



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

VOLLMER EXECUTIVE PLAZA

First In Realty, Inc. would like to welcome you to these meticulously renovated office spaces, ranging from a generous +/- 1,028 SF to an expansive +/-1,350 SF. This contemporary office building boasts a comprehensive rehabilitation featuring brand-new floors, ceilings, and elevators. The exterior showcases a striking modern facade, complemented by pristine windows that invite abundant natural light. Step inside to find thoughtfully designed units, each thoughtfully equipped with waiting and reception areas, as well as private offices that ensure a productive and professional environment. Whether you're in the realm of professional services, medical practice, or law, these spaces offer an ideal canvas to create your desired work atmosphere. Positioned in a coveted location, this property comes with the added advantage of pylon signage, ensuring your business stands out amidst the bustling surroundings. With 16 units already thriving with occupants, these last three units present a rare opportunity to join a thriving community of professionals. Seize the chance to elevate your business in a space that harmonizes modern aesthetics, functional design, and strategic location. Your vision awaits at this prime Chicago Heights address.

Highlights:

- Up to +/-1,350 SF office space available
- 50+ on site parking stalls.
- On main intersection offering premiere visibility.
- Recently remodeled inside and outside office building.
- Large pylon signage
- Reception open area & private office
- Available for immediate occupancy
- Anchored by Dialysis center

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

MAIN COMMON AREA

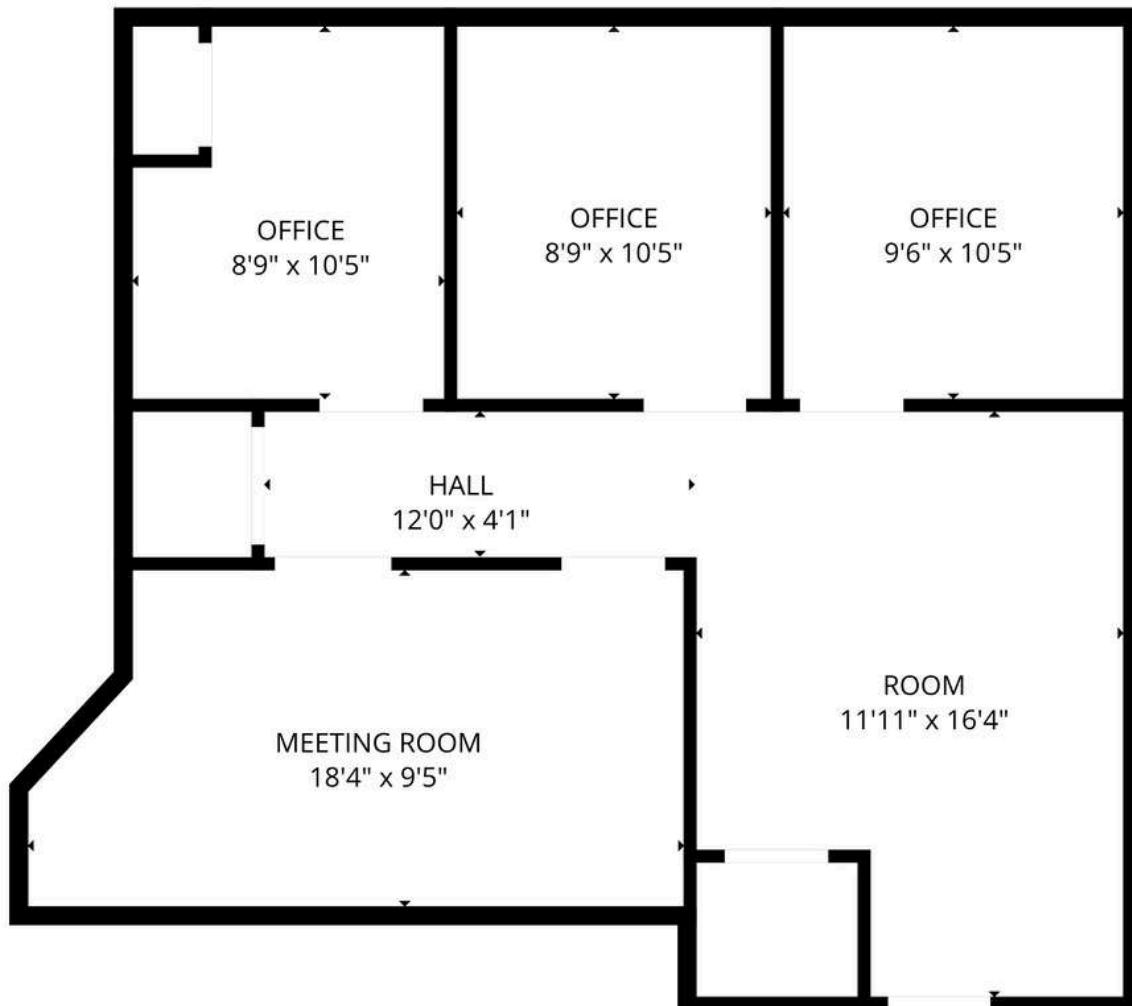


222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE LLB +/- 1,028 SF



Suite Includes:

- Private Office 1: 19'x 9'
- Private Office 2: 10'x 8'
- Private office 3: 10'x 8'
- Meeting Room: 18' x 9'
- Reception: 16' x 12'

222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE LLB +/- 1,028 SF



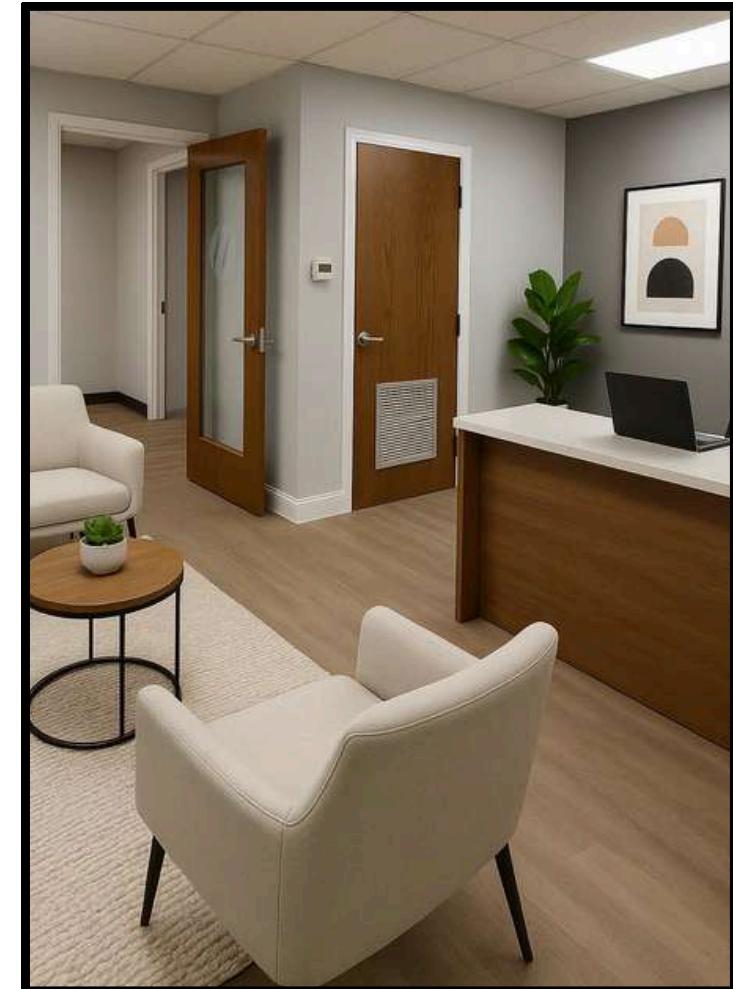


FIRST IN REALTY INCORPORATED

+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

VOLLMER EXECUTIVE PLAZA

SUITE LLB +/- 1,028 SF

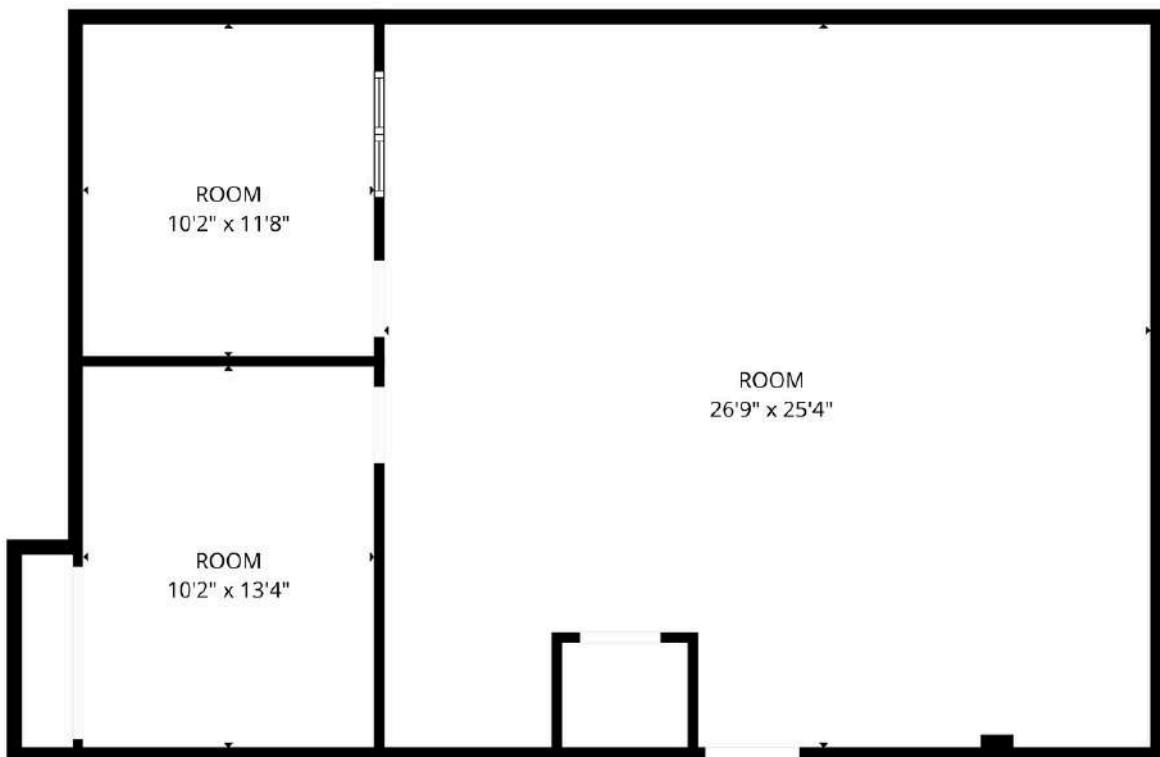


ALL PHOTOS HAVE BEEN VIRTUALLY STAGED



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE LLF +/- 1,283 SF



Suite Includes:

- Private Office 1: 10' x 13'
- Private Office 2: 10' x 12'
- Open Area: 17' x 15'

222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE LLF +/ - 1,283 SF



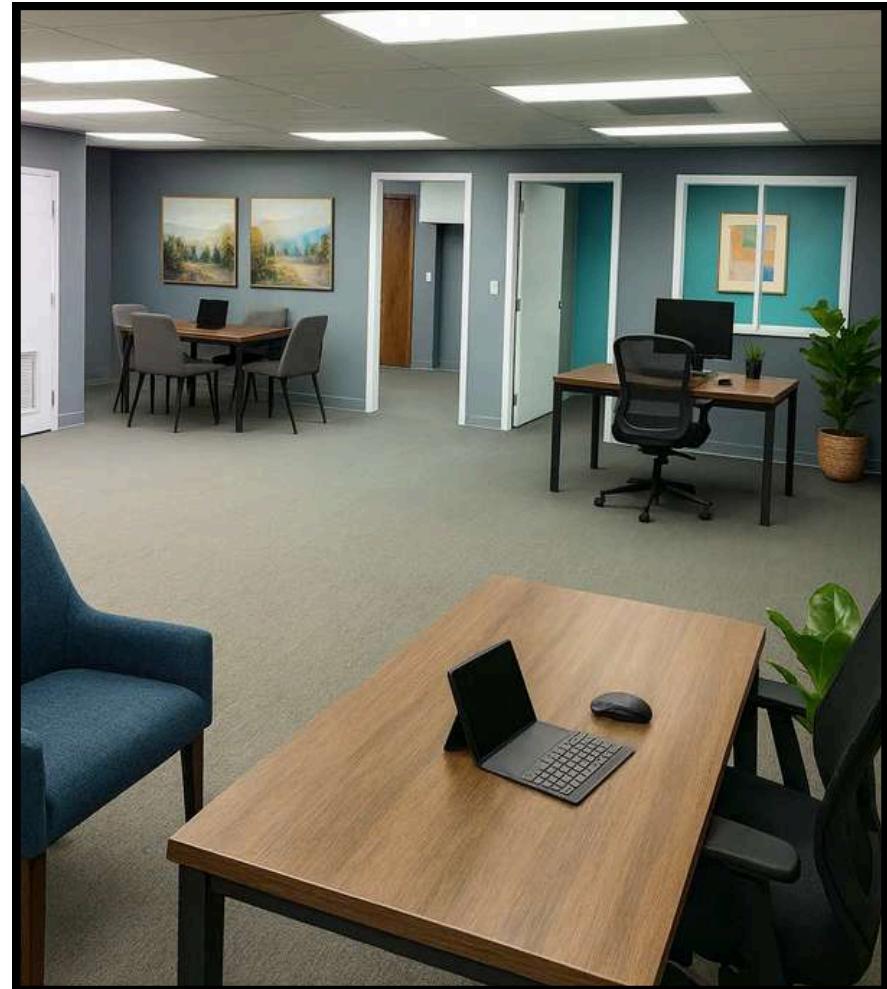


FIRST IN REALTY INCORPORATED

+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

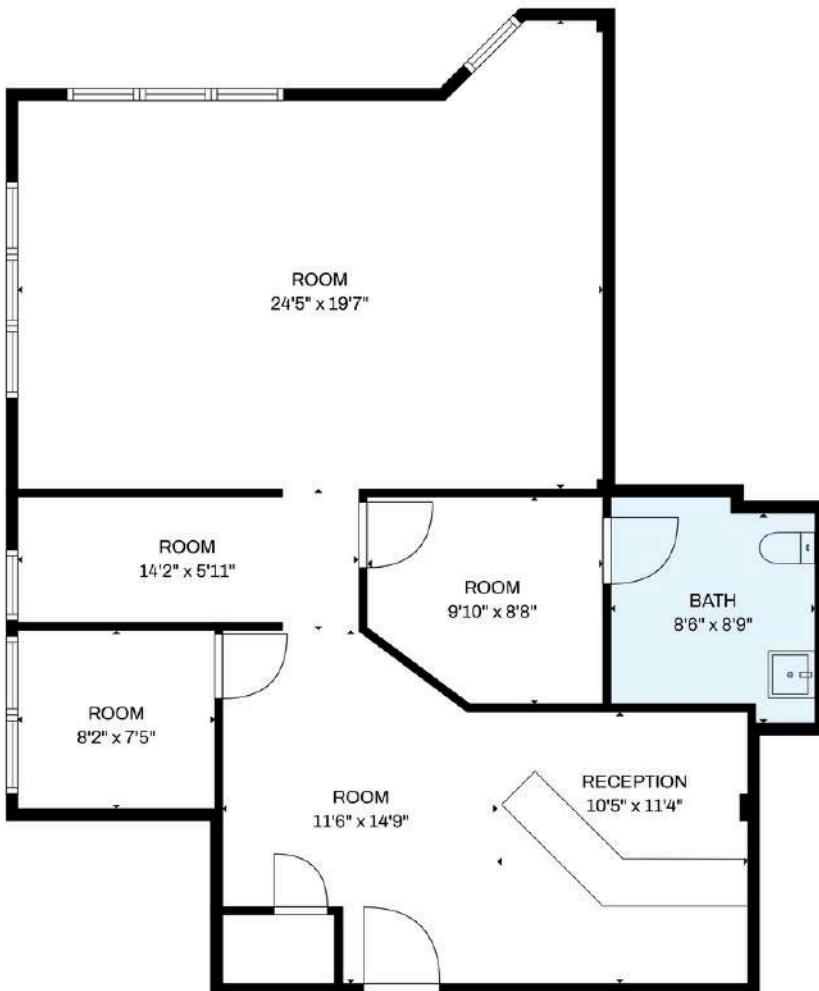
VOLLMER EXECUTIVE PLAZA

SUITE LLF +/ - 1,283 SF



ALL PHOTOS HAVE BEEN VIRTUALLY STAGED

SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE



Suite Includes:

- Private Room 1: 24'x 20'
- Private Room 2: 14'x 6'
- Private Room 3: 10'x 9'
- Private Room 4: 8'x 7'
- Waiting Area: 15' x 11'
- Reception Area: 11' x 10'
- Private Bath 3: 9'x 8'

222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



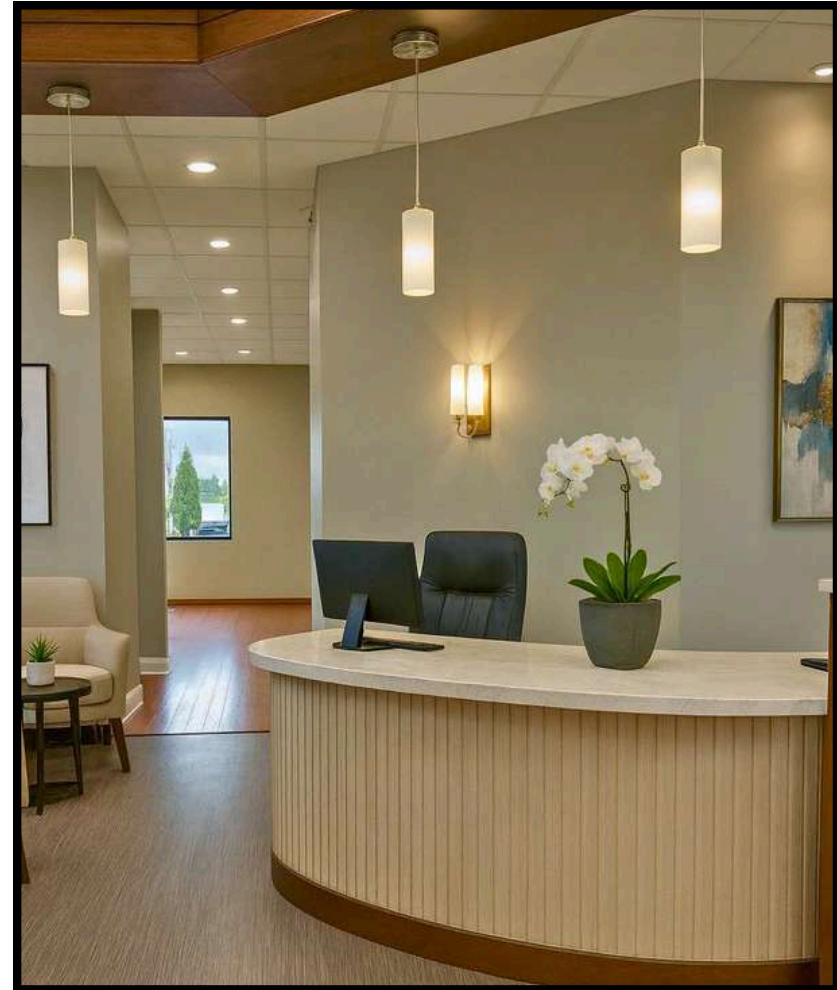
SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE





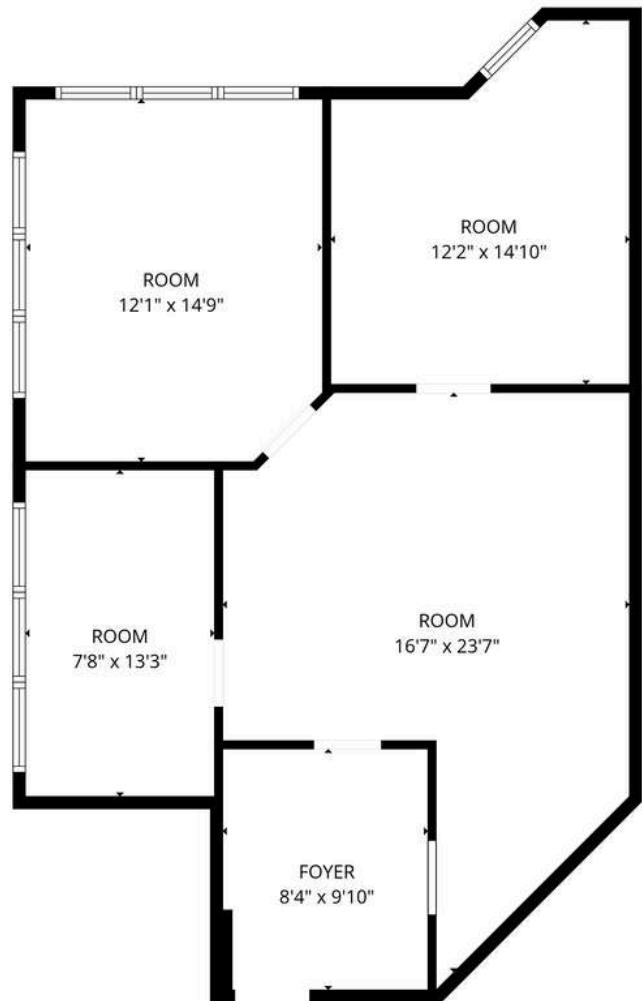
+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE 1B +/- 1,350 SF | FORMER DENTAL OFFICE



ALL PHOTOS HAVE BEEN VIRTUALLY STAGED

SUITE 2B +/- 1,144 SF



Suite Includes:

- Private Office 1: 8'x 14'
- Private Office 2: 11'x 12'
- Private office 3: 12'x 15'
- Waiting Area: 8' x 10'
- Open Area: 17' x 15'
- Large Open Window Panes:
2 1/2' x 4 1/2'



+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE 2B +/ - 1,144 SF





+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE
VOLLMER EXECUTIVE PLAZA

SUITE 2B +/ - 1,144 SF



ALL PHOTOS HAVE BEEN VIRTUALLY STAGED

SITE PLAN



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



FIRST IN REALTY INCORPORATED

+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

VOLLMER EXECUTIVE PLAZA

AREA CONCENTRATION



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



FIRST IN REALTY INCORPORATED

+/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

VOLLMER EXECUTIVE PLAZA

AREA CONCENTRATION

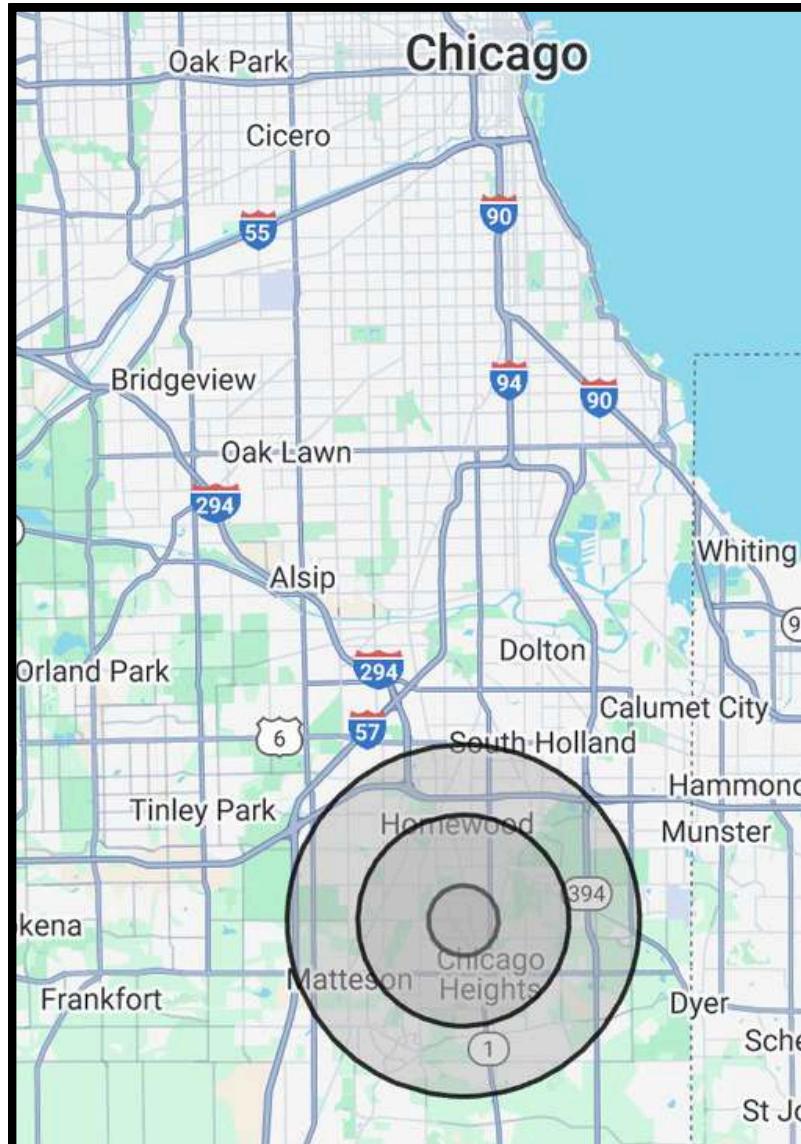


Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



FIRST IN +/- 1,028 SF – 1,350 SF OFFICE SPACE FOR LEASE

VOLLMER EXECUTIVE PLAZA



DEMOGRAPHICS

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|------------|---------------|---------------|---------------|
| 2023 AHI: | \$99,233 | \$89,334 | \$79,304 |
| 2023 Pop: | 8,525 | 75,026 | 173,303 |
| 2023 HH's: | 2,886 | 26,480 | 62,003 |

Traffic Counts

Vollmer Rd: +/- 9,681 VPD

Dixie Hwy: +/- 8,894 VPD

222 VOLLMER ROAD, CHICAGO HEIGHTS, IL 60411



Social **MEDIA.**

Visit and explore our social media to know us more

Social Media: @firstinrealty

Website: www.firstinrealty.com

Exclusively Listed By:

Mark Mielnicki
(O) 773.779.3473 X101
(C) 773.297.7718
mark@firstinrealty.com

David Gonsch
(O) 773.779.3473 X116
(C) 708.209.7449
david@firstinrealty.com