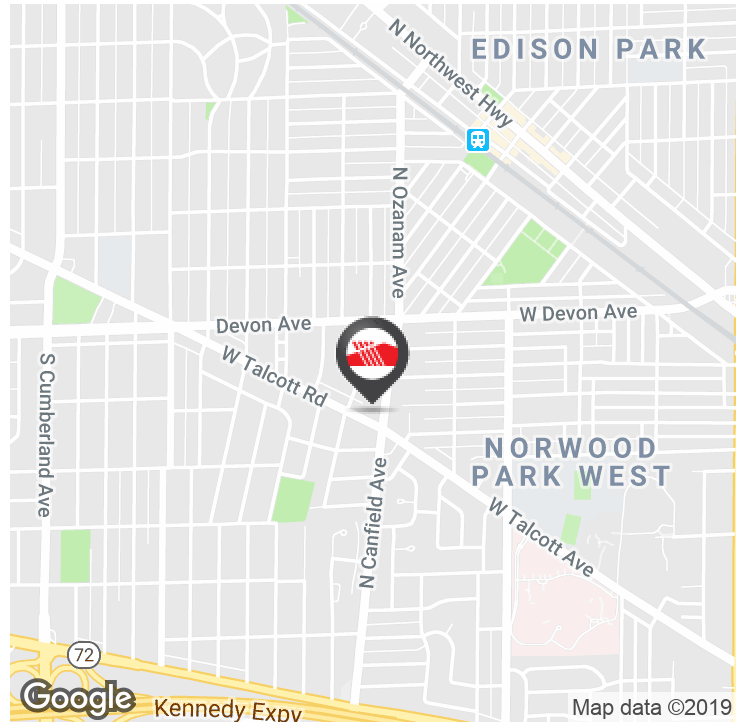




2 Talcott Center

2 W Talcott Rd, Park Ridge, IL 60068



OFFERING SUMMARY

Available SF:	650 - 1,510 SF
Lease Rate:	\$850 - 2,200 per month (MG)
Building Size:	24,345 SF
Zoning:	O - Office District
Market:	Chicago
Submarket:	O'Hare

PROPERTY OVERVIEW

Located at the northwest corner of Talcott and Canfield Roads. Prominent, professional masonry office building including medical, dental and office tenants. Two stories with additional lower level offices to suit your business needs. Terrazzo marble lobby with beautiful staircase and elevator access.

PROPERTY HIGHLIGHTS

- Freestanding building with abundant parking in private lot
- Varying suite sizes to accommodate a variety of businesses
- Medical and office suites available
- Lease Type - modified gross basis, which includes heat and air conditioning
- Call broker for details

JOHN CARBONE

O: 847.655.3360

C: 847.612.2188

jcarbone@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





2 Talcott Center

2 W Talcott Rd, Park Ridge, IL 60068

LEASE TYPE | MG

TOTAL SPACE | 650 - 1,510 SF

LEASE TERM | Negotiable

LEASE RATE | \$850 - \$2,200 per month



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5 Lower Level	Available	652 SF	Modified Gross	\$850 per month	Turnkey Ready Office
Suites 10 & 11 Lower Level	Available	1,510 SF	Modified Gross	\$1,700 per month	Medical Office
Suite 22 2nd Floor	Available	650 SF	Modified Gross	\$1,200 per month	Turnkey Medical Office
Suite 26 2nd Floor	Available	1,248 SF	Modified Gross	\$2,200 per month	Office

JOHN CARBONE

O: 847.655.3360

C: 847.612.2188

jcarbone@mclennancos.com

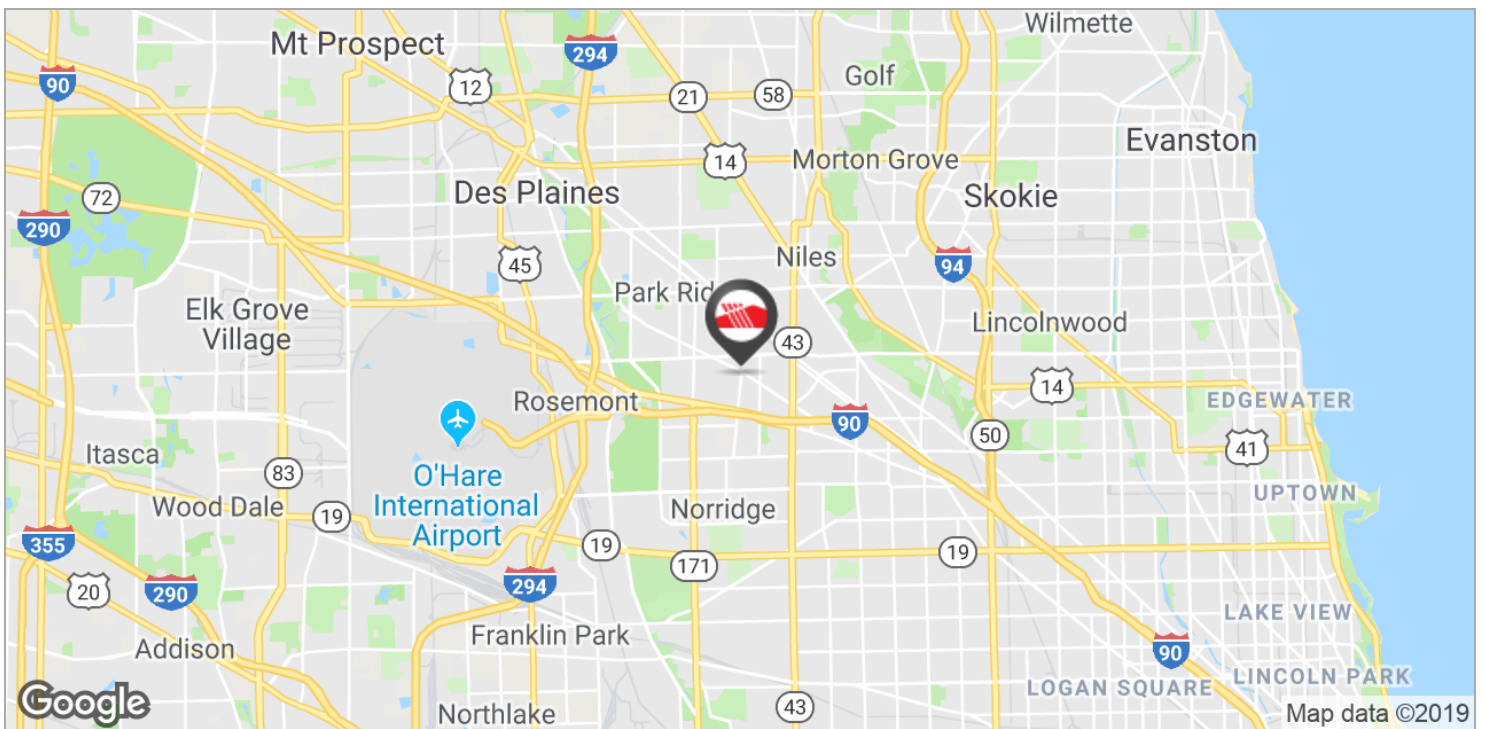
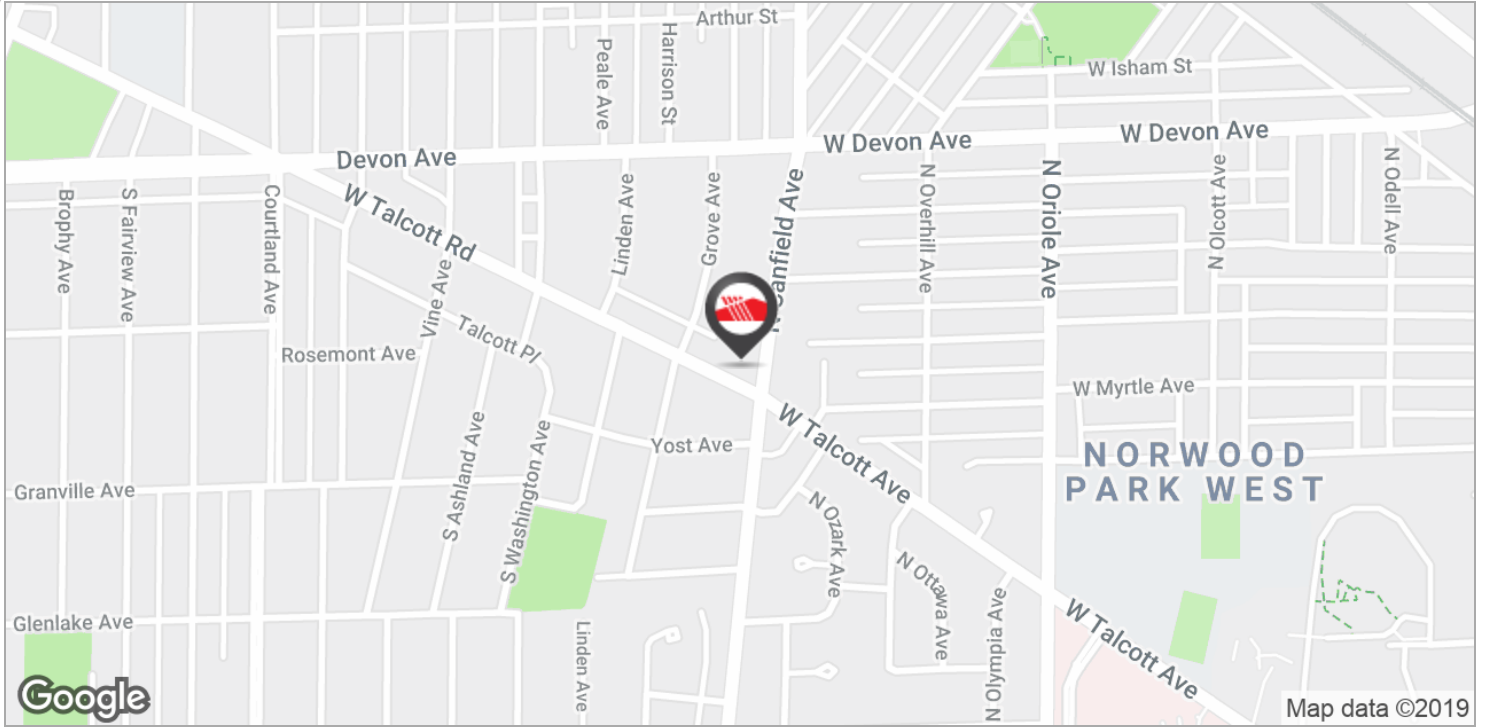
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





2 Talcott Center

2 W Talcott Rd, Park Ridge, IL 60068



JOHN CARBONE

O: 847.655.3360

C: 847.612.2188

jcarbone@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

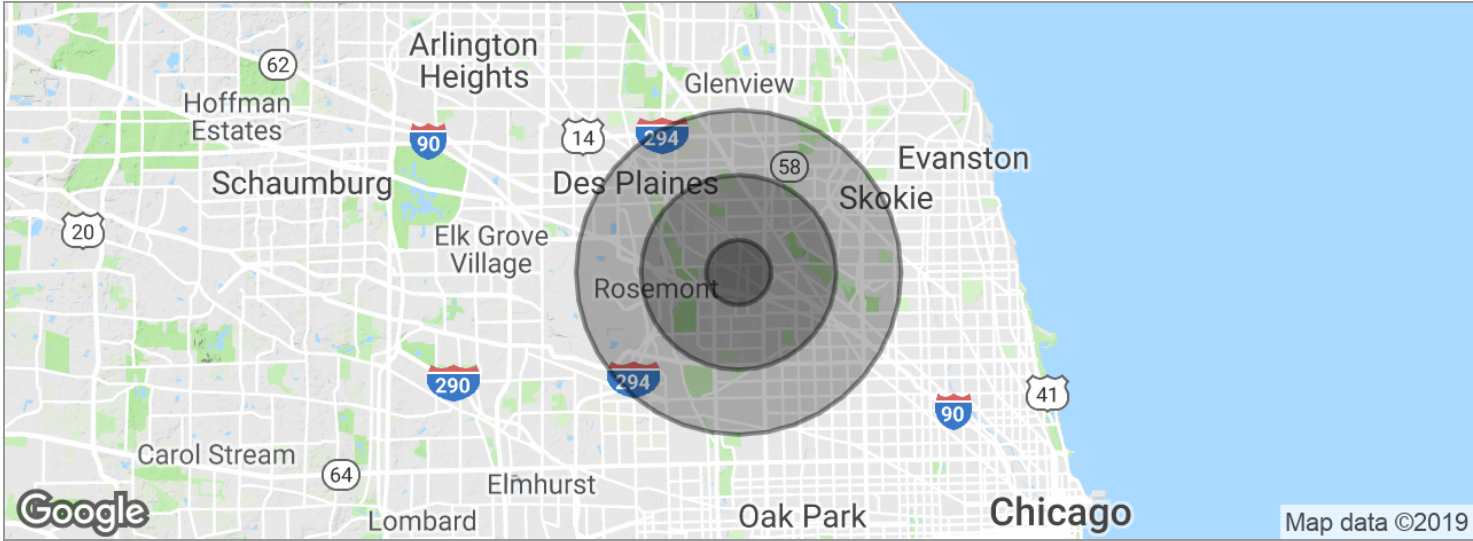
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclennancos.com





2 Talcott Center

2 W Talcott Rd, Park Ridge, IL 60068



POPULATION	1 MILE	3 MILES	5 MILES
Total population	22,696	177,722	500,649
Median age	42.4	43.4	41.4
Median age (Male)	41.4	41.2	39.2
Median age (Female)	43.5	45.1	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,637	70,786	189,282
# of persons per HH	2.6	2.5	2.6
Average HH income	\$105,628	\$83,137	\$75,957
Average house value	\$442,957	\$375,184	\$358,622

* Demographic data derived from 2010 US Census

JOHN CARBONE
 O: 847.655.3360
 C: 847.612.2188
jcarbone@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

