



**FOR SALE OR LEASE**

# Northbrook Office Space with Incredible High-end Finishes

**450 SKOKIE BLVD**

Northbrook, IL 60062

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**PRESENTED BY:**

**WAYNE CAPLAN**

O: 312.529.5791

[wayne.caplan@svn.com](mailto:wayne.caplan@svn.com)

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>LEASE RATE:</b>	\$22.00 SF/yr (MG)
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	1,375 - 5,295 SF
<b>BUILDING SIZE:</b>	5,295 SF

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### PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this well-located, high-end, single-story office condo in Northbrook, IL. The ±5,295 SF space is currently split into approx. 1,375 SF and 3,920 SF spaces. The 1,375 SF space is currently leased on a short-term basis with an annual rent of \$25,369. The larger space is ready to go immediately. Both spaces can be combined. Perfect property for an owner/user looking for a single-story, private entry beautiful office space in highly sought-after Northbrook. The property is part of an 11-building office condo development and is conveniently located to I-94, many shops and restaurants, and the entirety of Chicago's north shore/north suburban market. The 450 Skokie Boulevard complex also offers a beautiful tree-lined setting with an existing stream and serene outdoor space. The entire property is available for sale at \$995,000 and both office suites are available for lease at \$22/SF Modified Gross.

## COMPLETE HIGHLIGHTS



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## PROPERTY HIGHLIGHTS

- ±5,295 SF single-story office condo
- Incredible high-end finishes and design
- Two spaces of 3,920 & 1,375 SF
- Spaces include private offices, conference room, file/storage room, open workspace, private bathrooms, kitchenette
- In-place annual income of \$25,369 from the 1,375 SF space
- Both spaces can be combined
- Great Northbrook location just off of Skokie Boulevard and near many retailers and eateries
- Beautiful tree-lined, stream setting
- Ample on-site parking
- Available for sale at \$995,000 or for lease at \$22/SF Modified Gross

## PROPERTY DETAILS

<b>SALE PRICE</b>	<b>\$995,000</b>
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<b>LEASE RATE</b>	<b>\$22.00 SF/YR</b>
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## LOCATION INFORMATION

<b>BUILDING NAME</b>	Northbrook Office Space with Incredible High-end Finishes
<b>STREET ADDRESS</b>	450 Skokie Blvd, Suites 505-507
<b>CITY, STATE, ZIP</b>	Northbrook, IL 60062
<b>COUNTY</b>	Cook
<b>MARKET</b>	Chicago
<b>SUB-MARKET</b>	North Suburban - Northbrook
<b>CROSS-STREETS</b>	Skokie & Henrici

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	5,295 SF
<b>YEAR BUILT/YEAR RENOVATED</b>	1975/2014
<b>NUMBER OF BUILDINGS</b>	1

### WAYNE CAPLAN

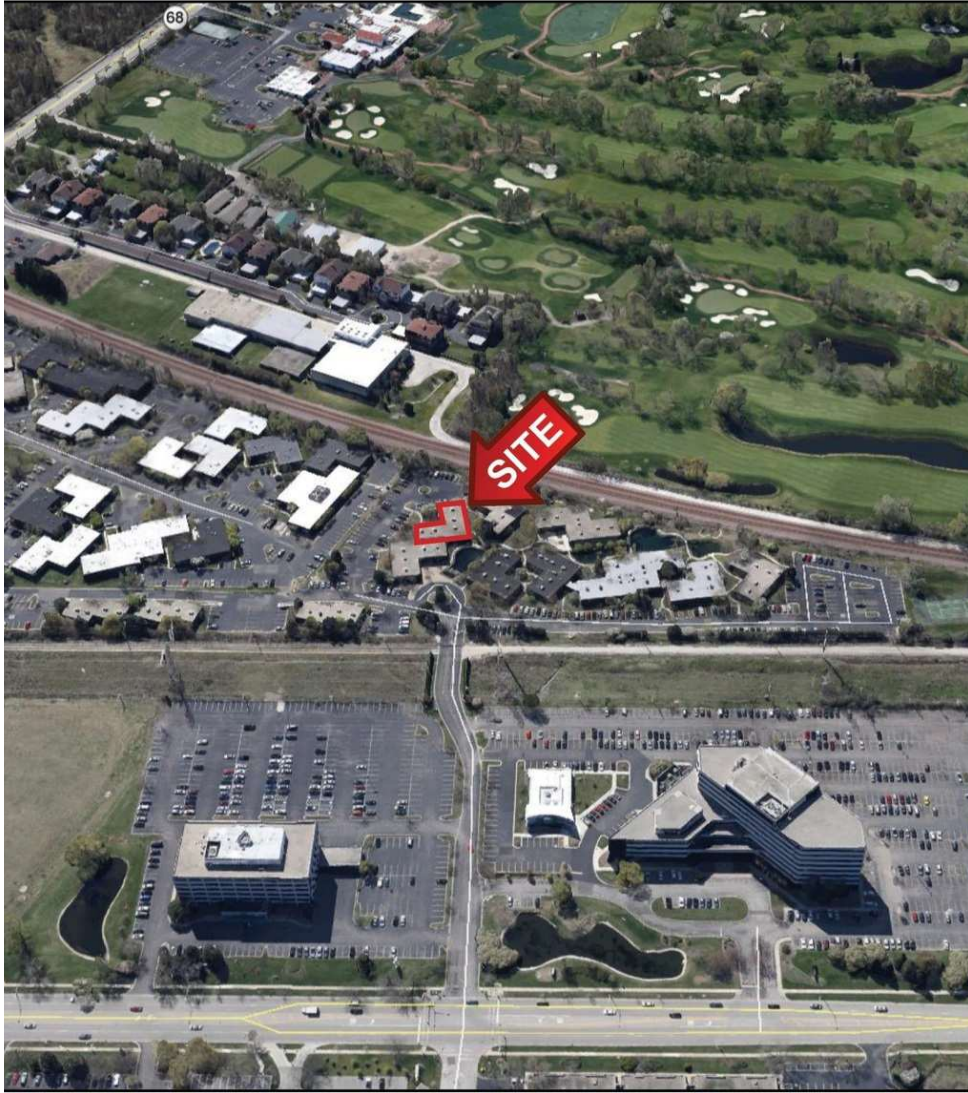
O: 312.529.5791

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## PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>ZONING</b>	C-5
<b>LOT SIZE</b>	343,253 SF
<b>CONSTRUCTION TYPE</b>	Brick masonry building. Reinforced concrete on-grade slab.
<b>HVAC</b>	Individual thermostat control per unit
<b>PARKING</b>	Ample unreserved parking throughout the complex
<b>APN #</b>	04-02-400-005-1019
<b>REAL ESTATE TAXES (2023)</b>	\$32,653
<b>MONTHLY ASSESSMENTS</b>	\$1701 (includes building insurance)
<b>CURRENT ANNUAL RENTAL INCOME (SPACE 505)</b>	\$25,369

## LOCATION INFORMATION



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Northbrook, IL is an affluent suburb of Chicago, sitting approx. 20 miles north of downtown. Densely populated, the 3-mile radius near the property possesses an average HH income of over \$172,000/yr, with average home prices over \$630,000. Five mile demographics boast over 150,000 residents. It has a broad mix of residential, office, retail, and industrial properties, and is a consistently sought after home of potential homeowners and businesses alike. The property is also adjacent to the new NorthShore 770 retail and residential development which includes retailers such as Mariano's, Chipotle, Noodles & Company, Panera Bread, Potbelly, and nearby Morton's Steakhouse

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# AREA RETAILER MAP

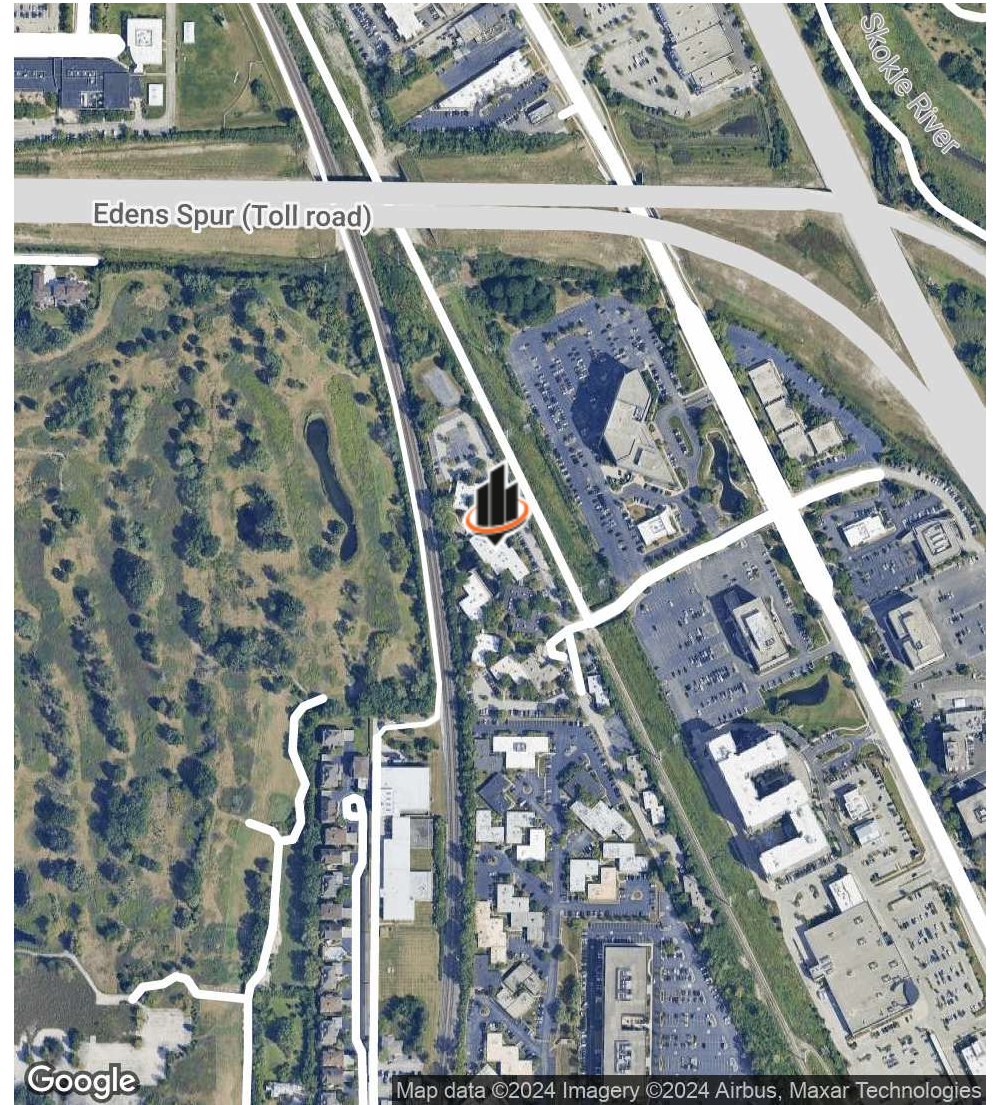
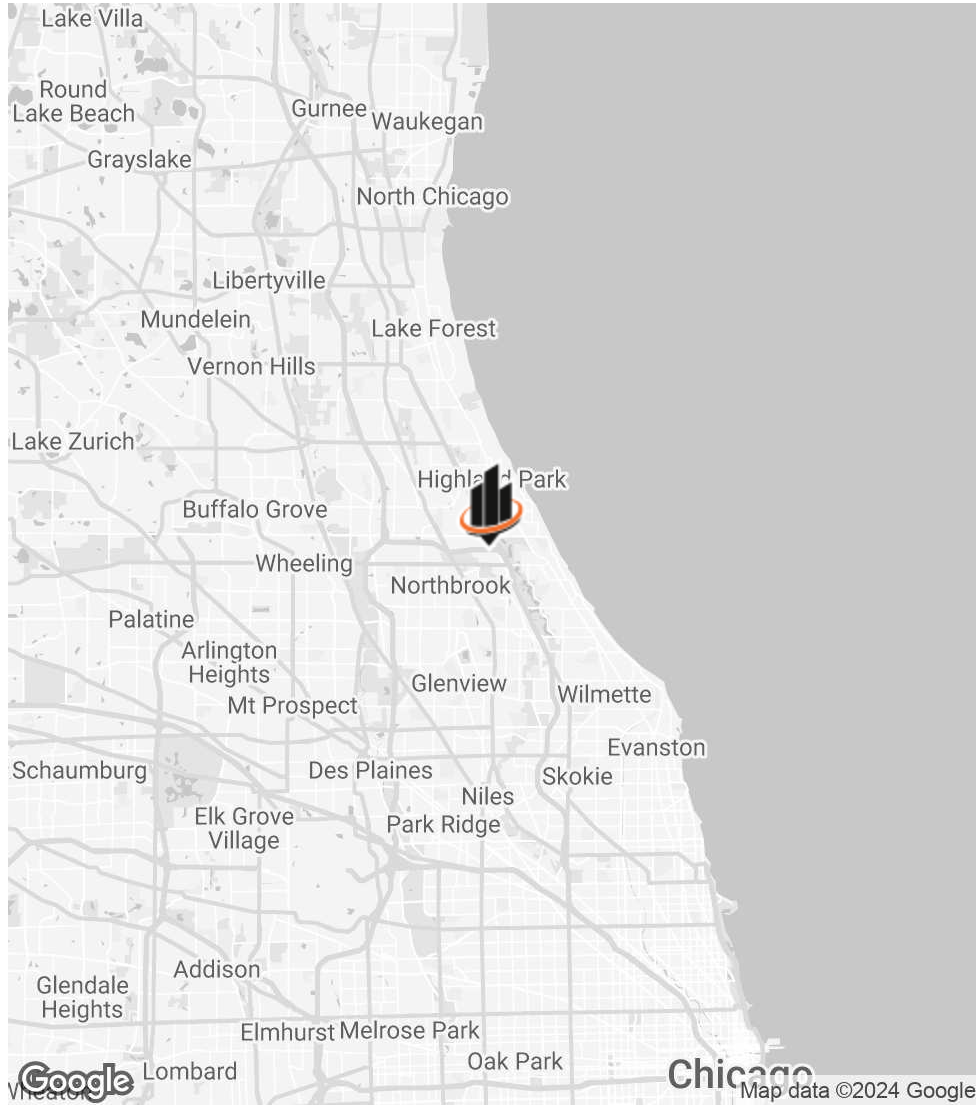


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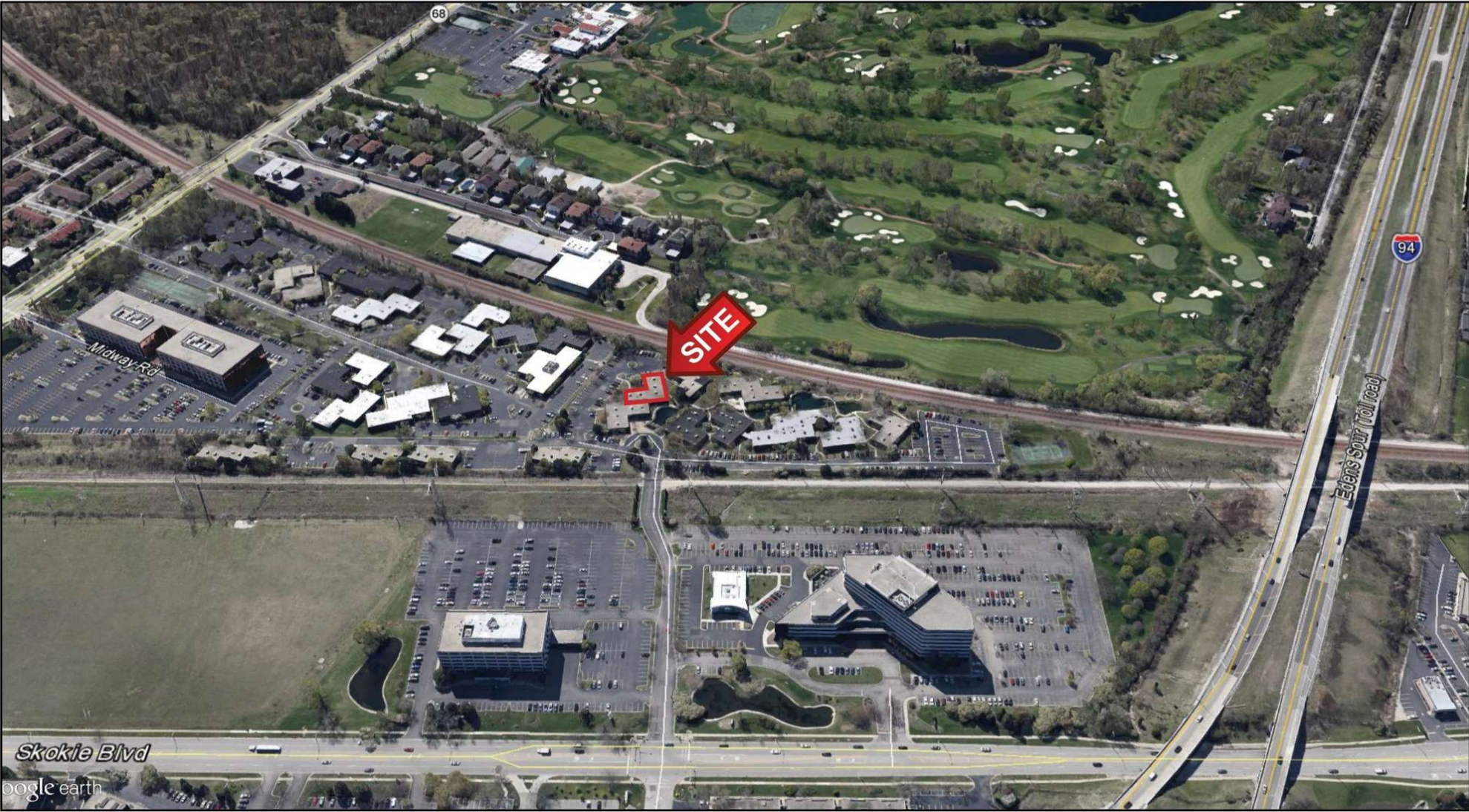
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# LOCATION MAPS



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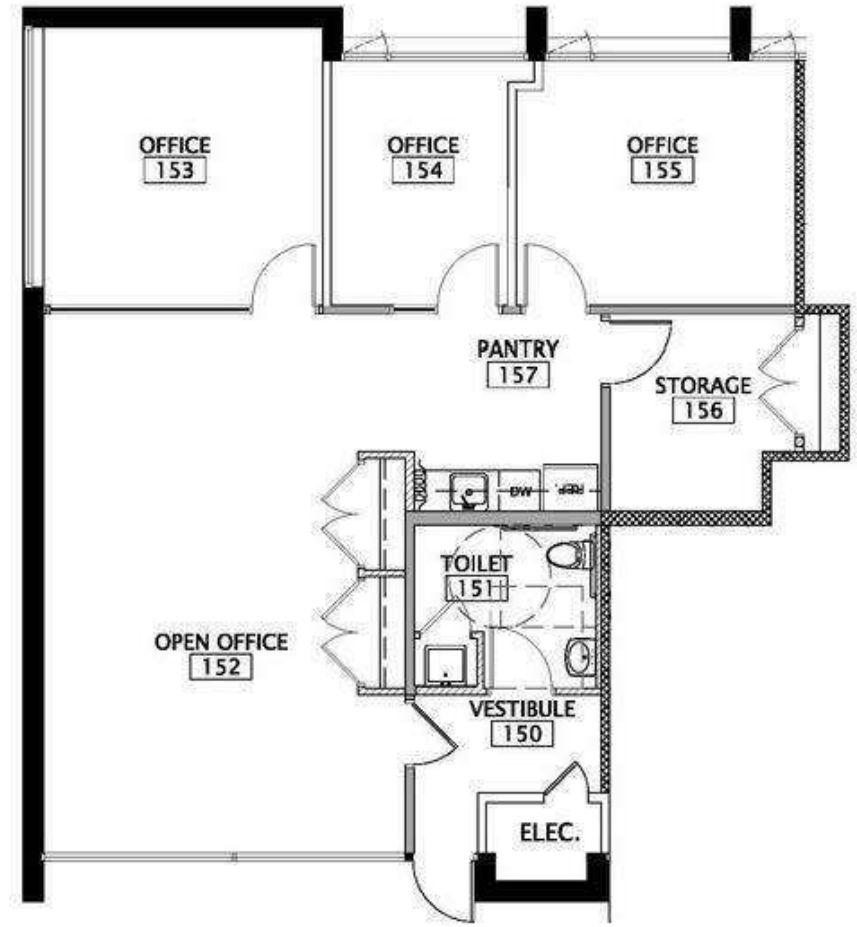
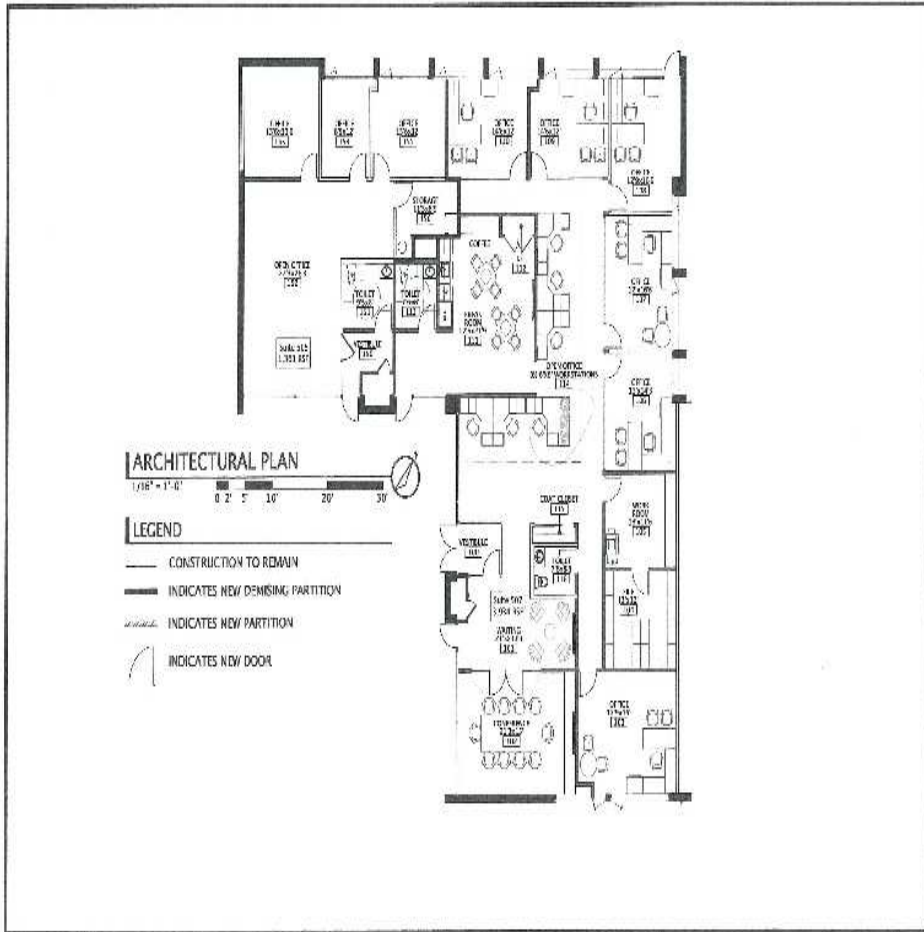
**BIRDSEYE VIEW**



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# FLOOR PLANS - SUITES 507 & 505



**EARLES ARCHITECTS**  
688 WEST LAKE STREET  
SUITE 100  
CHICAGO, IL 60661  
312.481.8848  
EARLESARCHITECTS.COM

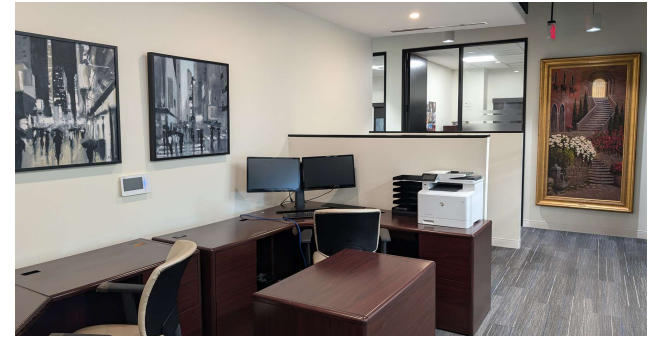
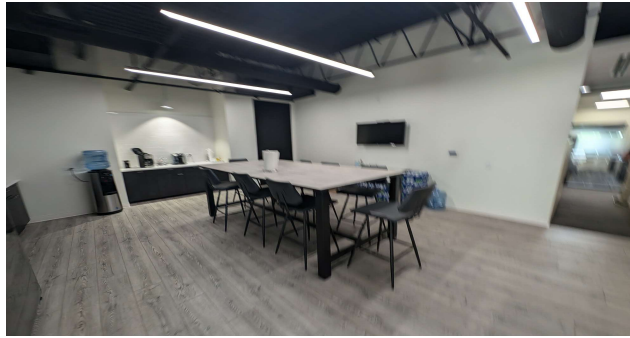
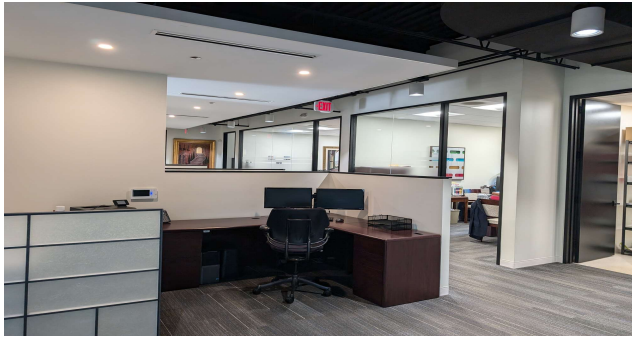
CLIENT: SCHMIDT FINANCIAL GROUP - 450 SKOKIE BLVD - NORTHBROOK, IL  
RFP: 5,295  
PROJECT NO: 16393.00  
SKETCH NO: 5K02  
FILE NAME: 16393.00\_LSD.DWG  
DRAWN BY: KKM DATE: 11.10.2016

Suite 507 - 3920 SF

Suite 505 - 1375 SF  
ALL DIMENSIONS ARE APPROXIMATE

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# INTERIOR PHOTOS - SUITE 507 - 3920 SF



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**INTERIOR PHOTOS - SUITE 505 - 1375 SF**



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**EXTERIOR PHOTOS**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# DEMOGRAPHICS MAP & REPORT

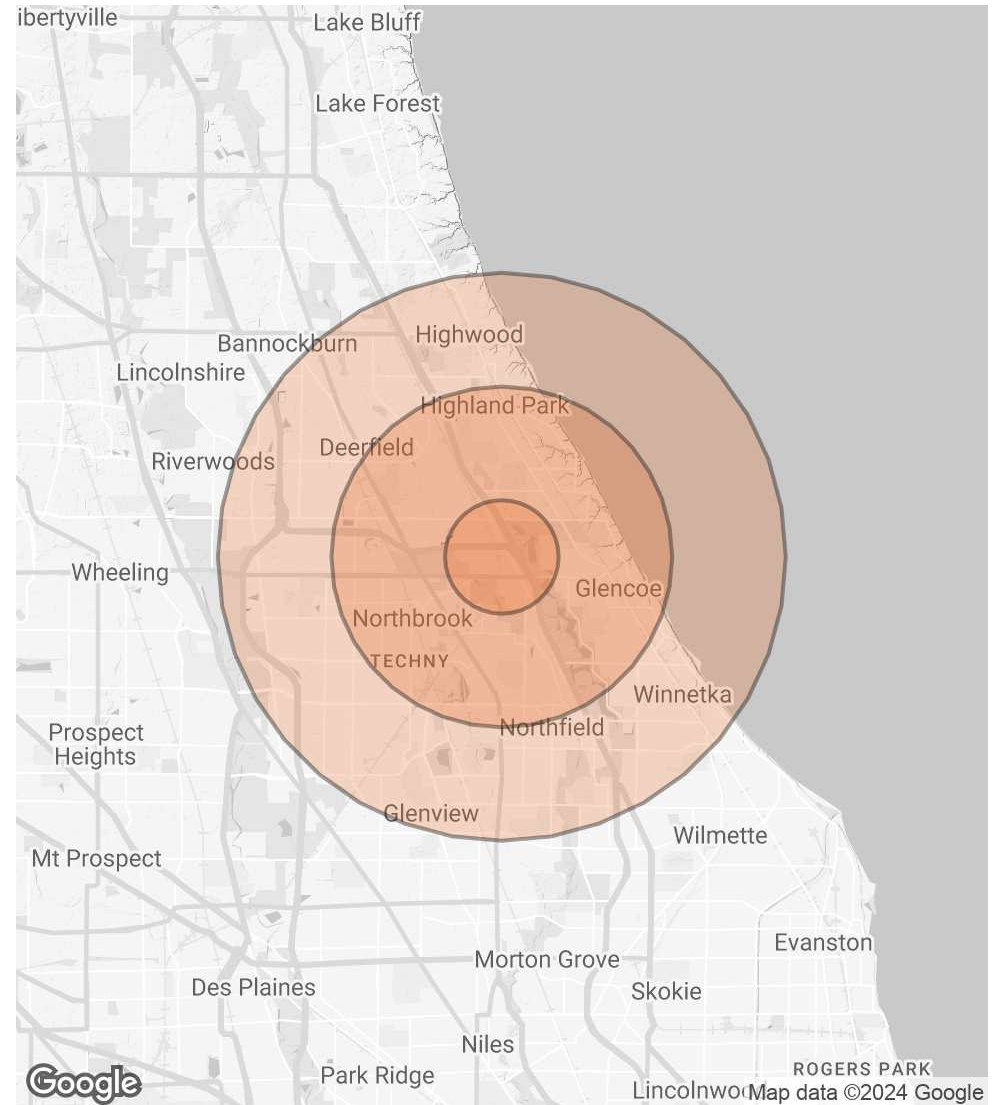
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,232	56,248	159,353
<b>AVERAGE AGE</b>	48	44	44
<b>AVERAGE AGE (MALE)</b>	46	43	43
<b>AVERAGE AGE (FEMALE)</b>	50	45	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,716	21,242	59,656
<b># OF PERSONS PER HH</b>	2.5	2.6	2.7
<b>AVERAGE HH INCOME</b>	\$184,096	\$236,096	\$222,334
<b>AVERAGE HOUSE VALUE</b>	\$667,918	\$855,329	\$834,357

Demographics data derived from AlphaMap



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