

JAMESON.

# 6300

RIVER ROAD | ROSEMONT

FOR SUBLEASE: 4,212 SF

STEVEN GOLDSTEIN

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# EXECUTIVE SUMMARY



## BUILDING SIZE

127,213 SF

## SPACE AVAILABLE

4,212 RSF ON FIRST FLOOR

## YEAR BUILT/RENOVATED

1969 / 2019

## MARKET

ROSEMONT

## FOR SUBLEASE (WITH FURNITURE)

\$34 MODIFIED GROSS

## FOR SUBLEASE (UNFURNISHED)

\$30 MODIFIED GROSS

## PROPERTY DESCRIPTION

BEAUTIFUL NEW OFFICE SPACE IN EXCELLENT OHARE MARKET LOCATION. 4,212 RSF OF DELUXE OFFICE SPACE IS AVAILABLE FOR SUBLEASE AT 6300 RIVER ROAD. THE LEASE TERM RUNS THROUGH MAY 31, 2027.

THIS NEWLY BUILT SPACE HAS EXCELLENT LOBBY IDENTITY AND TONS OF NATURAL LIGHT. THE BUILDOUT INCLUDES TWO PRIVATE OFFICES, ONE CONFERENCE ROOM AND 19 WORKSTATIONS. HEAT, AIR AND 5 DAY JANITORIAL IS INCLUDED IN THE BASE RENT AND THERE IS AMPLE FREE EXTERIOR PARKING ON SITE AND ONE HEATED UNDERGROUND SPACE AVAILABLE FOR \$200/MONTH.

THIS PRIME OFFICE LOCATION HAS EXCELLENT ACCESS TO THE TOLLWAY AND PUBLIC TRANSPORTATION, ONLY 10-MINUTES AWAY FROM O'HARE INTERNATIONAL AIRPORT.

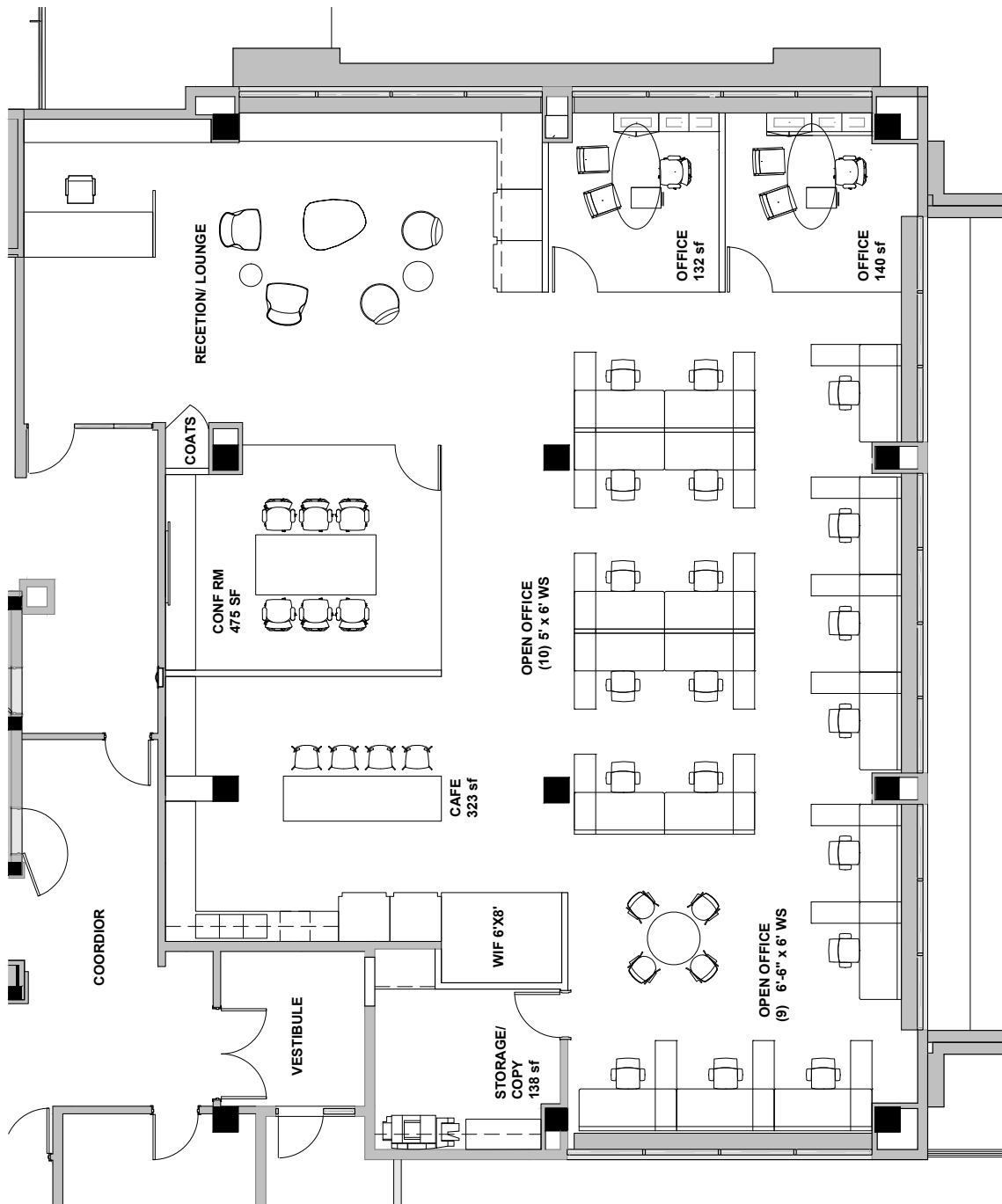
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## SPACE PLAN

6300 RIVER ROAD  
ROSEMONT, IL





INTERIOR PHOTOS  
6300 RIVER ROAD  
ROSEMONT, IL

[Click Here for Video Tour](#)



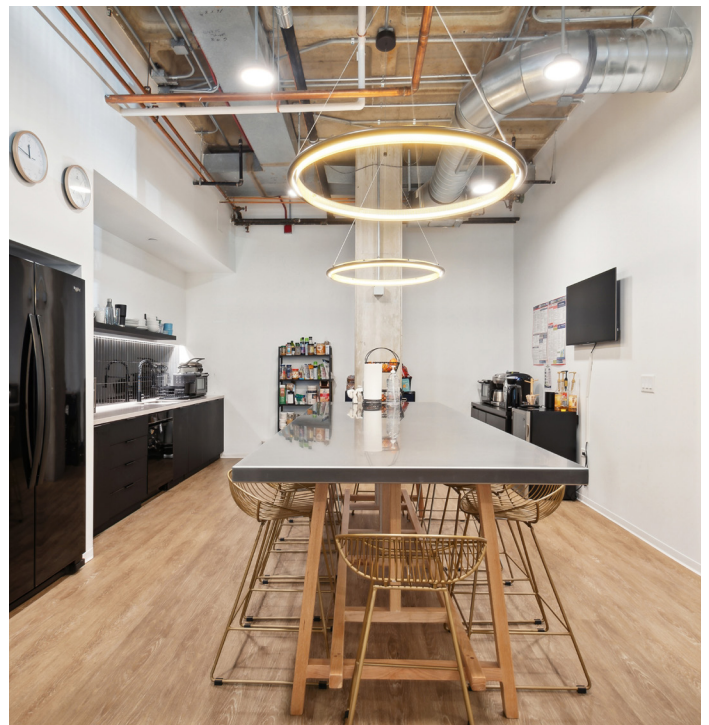
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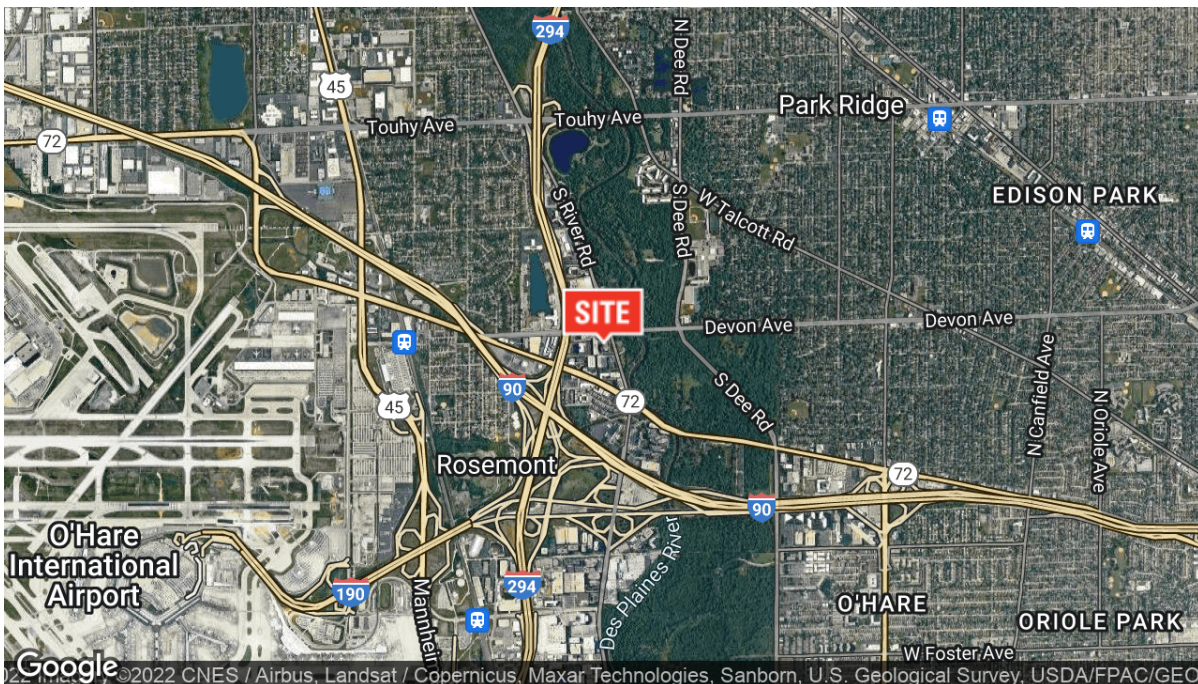
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## AERIAL & SITE MAP

6300 RIVER ROAD  
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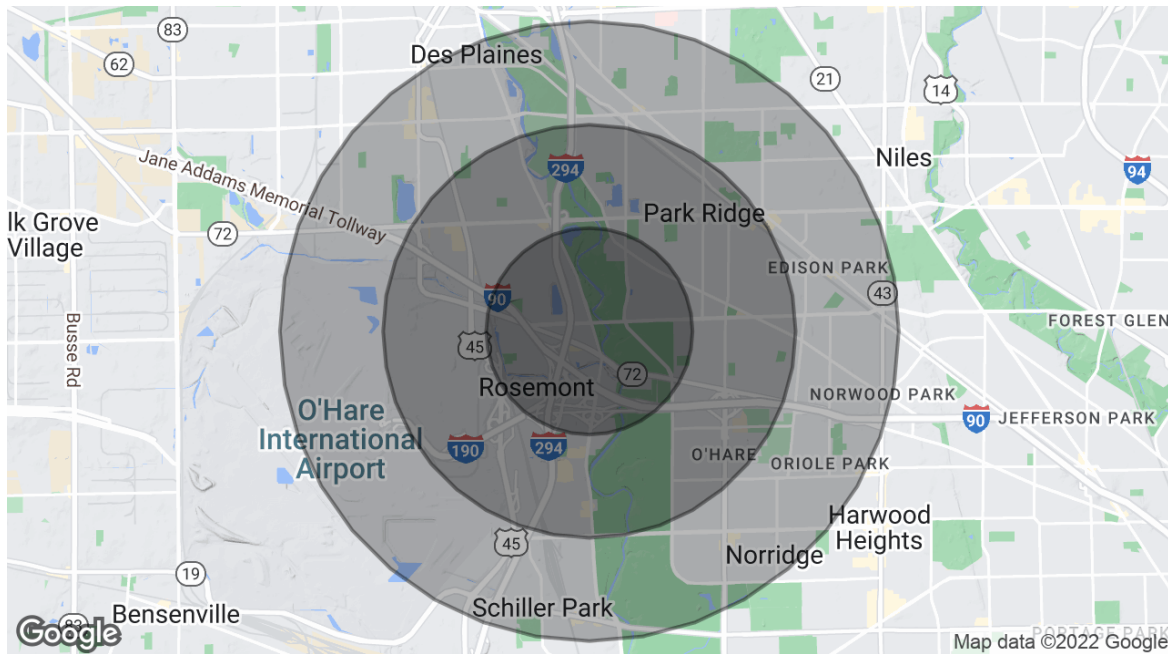
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## DEMOGRAPHICS MAP

6300 RIVER ROAD  
ROSEMONT, IL

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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	8,321	48,113	114,094
Average Age	41.1	41.6	43.4
Average Age (Male)	41.2	40.5	41.6
Average Age (Female)	40.7	42.1	45.1

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,752	20,409	47,794
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$98,196	\$104,572	\$106,533
Average House Value	\$297,698	\$320,889	\$336,135

\* Demographic data derived from 2020 ACS - US Census

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