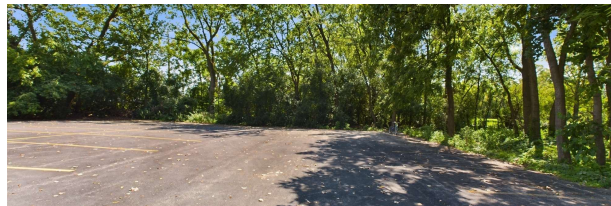
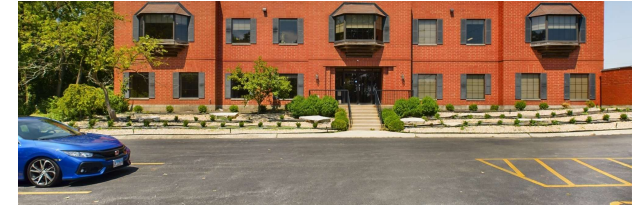
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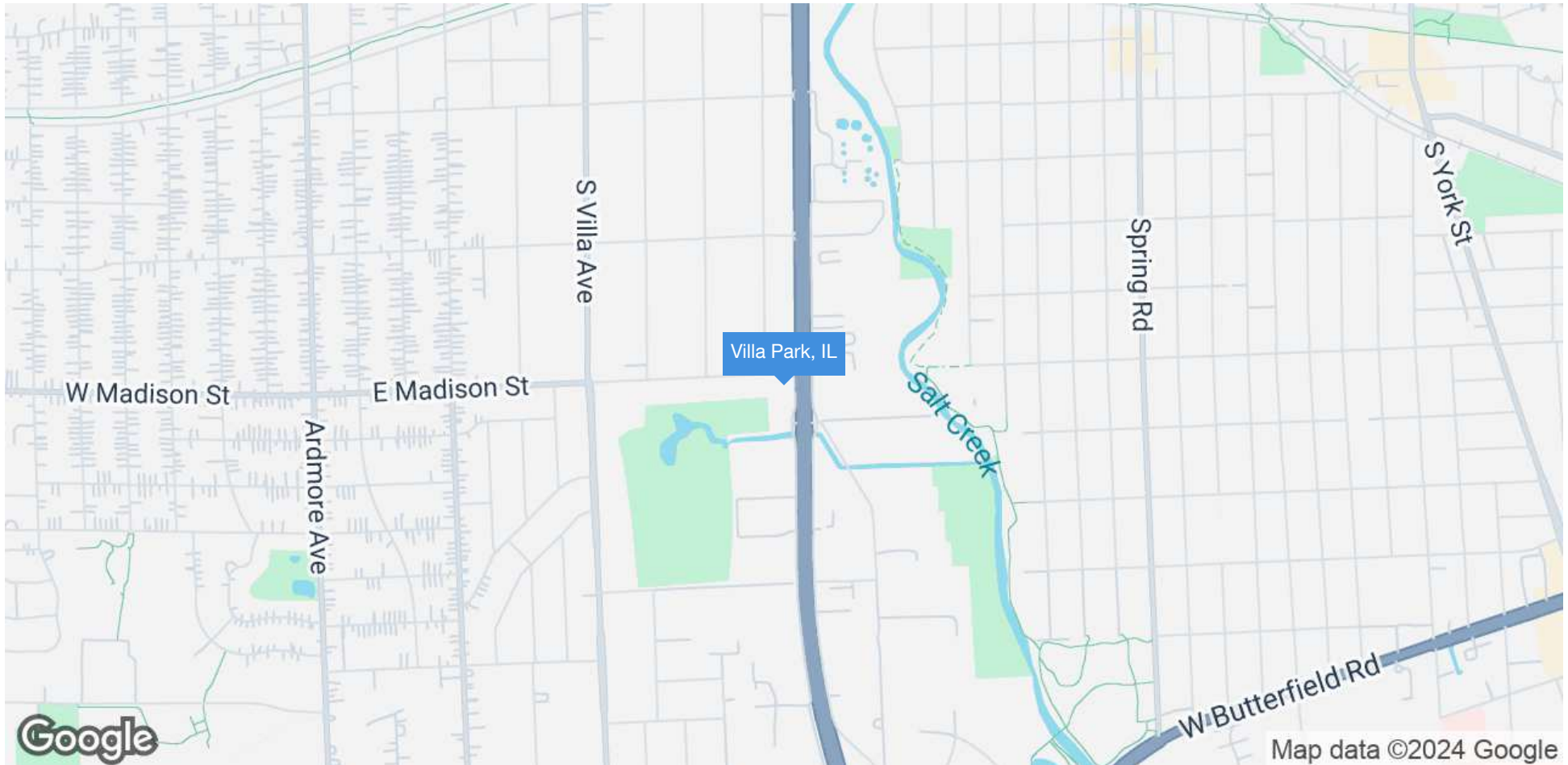


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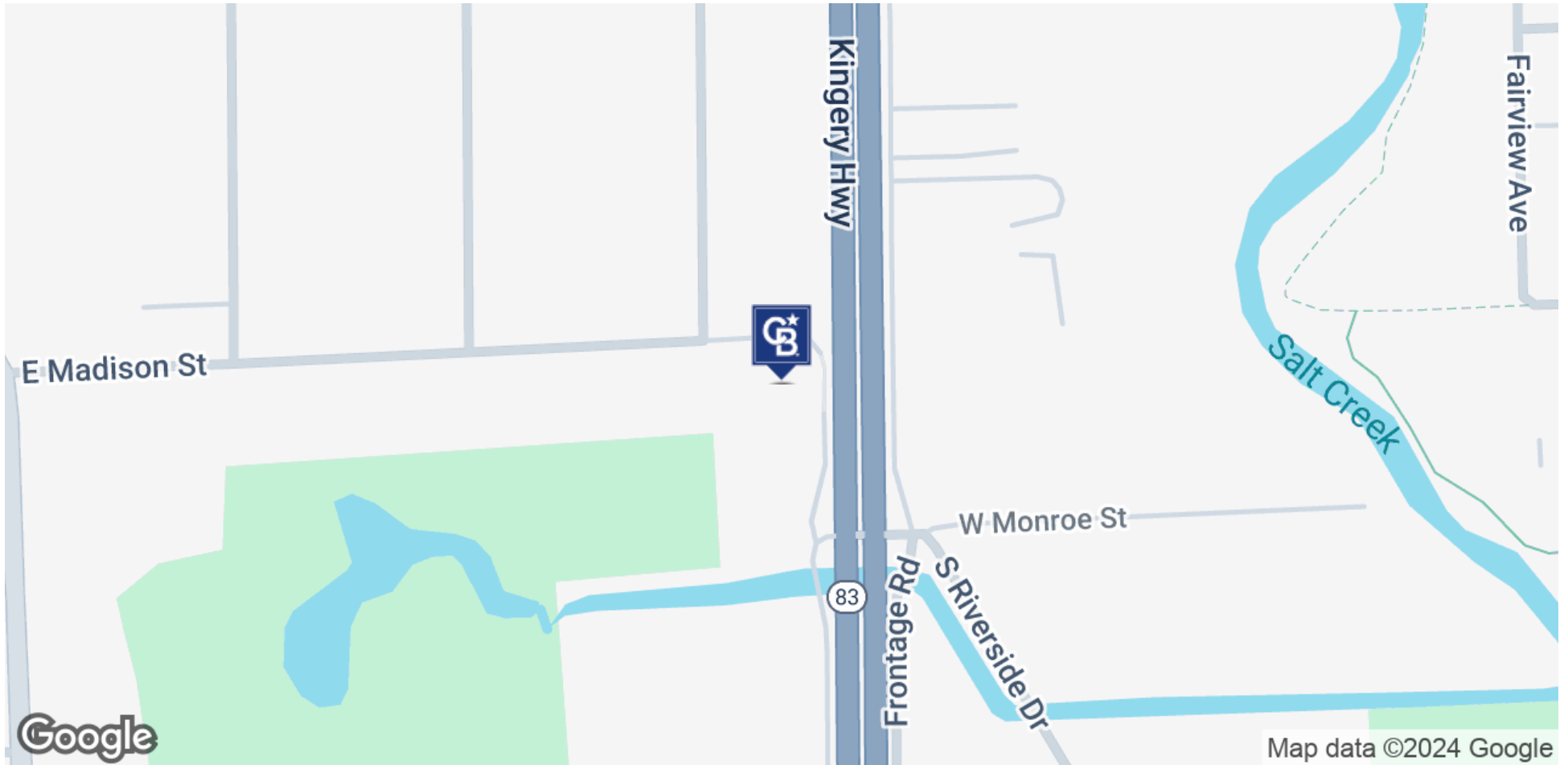


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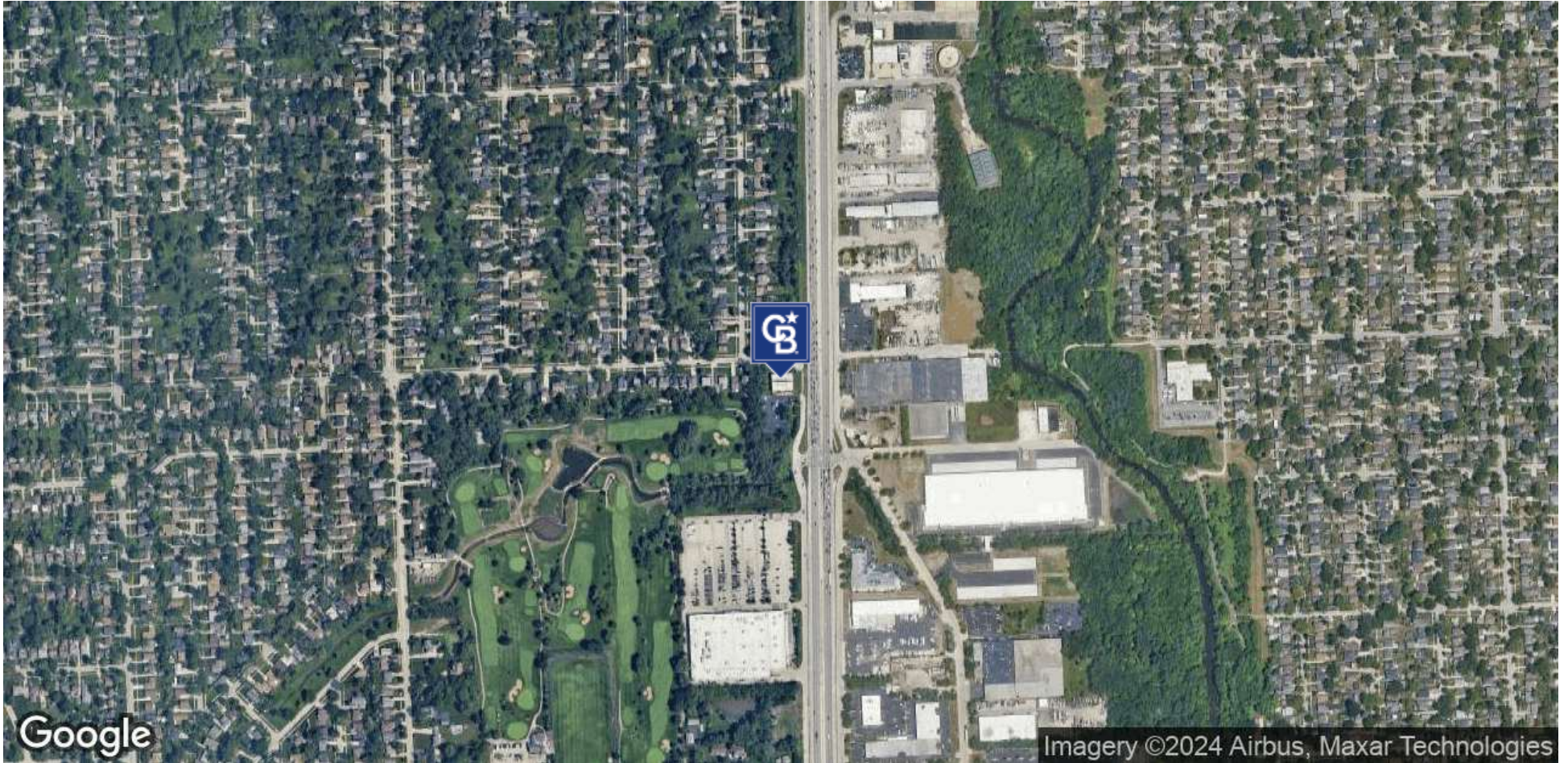


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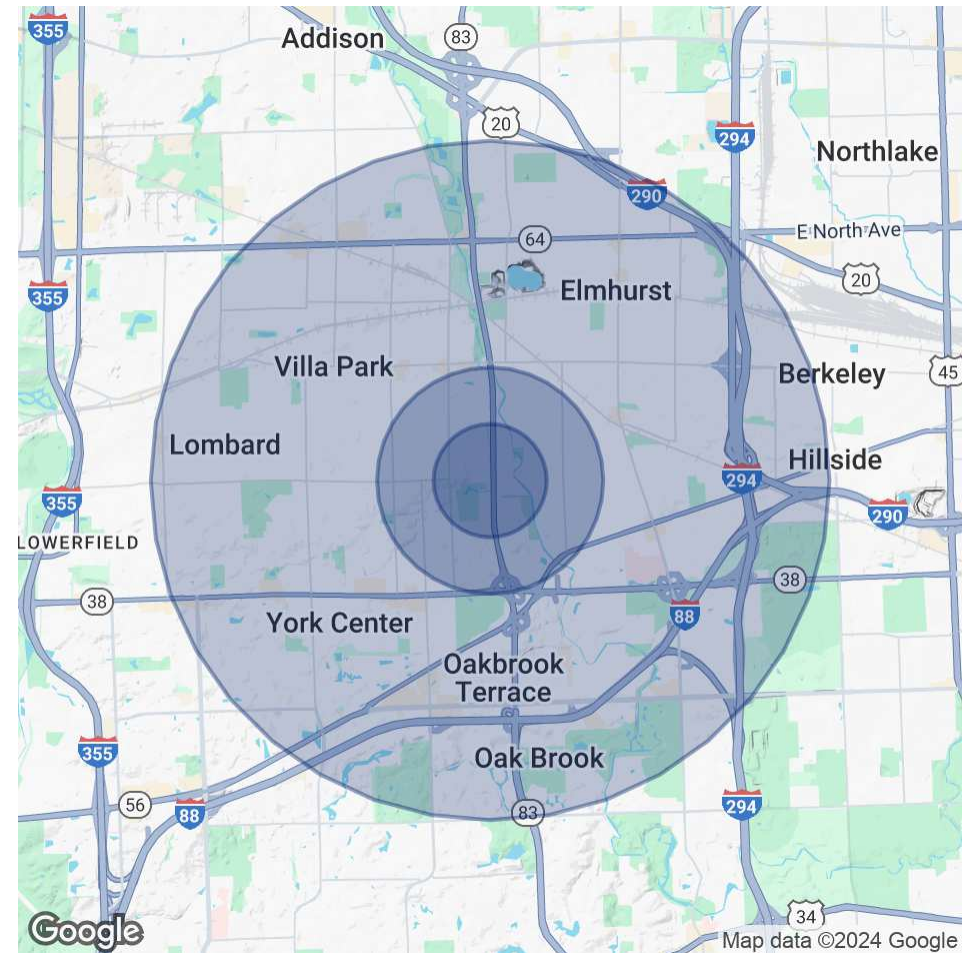
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,884	14,169	106,635
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	730	5,144	40,018
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$143,762	\$180,019	\$151,109
Average House Value	\$443,734	\$542,908	\$500,527

Demographics data derived from AlphaMap



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Comm Sales Associate

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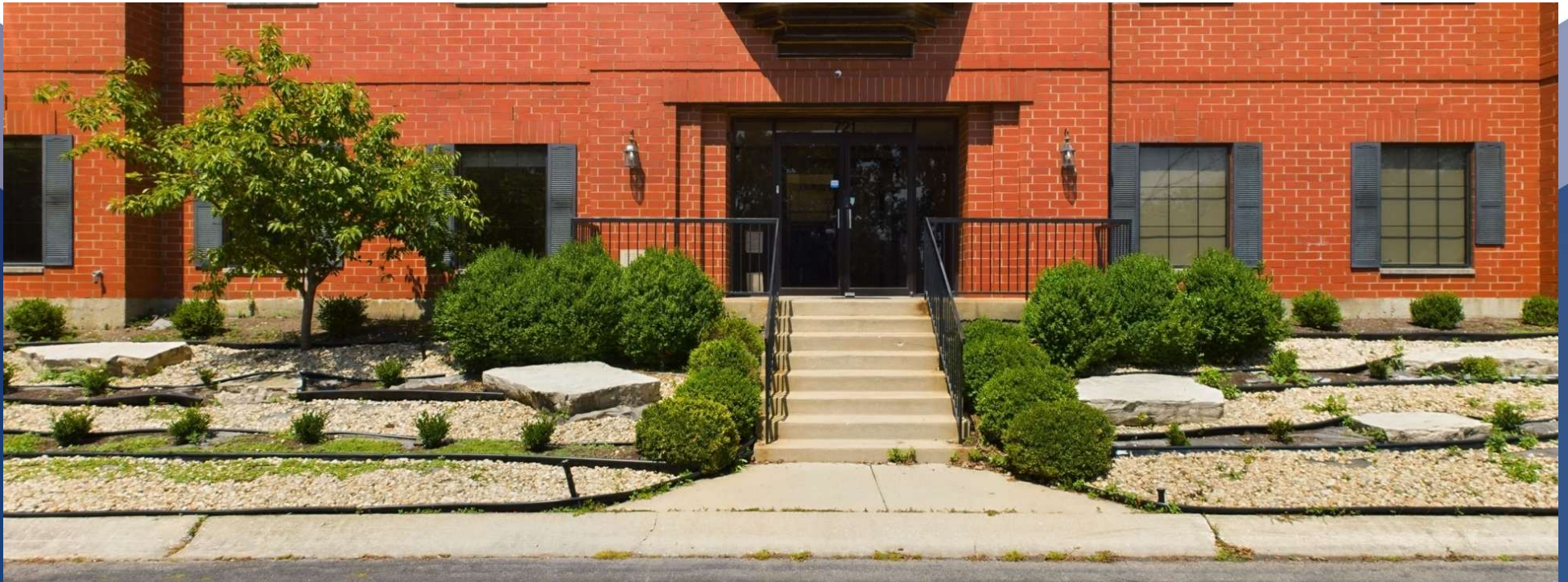


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